

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 042.NEIGHBORHOOD 042, Last Edited: 01/16/2026

Frontages:

Frontage 'A': Description: 'GOOD	'	FF Rate: 200
Standard Frontage: 0	'	Standard Depth : 175
Frontage 'B': Description: 'AVE	'	FF Rate: 125
Standard Frontage: 0	'	Standard Depth : 175
Frontage 'C': Description: 'LOW END	'	FF Rate: 75
Standard Frontage: 0	'	Standard Depth : 175
Frontage 'D': Description: 'FAIR	'	FF Rate: 100
Standard Frontage: 0	'	Standard Depth : 175

*ALSO SEE EXTRACTION  
METHOD WHICH SUPP  
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  
: 0

*→ SEE CHART #1*

Unit: -

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

CYNTHIA DR - AREA 042 - SIMILAR TO AREA 035

AS OF: 1-15-2025

264 SPRAGUE RD

439 HARVEY RD

PARCEL ID #	FF	070-C40-000-004-00
Sale Date		5/2/2024
Sale Price		\$190,000
Minus Bldg Value		\$165,358
Residual Land Value		\$24,642
LOT SIZE: 132 X 165	0.50	
Sales Price Per FF:	132.00	\$187
Sales Price Per SQ. FT:	21,780	\$1.13

266 CYNTHIA DR

PARCEL ID #	FF	070-H10-000-017-00
Sale Date		5/22/2023
Sale Price		\$159,600
Minus Bldg Value		\$115,553
Residual Land Value		\$44,047
LOT SIZE: 180 x 116.5	0.48	
Sales Price Per FF:	180.00	\$245
Sales Price Per SQ. FT:	20,970	\$2.10

PARCEL ID #	FF	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	0.38	
Sales Price Per FF:	82.50	\$357
Sales Price Per SQ. FT:	16,335	\$1.80

287 CYNTHIA DR

TWICE SOLD

PARCEL ID #	FF	070-H10-000-022-00
Sale Date		11/19/2018
Sale Price		\$149,900
Minus Bldg Value		\$104,464
Residual Land Value		\$45,436
LOT SIZE: 120 x 199	0.55	
Sales Price Per FF:	120.00	\$379
Sales Price Per SQ. FT:	23,880	\$1.90

266 SPRAGUE RD

287 CYNTHIA DR

**TWICE SOLD**

PARCEL ID #	FF	070-H10-000-022-00
Sale Date		9/30/2020
Sale Price		\$160,000
Minus Bldg Value		\$107,608
Residual Land Value		\$52,392
LOT SIZE: 120 x 199		0.55
Sales Price Per FF:		120.00 \$437
Sales Price Per SQ. FT.:		23,880 \$2.19
TIME ADJ: 22 Months		Per Mont \$459

PARCEL ID #	FF	070-C40-000-006-00
Sale Date		11/16/2023
Sale Price		\$85,000
Minus Bldg Value		\$58,992
Residual Land Value		\$26,008
LOT SIZE: 66 x 165		0.25
Sales Price Per FF:		138.50 \$188
Sales Price Per SQ. FT.:		10,890 \$2.39

266 CYNTHIA DR

283 CYNTHIA DR

PARCEL ID #	FF	070-H10-000-020-00
Sale Date		12/16/2020
Sale Price		\$179,900
Minus Bldg Value		\$157,358
Residual Land Value		\$22,542
LOT SIZE: 120 x 199		0.55
Sales Price Per FF:		120.00 \$188
Sales Price Per SQ. FT.:		23,880 \$0.94

PARCEL ID #	FF	070-H10-000-017-00
Sale Date		10/6/2021
Sale Price		\$154,900
Minus Bldg Value		\$125,356
Residual Land Value		\$29,544
LOT SIZE: 180 x 116.5		0.48
Sales Price Per FF:		180.00 \$164
Sales Price Per SQ. FT.:		20,970 \$1.41

269 SPRAGUE RD

336 E GARFIELD RD

PARCEL ID # FF 070-B80-000-001-00  
 Sale Date 9/23/2024  
 Sale Price \$174,000  
 Minus Bldg Value \$100,853  
 Residual Land Value \$73,147  
 LOT SIZE: 66 x 198 0.16  
 Sales Price Per FF: 66.00 \$1,108  
 Sales Price Per SQ FT: 7,128 \$10.26

PARCEL ID # FF 070-H10-000-003-00  
 Sale Date 6/28/2023  
 Sale Price \$175,000  
 Minus Bldg Value \$151,188  
 Residual Land Value \$23,812  
 LOT SIZE: 135 X 167 0.52  
 Sales Price Per FF: 135.00 \$176  
 Sales Price Per SQ FT: 22,545 \$1.06

RV ON CYNTHIA DR

RV ON CYNTHIA DR

RV SALE -IRRG SHAPE!

RV SALE -IRRG SHAPE

PARCEL ID # FF 070-H10-000-015-00  
 Sale Date 12/6/2022  
 Sale Price \$7,200  
 Minus Bldg Value \$0  
 Residual Land Value \$7,200  
 LOT SIZE: 80 x 134.15 0.25  
 Sales Price Per FF: 80.00 \$90  
 Sales Price Per SQ FT: 10,732 \$0.67

PARCEL ID # FF 070-H10-000-015-00  
 Sale Date 9/16/2005  
 Sale Price \$5,000  
 Minus Bldg Value \$0  
 Residual Land Value \$5,000  
 LOT SIZE: 80 x 134.15 0.25  
 Sales Price Per FF: 80.00 \$63  
 Sales Price Per SQ FT: 10,732 \$0.47

FF ANALYSIS

\$63  
\$90  
\$164  
\$176  
\$187  
\$188  
\$188  
\$245  
\$357  
\$379  
\$437  
\$459  
\$1,657 12 \$138

- H & L - 2 H & L 's  
Mean: \$138 \$241 \$235  
Median: \$188 \$188 \$188  
Mode: \$188 \$188 \$188

CURRENT RATE RANGE: \$100 - \$300/FF  
SALES SUPPORT CURRENT RANGE PER FF  
**NO CHANGE FOR 2026**

SQ. FT ANALYSIS

\$0.47  
\$0.67  
\$0.94  
\$1.06  
\$1.13  
\$1.41  
\$1.80  
\$1.90  
\$2.10  
\$2.19  
\$2.39  
\$10.26  
\$11.49 12 \$0.96

- H & L - 2 H & L 's  
Mean: \$0.96 \$1.14 \$1.09  
Median: \$1.41 \$1.41 \$1.41  
Mode: -

CURRENT SQFT NOT DEVELOPED  
CURRENT ACRE RATE: NOT DEVELOPED-LACK OF CURRENT DATA  
**WHEN APPROPRIATE-USE: \$1.25 - \$2.50/SQFT**