

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 041.NEIGHBORHOOD 041, Last Edited: 01/16/2026

Frontages:

Frontage 'A':	Description: 'GOOD LAKE FRONT'	FF Rate: 1250
	Standard Frontage: 0	Standard Depth : 120
Frontage 'B':	Description: 'AVE+ LAKE FRONT'	FF Rate: 1000
	Standard Frontage: 0	Standard Depth : 120
Frontage 'C':	Description: 'AVE LAKE FRONT'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 120
Frontage 'D':	Description: 'CHANNEL-S END'	FF Rate: 600
	Standard Frontage: 0	Standard Depth : 120
Frontage 'E':	Description: 'CHANNEL-AVE'	FF Rate: 500
	Standard Frontage: 0	Standard Depth : 120
Frontage 'F':	Description: 'CHANNEL-NEAR LK'	FF Rate: 750
	Standard Frontage: 0	Standard Depth : 120
Frontage 'G':	Description: 'VIEW OF LAKE-GD'	FF Rate: 450
	Standard Frontage: 0	Standard Depth : 120

*ALSO SEE EXTRACTION
METHOD WHICH SUPPORTS
THESE RATES*

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

RIGHT OF WAY : 0
RURAL RESID. : 9,000
HOME SITE-GOOD : 23,500
HOME SITE - AVE: 7,500

→ SEE CHART #1

Unit: -

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

RURAL LAKE - AREA 041

AS OF: 12-2-2022

212 DOLPHINE DR

621 RIVER RD

PARCEL ID #	FF	070-005-300-075-00	PARCEL ID #	FF	070-005-100-030-00
Sale Date		10/8/2018	Sale Date		4/9/2021
Sale Price		\$84,000	Sale Price		\$265,000
Minus Bldg Value		\$34,514	Minus Bldg Value		\$40,866
Residual Land Value		\$49,486	Residual Land Value		\$224,134
LOT SIZE: 50 X 100			LOT SIZE: 55 X 160		
Sales Price Per FF:	50	\$990	Sales Price Per FF:	55	\$4,075
Sales Price Per SQ.FT:	5,000	\$9.90	Sales Price Per SQ.FT:	8,800	\$25.47
Sales Price Per Acre:	0.11	\$431,122	Sales Price Per Acre:	0.20	\$1,109,463

185 BLUE GILL LN

PARCEL ID #	FF	070-019-200-005-09
Sale Date		8/3/2018
Sale Price		\$85,000
Minus Bldg Value		\$38,571
Residual Land Value		\$46,429
LOT SIZE: 55 X 160		
Sales Price Per FF:	55	\$749
Sales Price Per SQ.FT:	8,800	\$12.48
Sales Price Per Acre:	0.20	\$543,669

577 RIVER RD

214 DOLPHINE DR

PARCEL ID #	FF	070-160-000-007-00	PARCEL ID #	FF	070-005-300-080-00
Sale Date		6/30/2021	Sale Date		6/4/2021
Sale Price		\$124,900	Sale Price		\$99,000
Minus Bldg Value		\$51,650	Minus Bldg Value		\$43,916
Residual Land Value		\$73,250	Residual Land Value		\$55,084
LOT SIZE: 50 X 135			LOT SIZE: 50 X 100		
Sales Price Per FF:	50	\$1,465	Sales Price Per FF:	50	\$1,102
Sales Price Per SQ. FT.:	6,750	\$10.85	Sales Price Per SQ. FT.:	5,000	\$11.02
Sales Price Per Acre:	0.15	\$472,707	Sales Price Per Acre:	0.11	\$479,892

FF ANALYSIS

\$749
\$990
\$1,102
\$1,465
\$4,075
\$0
\$8,380 5 \$1,676

- H & L - 2 H & L 's

Mean: \$1,676 \$1,185
Median: \$1,102 \$1,102
Mode: -

CURRENT FF RATES: \$750-\$1,250

\$450 VIEW OF LAKE RATE IS ESTIMATED DUE TO LACK OF SALES

NO CHANGE FOR 2026

SQ FT ANALYSIS

\$9.90
\$10.85
\$11.02
\$12.48
\$25.47
\$0.00
\$69.72 5 \$13.94

- H & L - 2 H & L 's

Mean: \$13.94 \$11.45
Median: \$11.02 \$11.02
Mode: -

CURRENT SQFT RATE: USE WHERE APPROPRIATE

PER ACRE ANALYSIS

\$431,122
\$472,707
\$479,892
\$543,669
\$1,109,463
\$0.00
\$3,036,852 5 \$607,370

- H & L - 2 H & L's

Mean: \$607,370 \$498,756

Median: **\$479,892** \$479,892

Mode: -

CURRENT ACRE RATE: USE WHEN APPROPRIATE