

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 43.VANBLARCOM BEACH - AREA, Last Edited: 01/16/2026

Frontages:  
Frontage 'A': Description: 'LAKE FRONT BEST'      FF Rate: 2500  
                  Standard Frontage: 0                      Standard Depth : 225  
Frontage 'B': Description: 'LAKE FRONT-GOOD'      FF Rate: 1750  
                  Standard Frontage: 0                      Standard Depth : 225

*SEE ABSTRACTION  
METHOD WHICH SUPPORTS  
THESE RATES*

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



Land Value Abstraction - Extraction - Allocation Methods  
 VAN BLARCOM BEACH DR - AREA 43

AS OF: 12-6-2022

562 VAN BLARCOM BEACH DR

695 WOODCHUCK DR

PARCEL ID #	FF	070-008-400-055-00	PARCEL ID #	FF	070-W50-000-002-00
Sale Date		10/22/2021	Sale Date		10/24/2014
Sale Price		\$234,900	Sale Price		\$425,000
Minus Bldg Value		\$114,703	Minus Bldg Value		\$142,632
Residual Land Value		\$120,197	Residual Land Value		\$282,368
LOT SIZE: 40 X 200			LOT SIZE: - Irrg - 1.28 Acres		102.96 FF
Sales Price Per FF:	40.00	\$3,005	Sales Price Per FF:	102.96	\$2,743
Sales Price Per SQ FT:	8,000	\$15.02	Sales Price Per SQ FT:	55,948	\$5.05
Sales Price Per Acre:	0.18	\$654,473	Sales Price Per Acre:	0.25	\$1,129,472

RV ON VAN BLARCOM BEACH DR

RV SALE -BOUGHT TO ENLARGE EXISTING LOT-SPLIT

PARCEL ID #	PART FROM	FF	070-008-400-0085-00
Sale Date			8/27/2019
Sale Price			\$85,000
Minus Bldg Value			\$0
Residual Land Value			\$85,000
LOT SIZE: 46.86 x 179.42		0.19	
Sales Price Per FF:		46.86	\$1,814
Sales Price Per SQ FT:		8,408	\$10.11
Sales Price Per Acre:		0.19	\$440,386

**FF ANALYSIS**

	RV SALE	2019 SALE
		2014 SALE
		2021 SALE
\$1,814		
\$2,743		
\$3,005		
\$0		
\$7,561	3	\$2,520

Mean: \$2,520 - H & L - 2 H & L's  
 Median: \$2,743 \$457  
 Mode: - \$2,743

CURRENT RATE RANGE: \$600 - \$1,750

ONLY RV SALE WAS A SPLIT-SUPPORTS CURRENT RANGE/FF  
**CHANGE RATES TO: \$1,750 - \$2,000 FOR 2026**

**SQ FT ANALYSIS**

\$5.05	
\$10.11	
\$15.02	
\$0.00	
\$30.18	3
	\$10.06

Mean: \$10.06 - H & L - 2 H & L's  
 Median: \$12.57 \$1.68  
 Mode: - \$12.57

CURRENT SQFT NOT DEVELOPED-FROM EXTRACTION METHOD  
**NOT RELIABLE- NO CHANGES FOR 2026**

**PER ACRE ANALYSIS**

\$440,386	
\$654,473	
\$1,129,472	
\$0	
\$2,224,331	3
	\$741,444

Mean: \$741,444 - H & L - 2 H & L's  
 Median: \$654,473 \$654,473 \$654,473  
 Mode: - \$654,473

CURRENT RATE RANGE: NOT DEVELOPED-IRRG LOTS  
**NOT RELIABLE- DO NOT USE FOR 2026**