

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 038.NEIGHBORHOOD 038, Last Edited: 01/15/2026

Rates for Rate Table 'RATE TABLE 1', (Acres)
SITE CONDO RATE: 40,000 (Not included in total acreage calculation)
ROW : 0

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

*ALSO SEE EXTRACTION
METHOD THAT SETS
THE SITE RATE*



COUNTRY CLUB DRIVE - CONDOS -PRIVATE DR - GOLF COURSE FRONTAGE - AREA 038

AS OF: 12-7-2022

288 COUNTRY CLUB DR

TWICE SOLD

PARCEL ID # FF 070-R20-000-003-50
 Sale Date 9/4/2014
 Sale Price \$240,000
 Minus Bldg Value \$200,851
 Residual Land Value \$39,149
 FF-ACTUAL - CONDO CONDO
 LOT SIZE: #VALUE!
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ. FT: #VALUE!
 SITE VALUE FROM SALE: \$39,149

288 COUNTRY CLUB DR

TWICE SOLD

PARCEL ID # FF 070-R20-000-003-50
 Sale Date 8/5/2020
 Sale Price \$255,000
 Minus Bldg Value \$233,730
 Residual Land Value \$21,270
 FF-ACTUAL - CONDO CONDO
 LOT SIZE: #VALUE!
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ. FT: #VALUE!
 SITE VALUE FROM SALE: \$21,270
 TIME ADJ: 71 Months Per Month \$211

280 COUNTRY CLUB DR

PARCEL ID # FF 070-R20-000-001-01

Sale Date 8/27/2009
 Sale Price \$220,000
 Minus Bldg Value \$165,478
 Residual Land Value \$54,522
 FF-ACTUAL - CONDO CONDO
 LOT SIZE: #VALUE!
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ. FT: #VALUE!
 SITE VALUE FROM SALE: \$54,522

PARCEL ID # FF

Sale Date
 Sale Price
 Minus Bldg Value
 Residual Land Value
 FF-ACTUAL - CONDO CONDO
 LOT SIZE: #VALUE!
 Sales Price Per FF: #VALUE!
 Sales Price Per SQ. FT: #VALUE!
 SITE VALUE FROM SALE: #VALUE!

SITE VALUE ANALYSIS

\$21,270		2020 SALE
\$39,149		2014 SALE
\$54,522		2009 SALE
<u>\$0</u>		
\$114,941	3	\$38,314

SAY: \$40,000/SITE

Mean: \$38,314 - H & L
Median: - \$39,149
Mode: -

CURRENT SITE RATE: \$40,000

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF DATA

THIS IS A CONDO AREA - SITE OF CONDO & COMMON AREAS

NO CHANGE FOR 2026