

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 045.NEIGHBORHOOD 045, Last Edited: 01/16/2026

Frontages:	
Frontage 'A': Description: 'AVG'	' FF Rate: 500
Standard Frontage: 0	Standard Depth : 500
Frontage 'B': Description: 'AVE +'	' FF Rate: 600
Standard Frontage: 0	Standard Depth : 500
Frontage 'C': Description: 'GOOD'	' FF Rate: 750
Standard Frontage: 0	Standard Depth : 500
Frontage 'D': Description: 'GOOD +'	' FF Rate: 850
Standard Frontage: 0	Standard Depth : 500
Frontage 'E': Description: 'BEST'	' FF Rate: 1000
Standard Frontage: 0	Standard Depth : 600

*ALSO SEE CONTRIBUTION  
METHOD WHICH SUPPORTS  
THESE RATES*

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

RIGHT OF WAY	: 0
RURAL RESID.	: 9,000
HOME SITE-GD	: 23,500
HOME SITE-AVE	: 7,500
POND-EST CONTRI:	: 5,000

*→ SEE CHART #1  
- BEST ESTIMATE OF CONTRIBUTION VALUE*

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



RURAL RESIDENTIAL - AREA 045 - PREMIUM SITES

AS OF: 7-19-2024

573 RIVER RD

526 N UNION CITY RD

PARCEL ID #	FF	070-J60-000-009-00	TWICE SOLD	PARCEL ID #	FF	070-009-300-020-01
Sale Dale		12/15/2022		Sale Dale		11/21/2022
Sale Price		\$240,000		Sale Price		\$825,000
Minus Bldg Value		\$98,249		Minus Bldg Value		\$620,219
Residual Land Value		\$141,751		Residual Land Value		\$204,781
LOT SIZE: 50 X 134				LOT SIZE: 12.21 Acres		0.00
Sales Price Per FF:	50.00	\$2,835		Sales Price Per FF:	200.99	\$1,019
Sales Price Per SQ FT:	6,700	\$21.16		Sales Price Per SQ FT:	531,868	\$0.39
Sales Price Per Acre:	0.15	\$945,007		Sales Price Per Acre:	12.22	\$16,760

577 RIVER RD

526 N UNION CITY RD

PARCEL ID #	FF	070-J60-000-007-00	TWICE SOLD	PARCEL ID #	FF	070-009-300-020-01
Sale Dale		6/7/2024		Sale Dale		7/2/2024
Sale Price		\$160,000		Sale Price		\$895,000
Minus Bldg Value		\$61,996		Minus Bldg Value		\$726,239
Residual Land Value		\$98,004		Residual Land Value		\$168,761
LOT SIZE: 50 x 135				LOT SIZE: 12.21 Acres		12.21
Sales Price Per FF:	50.00	\$1,960		Sales Price Per FF:	200.99	\$840
Sales Price Per SQ FT:	6,750	\$14.52		Sales Price Per SQ FT:	531,868	\$0.32

Sales Price Per Acre: 12.22 \$13,812  
TIME ADJ: 20 Months Per Month \$5,301

PARCEL ID # FF

Sale Date

Sale Price

Minus Bldg Value

Residual Land Value

LOT SIZE: 120 x 199

Sales Price Per FF: 120.00

Sales Price Per SQ FT: 23,880

TIME ADJ: 22 Months Per Month

#VALUE!

0.55

#VALUE!

#VALUE!

#VALUE!

PARCEL ID # FF

Sale Date

Sale Price

Minus Bldg Value

Residual Land Value

LOT SIZE: 138.5 x 220.25

Sales Price Per FF: 138.50

Sales Price Per SQ FT: 30,505

#VALUE!

0.70

#VALUE!

#VALUE!

FF ANALYSIS

\$840  
\$1,019  
\$1,960  
\$2,835  
\$0  
\$0  
\$6,654      4      \$1,663

Mean: \$1,663      - H & L      - 2 H & L 's  
Median: \$1,489      \$1,489      -  
Mode: -      \$1,489      -

CURRENT RATE RANGE: \$250 - \$500/FF  
Large range in rates with few sales

**CHANGE RATES TO: \$500 - \$1,000 FOR 2025**

SQ FT ANALYSIS

\$0.32  
\$0.39  
\$14.52  
\$21.16  
\$0.00  
\$0.00  
\$36.38      4      \$9.09

Mean: \$9.09      - H & L      - 2 H & L 's  
Median: \$17.84      \$7.45      -  
Mode: -      \$17.84      -

CURRENT SQFT NOT DEVELOPED  
CURRENTSQ, FT RATE NOT RELIABLE-LACK OF DATA  
WHEN APPROPRIATE-USE: \$1.50 - \$2.50/SQFT

ACRE ANALYSIS

\$16,760  
\$945,007  
\$0  
\$0  
\$0  
\$961,766.67      2      \$480,883

Mean: \$480,883      - H & L      - 2 H & L 's  
Median: \$472,503      \$240,442      \$8,380  
Mode: -      \$472,503      \$472,503

CURRENT ACRE RATE: NOT RELIABLE-LACK OF DATA