

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 51.WOODCHUCK & NGATE POINT, Last Edited: 01/16/2026

Rates for Rate Table 'WDCHUCK/NGATE PT ', (SqFt)
W-FRONT-BEST : 4.75
W-FRONT-B-SWAMP: 4.50
W-FRONT-GOOD : 4.30
W-FRT-GD-SWAMP : 3.00
W-FRONT-AVE : 2.50
W-FRT-AVE-SWAMP: 1.50
W-FRONT-FAIR : 1.00
W-FRT-FAIR-SWAM: 1.00
INTERIOR-GODD : 2.20
INTERIOR-AVE : 2.00
INTERIOR-FAIR : 1.75
INTERIOR-POOR : 0.95
EXTERIOR-NO WAT: 0.80
W-FRT-POOR-SWAM: 0.50
ROW : 0.00

SEE ABSTRACTION METHOD
WHICH SUPPORTS THESE
RATES.

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

WOOD CHUCK POINTE - AREA 51 - W50

AS OF: 7-19-2024

691 WOODCHUCK DR

695 WOODCHUCK DR

PARCEL ID #	FF	070-W50-000-026-01	PARCEL ID #	FF	070-W50-000-002-00
Sale Date		2/17/2015	Sale Date		10/24/2014
Sale Price		\$323,000	Sale Price		\$425,000
Minus Bldg Value		\$235,470	Minus Bldg Value		\$142,632
Residual Land Value		\$87,530	Residual Land Value		\$282,368
LOT SIZE: TRIANGULAR-SHAPED			LOT SIZE: - Irrg - 1.28 Acres	1.28	
Sales Price Per FF:	90.00	\$973	Sales Price Per FF:	102.96	\$2,743
Sales Price Per SQ FT:	58,055	\$1.51	Sales Price Per SQ FT:	55,948	\$5.05
Sales Price Per Acre:	1.33	\$65,676	Sales Price Per Acre:	1.28	\$219,913

668 WOODCHUCK DR

606 WOODCHUCK DR

PARCEL ID #	FF	070-W50-000-016-99	PARCEL ID #	FF	070-W50-000-002-00
Sale Date		7/2/2021	Sale Date		5/28/2024
Sale Price		\$798,000	Sale Price		\$775,000
Minus Bldg Value		\$546,670	Minus Bldg Value		\$297,588
Residual Land Value		\$251,330	Residual Land Value		\$477,412
LOT SIZE: - Irrg - 5.288 Acres	2 x WF+RRFF/3	5.29	LOT SIZE: - Irrg Shape	1.28	
Sales Price Per FF:	368.82	\$681	Sales Price Per FF:	100.00	\$4,774
Sales Price Per SQ FT:	55,948	\$4.49	Sales Price Per SQ FT:	55,931	\$8.54
Sales Price Per Acre:	5.29	\$47,528	Sales Price Per Acre:	1.28	\$371,816

602 WOODCHUCK DR

VACANT LOT SALE

PARCEL ID # 070-W50-000-001-00
 Sale Date 12/10/2020
 Sale Price \$67,000
 Minus Bldg Value \$0
 Residual Land Value \$67,000
 LOT SIZE: IRRG: 158.01 x 292.76+
 Sales Price Per FF: 158.01 \$424
 Sales Price Per SQ FT: 46,259 \$1.45
 Sales Price Per Acre: 1.06196051 \$63,091

655 WOODCHUCK DR

VACANT LOT SALE

PARCEL ID # 070-W50-000-025-00
 Sale Date 9/27/2016
 Sale Price \$24,000
 Minus Bldg Value \$0
 Residual Land Value \$24,000
 LOT SIZE: IRRG
 Sales Price Per FF: 164.52 \$146
 Sales Price Per SQ FT: 18,143 \$1.32
 Sales Price Per Acre: 0.41650597 \$57,622

695 WOODCHUCK DR

VACANT LOT SALE

PARCEL ID # 070-W50-000-027-02
 Sale Date 7/16/2015
 Sale Price \$138,000
 Minus Bldg Value \$0
 Residual Land Value \$138,000
 LOT SIZE: IRRG
 Sales Price Per FF: 203.1 \$679
 Sales Price Per SQ FT: 102,846 \$1.34
 Sales Price Per Acre: 2.36101928 \$58,449

651 WOODCHUCK DR

VACANT LOT SALE

PARCEL ID # 070-W50-000-024-00
 Sale Date 11/1/2021
 Sale Price \$36,000
 Minus Bldg Value \$0
 Residual Land Value \$36,000
 LOT SIZE: Irrg: 142.12 x 140+
 Sales Price Per FF: 142.12 \$253
 Sales Price Per SQ FT: 20,625 \$1.75
 Sales Price Per Acre: 0.47348485 \$76,032

FF ANALYSIS

\$146
 \$253
 \$424
 \$679
 \$681
 \$973
 \$2,743
\$0
 \$5,899 7 \$843

-H & L -2 H & L's
 \$843 \$602 \$595
 \$679 \$679 \$679

Mode: -

CURRENT RATE RANGE: NOT USED DUE TO MOST ARE IRRG LOTS
 USE AS A GUIDE ONLY TO CONFIRM VALUE

NOT USED FOR 2026

SQ FT ANALYSIS

\$1.32
 \$1.34
 \$1.45
 \$1.51
 \$1.75
 \$4.49
 \$5.05
\$0.00
 \$16.91 7 \$2.42

-H & L -2 H & L's
 \$2.42 \$2.11 \$1.57
 \$1.51 \$1.51 \$1.51

Mode: -

CURRENT SQFT RATE: \$.50 - \$4.75

NO CHANGE FOR 2026

PER ACRE ANALYSIS

\$47,528
\$57,622
\$58,449
\$63,091
\$65,676
\$76,032
\$219,913
\$0
\$588,311 7 \$84,044

-H & L -2 H & L's
Mean: \$84,044 \$64,174 \$62,405
Median: \$63,091 \$63,091 \$63,091
Mode: - -

CURRENT ACREAGE RATE RANGE: NOT USED-IRRIG LOTS
USE AS A GUIDE ONLY TO CONFIRM VALUE