

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 053.SAUK RIVER FRTG, Last Edited: 12/08/2023

Frontages:
Frontage 'A': Description: 'RIVER FRTG BEST' FF Rate: 1000
Standard Frontage: 0 Standard Depth : 150
Frontage 'B': Description: 'RIVER FRTG-GOOD' FF Rate: 750
Standard Frontage: 0 Standard Depth : 150
Frontage 'C': Description: 'RIVER FRTG-AVE' FF Rate: 575
Standard Frontage: 0 Standard Depth : 150
Frontage 'D': Description: 'NO RIVER FRTG-G' FF Rate: 500
Standard Frontage: 0 Standard Depth : 150
Frontage 'E': Description: 'NO RIVER FRTG-A' FF Rate: 350
Standard Frontage: 0 Standard Depth : 150

SEE ABSTRACTION METHOD
WHICH SUPPORTS THESE
RATES

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



SCHAEFFER DR & AREA - ECF AREAS-053-River Frtg

AS OF: 1-15-2025

119 N BEHNKE RD

576 SCHAEFFER DR

PARCEL ID #	070-031-400-050-00	PARCEL ID #	070-R80-000-026-00
Sale Date	3/26/2020	Sale Date	7/20/2020
Sale Price	\$117,500	Sale Price	\$195,000
Minus Bldg Value	\$71,133	Minus Bldg Value	\$139,789
Residual Land Value	\$46,367	Residual Land Value	\$55,211
Lot Size: 99 x 396		Lot Size: 130 X 156.96	
SQ FT		SQ FT	
Sales Price Per FF:	99.00	Sales Price Per FF:	130.00
Sales Price Per SQ FT:	39,204	Sales Price Per SQ FT:	20,405
Sales Price Per Acre:	0.90	Sales Price Per Acre:	0.47

119 N BEHNKE RD

121 N BEHNKE RD

PARCEL ID #	070-031-200-050-00	PARCEL ID #	070-031-400-045-00
Sale Date	9/6/2019	Sale Date	5/29/2019
Sale Price	\$85,500	Sale Price	\$35,000
Minus Bldg Value	\$70,416	Minus Bldg Value	\$17,797
Residual Land Value	\$15,084	Residual Land Value	\$17,203
Lot Size: Irrg - .50 Acres	106FF	Lot Size: Irrg - .83 Acres	99FF
Sales Price Per FF:	106.00	Sales Price Per FF:	99.00
Sales Price Per SQ FT:	21,780	Sales Price Per SQ FT:	36,155
Sales Price Per Acre:	0.50	Sales Price Per Acre:	0.83

163 N BEHNKE RD

573 SCHAEFFER DR

PARCEL ID # 070-031-200-020-00
 Sale Date 1/23/2019
 Sale Price \$500,000
 Minus Bldg Value \$304,019
 Residual Land Value \$195,981
 Lot Size: Irrg - 1.94 Acres 200FF
 Sales Price Per FF: 200.00 \$980
 Sales Price Per SQ FT: 84,506 \$2.32
 Sales Price Per Acre: 1.94 \$101,021

563 SCOTT DR

PARCEL ID # 070-R80-000-017-00
 Sale Date 8/30/2019
 Sale Price \$172,000
 Minus Bldg Value \$102,757
 Residual Land Value \$69,243
 Lot Size: 125 X 140
 Sales Price Per FF: 125.00 \$554
 Sales Price Per SQ FT: 17,500 \$3.96
 Sales Price Per Acre: 0.40 \$172,356

544 SCHAEFFER DR

PARCEL ID # 070-S30-000-006-00
 Sale Date 7/24/2020
 Sale Price \$219,000
 Minus Bldg Value \$132,323
 Residual Land Value \$86,677
 Lot Size: 65 X 147.19 + 77.14 X 149.58
 Sales Price Per FF: 155.03 \$559
 Sales Price Per SQ FT: 21,106 \$4.11
 Sales Price Per Acre: 0.48 \$178,890

PARCEL ID # 070-S30-000-004-00
 Sale Date 6/26/2020
 Sale Price \$189,000
 Minus Bldg Value \$124,650
 Residual Land Value \$64,350
 Lot Size: 131.42 X 209.12
 Sales Price Per FF: 131.42 \$490
 Sales Price Per SQ FT: 27,483 \$2.34
 Sales Price Per Acre: 0.63 \$101,995

537 SCHAEFFER DR

532 SCHAEFFER DR

PARCEL ID # 070-R80-000-006-00
 Sale Date 7/24/2020
 Sale Price \$219,000
 Minus Bldg Value \$189,033
 Residual Land Value \$29,967
 Lot Size: 65 X 149.17 + 77.14 X 149.58
 Sales Price Per FF: 142.14 \$211
 Sales Price Per SQ FT: 21,235 \$1.41
 Sales Price Per Acre: 0.49 \$61,473

582 SCOTT DR

PARCEL ID # 070-R80-000-006-00
 Sale Date 6/12/2023
 Sale Price \$415,000
 Minus Bldg Value \$312,670
 Residual Land Value \$102,330
 Lot Size: 151.75 X 215
 Sales Price Per FF: 151.75 \$674
 Sales Price Per SQ FT: 32,680 \$3.13
 Sales Price Per Acre: 0.75 \$136,398

571 SCOTT DR

PARCEL ID # 070-S30-000-001-00
 Sale Date 11/15/2024
 Sale Price \$310,000
 Minus Bldg Value \$240,950
 Residual Land Value \$69,050
 Lot Size: 133 X 168
 Sales Price Per FF: 133.00 \$519
 Sales Price Per SQ FT: 22,344 \$3.09
 Sales Price Per Acre: 0.51 \$134,614

PARCEL ID # 070-R80-000-015-00
 Sale Date 4/29/2021
 Sale Price \$210,000
 Minus Bldg Value \$168,770
 Residual Land Value \$41,230
 Lot Size: 125 X 134
 Sales Price Per FF: 125.00 \$330
 Sales Price Per SQ FT: 16,750 \$2.46
 Sales Price Per Acre: 0.38 \$107,223

FF ANALYSIS

\$142
\$174
\$211
\$330
\$425
\$468
\$490
\$519
\$554
\$559
\$674
\$980
\$5,526 12 \$449

- H & L -2 H & L

Mean: \$449 \$629 \$508
Median: \$468 \$468 \$468

Mode: -

CURRENT RATE RANGE: \$350 - \$1,000/FF
NO CHANGE FOR 2026

SQ FT ANALYSIS

\$0.48
\$0.69
\$1.18
\$1.41
\$2.32
\$2.34
\$2.46
\$2.71
\$3.09
\$3.13
\$3.96
\$4.11
\$27.88 12 \$2.28

- H & L -2 H & L

Mean: \$2.34 \$2.33 \$2.33
Median: \$2.40 \$2.40 \$2.40

Mode: -

WHEN NEEDED: USE RANGE: \$2.30-\$2.90/SQFT