

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 040.NEIGHBORHOOD 040, Last Edited: 01/15/2026

Frontages:

Frontage 'A':	Description: 'GOOD'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 175
Frontage 'B':	Description: 'AVE'	FF Rate: 150
	Standard Frontage: 0	Standard Depth : 175
Frontage 'C':	Description: 'FAIR'	FF Rate: 75
	Standard Frontage: 0	Standard Depth : 175
Frontage 'D':	Description: 'LAKE FRONT'	FF Rate: 1000
	Standard Frontage: 0	Standard Depth : 200
Frontage 'E':	Description: 'DEEP LOT-AVE'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 400
Frontage 'F':	Description: 'DEEP LOT-GOOD'	FF Rate: 300
	Standard Frontage: 0	Standard Depth : 300
Frontage 'G':	Description: 'CHANNEL FRTG-GD'	FF Rate: 450
	Standard Frontage: 0	Standard Depth : 100
Frontage 'H':	Description: 'CHANNEL FRT-BAD'	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 100
Frontage 'J':	Description: 'BLACKHAWK FRTG'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 200

SEE ABSTRACTION  
METHOD + VACANT SALES  
METHODS WHICH SUPPORT  
THESE RATES

Sites:

Site 'I':	Description: 'SITE VALUE'	Value: 7,500
Site 'J':	Description: 'SITE RATE-GOOD'	Value: 10,000

Values for Acreage Table 1: 'ACREAGE TABLE 'A''

1 Acre: 12,500	3 Acre: 35,000	10 Acre: 0	30 Acre: 0
1.5 Acre: 17,500	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 25,000	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 30,000	7 Acre: 0	25 Acre: 0	100 Acre: 0

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

DRAIN	: 0
RIGHT OF WAY	: 0
RURAL RES PRIME:	32,000
HOME SITE-GOOD	: 17,500
HOME SITE-AVE	: 9,000

→ SEE CHART #1

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

Land Value Abstraction - Extraction - Allocation Methods

RURAL PARCELS - AREA 040

AS OF: 4-28-2025

175 N ANGOLA RD

131 BURCH RD

PARCEL ID #	UNIT	PARCEL ID #	UNIT
	070-033-200-005-00		070-007-100-025-01
Sale Date	12/22/2023	Sale Date	1/20/2021
Sale Price	\$245,000	Sale Price	\$55,000
Minus Bldg Value	\$45,559	Minus Bldg Value	\$8,421
Residual Land Value	\$199,441	Residual Land Value	\$46,579
LOT SIZE: 42.5 Acres +/-		LOT SIZE: 431 X 300	
Sales Price Per FF:	1475.00	Sales Price Per FF:	\$108
Sales Price Per SQ FT:	1,851,300	Sales Price Per SQ FT:	\$0.36
Sales Price Per Acre	42.50	Sales Price Per Acre	\$15,692

192 N WOOD RD

549 DORRANCE RD

PARCEL ID #	UNIT	PARCEL ID #	UNIT
	070-036-200-015-00		070-035-100-010-03
Sale Date	4/29/2022	Sale Date	9/20/2022
Sale Price	\$85,000	Sale Price	\$499,000
Minus Bldg Value	\$56,077	Minus Bldg Value	\$375,606
Residual Land Value	\$28,923	Residual Land Value	\$123,394
Lot Size: 142 X 150		Lot Size: Irrg.	
SQ FT -		SQ FT -	
Sales Price Per FF:	142	Sales Price Per FF:	\$373
Sales Price Per SQ FT:	21,300	Sales Price Per SQ FT:	\$0.28
Sales Price Per Acre	0.49	Sales Price Per Acre	\$12,097

652 LOTT RD

149 E GARFIELD RD

PARCEL ID #	UNIT	070-024-200-085-00
Sale Date		8/30/2022
Sale Price		\$145,000
Minus Bldg Value		\$112,045
Residual Land Value		\$32,955
Lot Size: 250.55 X 695.43		
Sales Price Per FF:	983	\$34
Sales Price Per SQ FT:	174,240	\$0.19
Sales Price Per Acre	4	\$8,239

PARCEL ID #	UNIT	070-030-200-010-01
Sale Date		9/19/2022
Sale Price		\$260,000
Minus Bldg Value		\$214,310
Residual Land Value		\$45,690
Lot Size: Irrg.		
Sales Price Per FF:	330	\$138
Sales Price Per SQ FT:	430,808	\$0.11
Sales Price Per Acre	9.89	\$4,620

260 N BEHNKE RD

505 DORRANCE RD

PARCEL ID #	UNIT	070-030-100-030-00
Sale Date		10/13/2022
Sale Price		\$191,000
Minus Bldg Value		\$128,820
Residual Land Value		\$62,180
Lot Size: LARGE LOT - 660 FF		
Sales Price Per FF:	660	\$94
Sales Price Per SQ FT:	849,420	\$0.07
Sales Price Per Acre	19.50	\$3,189

PARCEL ID #	UNIT	070-035-100-030-01
Sale Date		8/17/2022
Sale Price		\$225,000
Minus Bldg Value		\$175,606
Residual Land Value		\$49,394
Lot Size: 150 X 250		
Sales Price Per FF:	150	\$329
Sales Price Per SQ FT:	37,500	\$1.32
Sales Price Per Acre	0.86	\$57,376

439 HARVEY RD

163 N FISKE RD

PARCEL ID #	UNIT	070-C41-000-014-99
Sale Date		4/29/2022
Sale Price		\$164,000
Minus Bldg Value		\$134,520
Residual Land Value		\$29,480
Lot Size: 82.5 X 198		
Sales Price Per FF:	82.5	\$357
Sales Price Per SQ FT:	16,335	\$1.80
Sales Price Per Acre	0.38	\$78,613

UNIT	070-036-100-015-95
Sale Date	6/26/2023
Sale Price	\$839,000
Minus Bldg Value	\$382,130
Residual Land Value	\$456,870
Lot Size: 39.5 Acres	
Sales Price Per FF:	1413
Sales Price Per SQ FT:	1,720,620
Sales Price Per Acre	39.50

645 DORRANCE RD

209 N ANGOLA RD

PARCEL ID #	UNIT	070-036-100-005-01
Sale Date		11/3/2023
Sale Price		\$235,000
Minus Bldg Value		\$102,628
Residual Land Value		\$132,372
Lot Size: 261 x 372		
Sales Price Per FF:	261	\$507
Sales Price Per SQ FT:	97,092	\$1.36
Sales Price Per Acre	2.23	\$59,388

UNIT	070-028-400-015-98
Sale Date	8/31/2022
Sale Price	\$115,000
Minus Bldg Value	\$98,330
Residual Land Value	\$16,670
Lot Size: 305.66 X 234.53	
Sales Price Per FF:	136.13
Sales Price Per SQ FT:	71,895
Sales Price Per Acre	1.65

505 DORRANCE RD

693 E CHICAGO RD

PARCEL ID # UNIT 070-035-100-030-01  
8/17/2022

Sale Price	\$225,000
Minus Bldg Value	\$175,606
<b>Residual Land Value</b>	<b>\$49,394</b>
Lot Size: 150 X 250	
Sales Price Per FF:	150 \$329
Sales Price Per SQ FT:	37,500 \$1.32
Sales Price Per Acre	0.86 \$57,376

UNIT 070-028-200-035-00  
5/21/2021

Sale Price	\$170,000
Minus Bldg Value	\$132,420
<b>Residual Land Value</b>	<b>\$37,580</b>
Lot Size: 132 x 330	
Sales Price Per FF:	132 \$285
Sales Price Per SQ FT:	43,560 \$0.86
Sales Price Per Acre	1.00 <b>\$37,580</b>

417 JONESVILLE RD

385 N BEHNKE RD

PARCEL ID # UNIT 070-003-100-010-01  
5/21/2024

Sale Price	\$173,000
Minus Bldg Value	\$109,576
<b>Residual Land Value</b>	<b>\$63,424</b>
Lot Size: 4.92 Acres	
Sales Price Per FF:	441 \$144
Sales Price Per SQ FT:	214,315 \$0.30
Sales Price Per Acre	4.92 \$12,891

UNIT 070-M25-000-004-00  
4/26/2024

Sale Price	\$144,850
Minus Bldg Value	\$129,589
<b>Residual Land Value</b>	<b>\$15,261</b>
Lot Size: 120 X 136	
Sales Price Per FF:	120 \$127
Sales Price Per SQ FT:	16,320 \$0.94
Sales Price Per Acre	0.37 \$40,733

157 N ANGOLA RD

UNIT	070-033-200-020-01
Sale Date	7/2/2020
Sale Price	\$140,000
Minus Bldg Value	\$96,917
Residual Land Value	\$43,083
Lot Size: 160 X 550	
Sales Price Per FF:	160 \$269
Sales Price Per SQ FT:	88,000 \$0.49
Sales Price Per Acre	2.02 \$21,326

505 DORRANCE RD

UNIT	070-035-100-035-01
Sale Date	9/1/2020
Sale Price	\$175,000
Minus Bldg Value	\$104,482
Residual Land Value	\$70,518
Lot Size: 150 X 250	
Sales Price Per FF:	315.94 \$223
Sales Price Per SQ FT:	37,500 \$1.88
Sales Price Per Acre	0.86 \$81,914

653 MICHIGAN RD

UNIT	070-002-100-015-99
Sale Date	8/30/2023
Sale Price	\$205,000
Minus Bldg Value	\$114,982
Residual Land Value	\$90,018
Lot Size: 6.74 Acres	
Sales Price Per FF:	601.14 \$150
Sales Price Per SQ FT:	293,594 \$0.31
Sales Price Per Acre	6.74 \$13,356

DORRANCE RD

GARAGE BLDG ONLY

UNIT	070-035-100-030-99
Sale Date	7/30/2024
Sale Price	\$70,000
Minus Bldg Value	\$35,987
Residual Land Value	\$34,013
Lot Size: 118 X 250	
Sales Price Per FF:	118 \$288
Sales Price Per SQ FT:	29,500 \$1.15
Sales Price Per Acre	0.68 \$50,224

490 DORRANCE RD

	UNIT	070-027-200-035-02
Sale Date		5/24/2022
Sale Price		\$165,000
Minus Bldg Value		\$102,358
Residual Land Value		\$62,642
Lot Size: IRRG LOT-NO FRTG-ACCESS		
Sales Price Per FF:	0	#DIV/0!
Sales Price Per SQ FT:	54,886	\$1.14
Sales Price Per Acre	1.26	\$49,716

664 MARSHALL RD

PARCEL ID #	UNIT	070-004-200-010-00
Sale Date		6/22/2022
Sale Price		\$300,000
Minus Bldg Value		\$239,355
Residual Land Value		\$60,645
LOT SIZE: 193.62 X 251		
Sales Price Per FF:	193.62	\$313
Sales Price Per SQ FT:	48,599	\$1.25
Sales Price Per Acre	1.12	\$54,357

133 N CENTENNIAL RD

	UNIT	070-035-300-015-01
Sale Date		12/23/2020
Sale Price		\$150,000
Minus Bldg Value		\$99,568
Residual Land Value		\$50,432
Lot Size: 374 X 250		
Sales Price Per FF:	150	\$336
Sales Price Per SQ FT:	93,500	\$0.54
Sales Price Per Acre	2.15	\$23,495

618 MARSHALL RD

PARCEL ID #	UNIT	070-004-400-025-00
Sale Date		2/12/2021
Sale Price		\$160,000
Minus Bldg Value		\$87,311
Residual Land Value		\$72,689
Lot Size: 250 X 265		
Sales Price Per FF:	250	\$291
Sales Price Per SQ FT:	66,250	\$1.10
Sales Price Per Acre	1.52	\$47,794

RURAL PARCELS - AREA 040

FF ANALYSIS

\$34  
 \$94  
 \$108  
 \$122  
 \$127  
 \$135  
 \$138  
 \$144  
 \$150  
 \$204  
 \$223  
 \$269  
 \$285  
 \$288  
 \$291  
 \$313  
 \$323  
 \$329  
 \$329  
 \$336  
 \$357  
 \$373  
 \$507

\$268

\$238

Mean: \$238  
 Median: \$269  
 Mode: \$336

CURRENT FF RATES: \$50-\$250  
 CURRENT SITE \$ IS: \$7,500

**SUPPORTS CURRENT RATES NO CHANGE FOR 2026**

PER ACRE RATE

1 \$3,189  
 2 \$4,620  
 3 \$4,693  
 4 \$8,239  
 5 \$10,100  
 6 \$11,566  
 7 \$12,097  
 8 \$12,891  
 9 \$13,356  
 10 \$15,692  
 11 \$21,326  
 12 \$23,495  
 13 \$37,580  
 14 \$40,733  
 15 \$47,794  
 16 \$49,716  
 17 \$50,224  
 18 \$54,357  
 19 \$57,376  
 20 \$59,150  
 21 \$59,388  
 22 \$78,613  
 23 \$81,914

\$758,109

Mean: \$32,961  
 Median: \$23,495  
 Mode: -

CURRENT SQFT RATE: NOT DEVELOPED-LACK OF GD DATA  
 CURRENT ACRE RATE: USE AS A GUIDE-LARGE VARIABLES  
**USE AS A GUIDE ONLY!**

\$32,961

- H & L  
 \$32,048  
 \$23,495

- 2 H & L's  
 \$31,041  
 \$23,495

HOME SITE-GOOD:	
070-024-200-085-00	\$8,239
070-028-400-015-98	\$10,100
070-002-100-015-99	\$13,356
070-033-200-020-01	\$21,326
070-028-200-035-00	\$37,580
AVE OF SALES:	
	\$18,120
TO BE CONSERVATIVE DUE TO 5 SALES:	
	<b>\$17,500</b>

RURAL RESIDENTIAL PRIME HOME SITE:	
070-003-100-010-01	\$12,891
070-035-100-030-99	\$40,733
070-035-100-030-99	\$50,224
AVE OF SALES:	
	\$34,616
TO BE CONSERVATIVE DUE TO 3 SALES:	
	<b>\$32,000</b>