

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 039.NEIGHBORHOOD 039, Last Edited: 01/15/2026

Frontages:

Frontage 'A':	Description: 'AVG'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 175
Frontage 'B':	Description: 'GOOD'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 175
Frontage 'C':	Description: 'BEST-NO WATER'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 150
Frontage 'D':	Description: 'LAKE FRONT'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 100
Frontage 'E':	Description: 'FAIR LOCATION'	FF Rate: 150
	Standard Frontage: 0	Standard Depth : 175
Frontage 'F':	Description: 'AVE + WATER FRT'	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 175

SEE EXTRACTION
METHOD WHICH
SUPPORTS THESE
RATES

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

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

→ SEE CHART #1

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



RANDALL COVE DR & AREA - AREA 039

AS OF: 7-19-2024

635 RANDALL COVE DR

637 RANDALL COVE DR
CORNER OF RANDAL COVE & NARROWS RD

PARCEL ID #	FF	070-R10-000-007-00	6/4/2018	070-R10-000-008-00	3/29/2017
Sale Date					
Sale Price		\$182,000			\$185,000
Minus Bldg Value		\$97,726			\$112,379
Residual Land Value		\$84,274			\$72,621
WATER FF-ACTUAL	43.08	43.08		62.00	
NO WATER:	41.47	41.47		45.65	
LOT SIZE:	9,700	0.22		0.22	
Price/No Water FF:		\$978		62.00	\$586
Price/Water FF RATE:		\$1,016		0.42	\$795
Sale Price Per Acre:		\$378,463			\$328,951

643 RIVER RD

157 NARROWS RD

TWICE SOLD

PARCEL ID #	FF	070-R11-000-006-01	7/23/2021	070-R11-000-001-00	7/9/2021
Sale Date					
Sale Price		\$145,000			\$178,000
Minus Bldg Value		\$134,733			\$139,547
Residual Land Value		\$10,267			\$38,453
NO WATER FF - 100 X 150.07	100.00	100.00		113.96	
LOT SIZE:	15,007	0.34		0.39	
Price/No Water FF:		\$103			\$337
Sale Price Per Acre:		\$29,801			\$97,988

643 RIVER RD

TWICE SOLD

PARCEL ID # FF 070-R11-000-006-01

Sale Date 6/3/2024

Sale Price \$195,000

Minus Bldg Value \$175,173

Residual Land Value \$19,827

NO WATER FF - 100 X 150.07 100.00

LOT SIZE: 15,007 0.34

Price/No Water FF: \$198

Sale Price Per Acre: \$57,551

HOME SITE RATE IS FROM LAST 3 SALES:

070-R11-000-006-01	\$19,827
070-R11-000-006-01	\$10,267
070-R11-000-001-00	\$38,453
TWICE SOLD	
AVE OF SALES: \$23,534	
SAY: \$23,500	

FF ANALYSIS

\$103	2021 SALE
\$198	2024 SALE
\$337	2021 SALE
\$586	2017 SALE
<u>\$978</u>	2018 SALE
\$2,202	5 \$440

- H & L - 2 H & L's

Mean: \$440 \$462

Median: \$337 \$337

Mode: -

CURRENT FF RATES: \$150-\$750

OFF WATER LOTS RANGE: \$150-\$400/FF

Home Site Rate: \$23,500 Developed From Last 3 Sales

WATER INFLUENCED LOTS RANGE: \$350-\$750/FF

DUE TO LACK OF RELIABLE MARKET DATA

NO CHANGE FOR 2026

PER ACRE ANALYSIS

\$29,801	2021 SALE
\$57,551	2024 SALE
\$97,988	2021 SALE
\$328,951	2017 SALE
<u>\$378,463</u>	2018 SALE
\$892,755	5 \$178,551

- H & L - 2 H & L's

Mean: \$178,551 \$213,469.51

Median: \$97,988 \$97,988

Mode: -

CURRENT SQFT RATE: NOT DEVELOPED-LACK OF GD DATA

CURRENT ACRE RATE: NOT DEVELOPED-LACK OF DATA

DUE TO LIMITED SALES-NO SALES IN LAST 10 YEARS

DUE TO LACK OF RELIABLE MARKET DATA

DON'T USE ACRE RATES: NEED MORE DATA

AREA IS UNIQUE: PRIMARILY, MOST PROPERTIES HERE OWN SMALL WATERFRON LOTS WITH HOMES ADJOINING THEM
ONLY 1 RECENT SALE WITH A WIDE DIFFERENCE AND NO OTHER SIMILAR AREA