

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 037.NEIGHBORHOOD 037, Last Edited: 01/15/2026

Frontages:			
Frontage 'A':	Description: 'AVG	'	FF Rate: 100
	Standard Frontage: 0		Standard Depth : 175
Frontage 'B':	Description: 'FAIR	'	FF Rate: 75
	Standard Frontage: 0		Standard Depth : 175
Frontage 'C':	Description: 'LOW END	'	FF Rate: 50
	Standard Frontage: 0		Standard Depth : 175

ALSO SEE
EXTRACTION METHOD
WHICH SUPPORT
THESE RATES

Rates for Rate Table 'RATE TABLE 1', (Acres)

RIGHT OF WAY	: 0
RURAL RESID.	: 9,000
HOME SITE	: 23,500
RRES SITE	: 7,500 9000
	: 0

→ SEE CHART #1

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

MICHIGAN AVE - PRIMARILY TRAILERS w/INDUSTRIAL EAST & SOUTH OF SITES - AREA 037

AS OF: 12-7-2022

316 S MICHIGAN AVE

328 S MICHIGAN AVE

PARCEL ID #	FF	070-R50-000-003-00	PARCEL ID #	FF	070-R50-000-007-99
Sale Date		6/19/2020	Sale Date		11/23/2018
Sale Price		\$25,000	Sale Price		\$20,000
Minus Bldg Value		\$12,447	Minus Bldg Value		\$7,134
Residual Land Value		\$12,553	Residual Land Value		\$12,866
LOT SIZE: 75 x 132			LOT SIZE: 150 x 132		
Sales Price Per FF:	125.00	\$100	Sales Price Per FF:	125.00	\$103
Sales Price Per SQ FT:	9,900	\$1.27	Sales Price Per SQ FT:	19,800	\$0.65
Sales Price Per Acre:	0.23	\$55,233	Sales Price Per Acre:	0.45	\$28,305

320 S MICHIGAN AVE

300 S MICHIGAN AVE

PARCEL ID #	FF	070-R50-000-004-00	PARCEL ID #	FF	070-023-300-065-03
Sale Date		6/19/2020	Sale Date		12/7/2023
Sale Price		\$25,000	Sale Price		\$45,000
Minus Bldg Value		\$23,813	Minus Bldg Value		\$18,803
Residual Land Value		\$1,187	Residual Land Value		\$26,197
LOT SIZE: 75 x 132			LOT SIZE: 290 x 300		
Sales Price Per FF:	125.00	\$9	Sales Price Per FF:	290.00	\$90
Sales Price Per SQ FT:	9,900	\$0.12	Sales Price Per SQ FT:	87,000	\$0.30
Sales Price Per Acre:	0.23	\$5,223	Sales Price Per Acre:	1.997	\$13,117

FF ANALYSIS

\$9
\$90
\$100
\$103
\$303

4 \$76

- H & L - 2 H & L 's

Mean: \$76
Median: -
Mode: -

CURRENT FF RATES: \$50-\$100
SUPPORTS CURRENT RATE USED

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF DATA
NO CHANGE FOR 2026

SQ FT ANALYSIS

\$0.12
\$0.30
\$0.65
\$1.27
\$2.34

4 \$0.58

- H & L - 2 H & L 's

Mean: \$0.58
Median: -
Mode: -

CURRENT SQFT RATE: NOT DEVELOPED-LACK OF GD DATA
ONLY USE TO CONFIRM CURRENT ESTIMATED VALUE
CURRENT ACRE RATE: NOT DEVELOPED-LACK OF DATA

AREA IS UNIQUE: PRIMARILY TRAILERS-OLDER ONES, INDUSTRIAL ON NORTH, EAST & SOUTH ENDS; I-69 ON EAST SIDE-POOR AREA