

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood 53.N-MOOR-NEAREST WATER, Last Edited: 01/16/2026

values for Square Footage Table: 'N-MOOR LOTS CLOSE TO WATER

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: 60,000	40,000 Sq Ft: 0	435,600 Sq Ft: 0
10,000 Sq Ft: 80,000	50,000 Sq Ft: 0	653,400 Sq Ft: 0
12,500 Sq Ft: 100,000	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 120,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 0	130,680 Sq Ft: 0	

SEE EXTRACTION  
METHOD FOR HOW  
THESE RATES WERE  
DEVELOPED

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

Land Value Abstraction - Extraction - Allocation Methods  
 NORTH MOOR-NEAREST WATER - AREA 53

AS OF: 1-15-2025

559 ANGLER DR

570 ANGLER DR

PARCEL ID #	FF	070-N60-000-003-00	PARCEL ID #	FF	070-N60-000-009-00
Sale Date		6/4/2024	Sale Date		4/16/2024
Sale Price		\$345,500	Sale Price		\$305,000
Minus Bldg Value		\$221,788	Minus Bldg Value		\$247,831
Residual Land Value		\$123,712	Residual Land Value		\$57,169
LOT SIZE:irrg			LOT SIZE: irrg - 69.28 X 108.12	69.28 FF	
Sales Price Per FF:	95.50	\$1,295	Sales Price Per FF:	69.28	\$825
Sales Price Per SQ.FT:	9,641	\$12.83	Sales Price Per SQ.FT:	9,419	\$6.07
Sales Price Per Acre:	0.22	\$558,956	Sales Price Per Acre:	0.22	\$264,389

563 ANGLER DR

57 2ANGLER DR

PARCEL ID #	FF	070-N60-000-003-00	PARCEL ID #	FF	070-N60-000-008-00
Sale Date		6/4/2024	Sale Date		10/2/2018
Sale Price		\$345,500	Sale Price		\$152,500
Minus Bldg Value		\$221,788	Minus Bldg Value		\$140,926
Residual Land Value		\$123,712	Residual Land Value		\$11,574
LOT SIZE:irrg - 94.875 x 101.715			LOT SIZE: irrg - 69.217 x 91.08		
Sales Price Per FF:	94.88	\$1,304	Sales Price Per FF:	69.22	\$167
Sales Price Per SQ.FT:	9,650	\$12.82	Sales Price Per SQ.FT:	6,304	\$1.84
Sales Price Per Acre:	0.22	\$558,422	Sales Price Per Acre:	0.14	\$79,972

**FF ANALYSIS**

\$167			
\$825	\$1,060		
\$1,295			
<u>\$1,304</u>			
\$3,592	4	\$898	

- H & L    - 2 H & L's

<b>Mean:</b>	\$898	\$1,060	-
<b>Median:</b>	\$1,060	\$1,060	-
<b>Mode:</b>	-	-	-

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

**LACK OF CURRENT SALES TO CHANGE CURRENT RANGE/FF  
NOT USED DUE TO IRRG SHAPE OF LOTS**

**SQ. FT ANALYSIS**

\$1.84			
\$6.07	\$9.44		
\$12.82			
<u>\$12.83</u>			
\$33.56	4	\$8.39	

- H & L    - 2 H & L's

<b>Mean:</b>	\$8.39	\$9.44
<b>Median:</b>	\$9.44	\$9.44
<b>Mode:</b>	-	-

CURRENT SQFT: \$5.00/ SQ. FT.

**SEE BELOW FOR CHANGE TO 2026 RATES**

**PER ACRE ANALYSIS**

\$79,972			
\$264,389	\$411,673		
\$558,956			
<u>\$558,422</u>			
\$1,461,739	4	\$365,435	

- H & L    - 2 H & L's

<b>Mean:</b>	\$365,435	-	-
<b>Median:</b>	\$411,673	\$411,673	\$411,673
<b>Mode:</b>	-	-	-

CURRENT RATE RANGE: NOT DEVELOPED-IRRG LOTS  
**NOT USED DUE TO IRRG SHAPE OF LOTS**

2025 SQ.FT. RATES  
 \$37,500 / 7,500 = \$5.00 per SQ. FT.  
 \$50,000 / 10,000 = \$5.00 per SQ. FT.  
 \$62,500 / 12,500 = \$5.00 per SQ.FT.  
 \$75,000 / 15,000 = \$5.00 per SQ.FT.

**CHANGE 2026 SQ.FT. RATES TO:**  
 \$60,000 / 7,500 = \$8.00 per SQ. FT.  
 \$80,000 / 10,000 = \$8.00 per SQ. FT.  
 \$100,000 / 12,500 = \$8.00 per SQ.FT.  
 \$120,000 / 15,000 = \$8.00 per SQ.FT.