

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 100.N-MOOR - BACK LOTS, Last Edited: 01/16/2026

Values for Square Footage Table: 'N-MOOR SQFT \$5.50-\$7'

2,500 Sq Ft: 0	25,000 Sq Ft: 0	174,240 Sq Ft: 0
5,000 Sq Ft: 0	30,000 Sq Ft: 0	217,800 Sq Ft: 0
7,500 Sq Ft: 41,250	40,000 Sq Ft: 0	435,600 Sq Ft: 0
10,000 Sq Ft: 55,000	50,000 Sq Ft: 0	653,400 Sq Ft: 0
12,500 Sq Ft: 87,500	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 0	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 0	130,680 Sq Ft: 0	

Unit: -

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

Land Value Abstraction - Extraction - Allocation Methods  
 NORTH MOOR DR - AREA 100  
**AS OF: 1-15-2025**

555 CUTTY CT  
 VIEW OF LAKE

553 CUTTY CT

PARCEL ID #	070-N60-000-037-00	PARCEL ID #	070-N60-000-036-00
Sale Date	11/17/2020	Sale Date	8/28/2019
Sale Price	\$144,000	Sale Price	\$131,000
Minus Bldg Value	\$85,088	Minus Bldg Value	\$87,397
Residual Land Value	<u>\$58,912</u>	Residual Land Value	<u>\$43,603</u>
FF-IRRG SHAPE 50.8 X 103.07		FF-IRRG SHAPE	
LOT SIZE: IRRG SHAPE	0.12	LOT SIZE: IRRG SHAPE: 117.95 X 117.02	0.30
Sales Price Per FF:	50.80	Sales Price Per FF:	117.95
Sales Price Per SQ FT:	5,236	Sales Price Per SQ FT:	12,933
	\$1,160		\$370
	\$11.25		\$3.37

565 ANGLER AVE  
 BEST VIEW & NEAREST TO LAKE

570 CUTTY CT

PARCEL ID #	070-N60-000-004-00	PARCEL ID #	070-N60-000-047-00
Sale Date	2/10/2015	Sale Date	10/16/2025
Sale Price	\$129,900	Sale Price	\$131,378
Minus Bldg Value	\$65,824	Minus Bldg Value	\$92,776
Residual Land Value	<u>\$64,076</u>	Residual Land Value	<u>\$38,602</u>
FF-IRRG SHAPE USE: 100.65 X 100.5		FF-IRRG SHAPE USE:	
LOT SIZE: IRRG SHAPE	0.23	LOT SIZE: IRRG SHAPE	0.27
Sales Price Per FF:	100.65	Sales Price Per FF:	84.15
Sales Price Per SQ FT:	10,115	Sales Price Per SQ FT:	11,613
	\$637		\$459
	\$6.33		\$3.32

555 CUTTY CT

567 ANGLER AVE  
BEST VIEW & NEAREST TO LAKE

PARCEL ID # 070-N60-000-037-00  
 Sale Date 11/8/2023  
 Sale Price \$180,000  
 Minus Bldg Value \$91,413  
 Residual Land Value \$88,587  
 FF-IRRG SHAPE  
 LOT SIZE: IRRG SHAPE-USE1 66X105.32 0.18  
 Sales Price Per FF: 66.00 \$1,342  
 Sales Price Per SQ FT: 7,710 \$11.49

PARCEL ID # 070-N60-000-005-00  
 Sale Date 3/4/2022  
 Sale Price \$250,000  
 Minus Bldg Value \$224,177  
 Residual Land Value \$25,823  
 FF-IRRG SHAPE: USE: 91.57FF  
 LOT SIZE: IRRG SHAPE 0.21  
 Sales Price Per FF: 91.57 \$282  
 Sales Price Per SQ FT: 9,148 \$2.82

56 ANGLER AVE

559 ANGLER AVE  
GOOD VIEW & NEAR LAKE

PARCEL ID # 070-N60-000-005-00  
 Sale Date 8/17/2018  
 Sale Price \$226,000  
 Minus Bldg Value \$150,349  
 Residual Land Value \$75,651  
 FF-ACTUAL  
 LOT SIZE: 66.68 X 90.49 0.22  
 Sales Price Per FF: 66.68 \$1,135  
 Sales Price Per SQ FT: 9,646 \$7.84

PARCEL ID # 070-N60-000-001-00  
 Sale Date 3/24/2023  
 Sale Price \$335,000  
 Minus Bldg Value \$228,034  
 Residual Land Value \$106,966  
 FF-IRRG SHAPE: USE: 94.7 X 111.09  
 LOT SIZE: IRRG SHAPE 0.21  
 Sales Price Per FF: 94.70 \$1,130  
 Sales Price Per SQ FT: 9,148 \$11.69

FF ANALYSIS

\$282  
 \$370  
 \$459  
 \$637 \$883  
 \$1,130  
 \$1,135  
 \$1,160  
 \$1,342  
 \$0  
 \$0  
\$0  
 \$6,513 8 \$779

Mean: \$779 - H & L \$890 -2 H & L \$837  
 Median: \$883 \$883  
 Mode: - \$883

CURRENT FF RATES ARE NOT USED

DUE TO IRREGULAR SHAPE OF LOTS-USING SQ FT RATES

SQ, FT ANALYSIS-NEARLY ALL IRREGULAR SHAPED LOTS

\$2.82  
 \$3.37  
 \$3.32  
 \$6.33 \$7.09  
 \$7.84  
 \$11.25  
 \$11.49  
\$11.69 8 \$1.46

Mean: \$1.46 - H & L \$7.27 -2 H & L \$7.19  
 Median: \$7.09 \$7.09  
 Mode: - \$7.09

CURRENT RATE RANGE: \$5.00 - \$6.00/SQ FT

CHANGE RATES TO: \$5.50 - \$7.00/SQ FT FOR 2025

NO CHANGE TO RATES FOR 2026