

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 020.NEIGHBORHOOD 020, Last Edited: 01/16/2026

Values for Square Footage Table: '\$5.00/SQFT'

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: 37,500	40,000 Sq Ft: 0	435,600 Sq Ft: 0
10,000 Sq Ft: 50,000	50,000 Sq Ft: 0	653,400 Sq Ft: 0
12,500 Sq Ft: 62,500	60,000 Sq Ft: 0	871,200 Sq Ft: 0
15,000 Sq Ft: 75,000	87,120 Sq Ft: 0	1,089,000 Sq Ft: 0
20,000 Sq Ft: 0	130,680 Sq Ft: 0	

*SEE EXTRACTION  
METHOD WERE THESE  
RATES WERE DEVELOPED*

Rates for Rate Table 'RATE TABLE 1', (Acres)  
RIGHT OF WAY : 0  
RURAL RESID. : 9,000  
HOME SITE : 20,000  
RRRES SITE : 7,500

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



Fairway View Dr/Narrows Rd F15 Plat - SALES AREA: 65

AS OF: 12-6-2022

242 NARROWS RD B

238 NARROWS RD B

PARCEL ID #	FF	070-F15-000-001-00
Sale Date		4/27/2003
Sale Price		\$123,000
Minus Bldg Value		\$75,904
Residual Land Value		\$47,096
LOT SIZE: IRRG-use 1/2 of: 130.62	0.30	
Sales Price Per FF:	65.31	\$721
Sales Price Per SQ. FT:	13,068	\$3.60
Sales Price Per Acre:	0.30	\$156,987

653 FAIRWAY VIEW DR

PARCEL ID #	FF	070-F15-000-006-99
Sale Date		9/26/2013
Sale Price		\$125,000
Minus Bldg Value		\$81,874
Residual Land Value		\$43,126
LOT SIZE: 75.5 x 189.5	0.33	
Sales Price Per FF:	75.50	\$571
Sales Price Per SQ. FT:	14,307	\$3.01
Sales Price Per Acre:	0.33	\$131,302

PARCEL ID #	FF	070-F15-000-002-01
Sale Date		11/4/2009
Sale Price		\$132,500
Minus Bldg Value		\$88,669
Residual Land Value		\$43,831
LOT SIZE: IRRG-use 1/2 of: 70	0.15	
Sales Price Per FF:	35.00	\$1,252
Sales Price Per SQ. FT:	6,692	\$6.55
Sales Price Per Acre:	0.15	\$285,308

655 FAIRWAY VIEW DR

PARCEL ID #	FF	070-F15-000-003-01
Sale Date		12/3/2009
Sale Price		\$132,500
Minus Bldg Value		\$76,938
Residual Land Value		\$55,562
LOT SIZE: IRRG-use 1/2 of: 131.0	0.15	
Sales Price Per FF:	65.50	\$848
Sales Price Per SQ. FT:	6,403	\$8.68
Sales Price Per Acre:	0.15	\$377,992

**FF ANALYSIS**

\$571			
\$721			
\$848			
<u>\$1,252</u>			
\$3,393	4	\$848	

  

	- H & L	- 2 H & L's
<b>Mean:</b>	\$848	#REF!
<b>Median:</b>	\$785	\$785
<b>Mode:</b>	-	-

CURRENT RATE RANGE: \$350 - \$1,100/FF  
No recent sales

**NOT CURRENTLY USED DUE TO LOT SHAPES**

**SQ FT ANALYSIS**

\$3.01			
\$3.60			
\$6.55			
<u>\$8.68</u>			
\$21.85	4	\$5.46	

  

	- H & L	- 2 H & L's
<b>Mean:</b>	\$5.46	\$0.60
<b>Median:</b>	\$5.08	\$5.08
<b>Mode:</b>	-	-

CURRENT RANGE: \$4.90 - \$5.25

**DUE TO CURRENT MARKET CHANGE 2026 RATES TO: \$8.00 / SQ.FT.  
SEE BELOW FOR SUPPORT OF RATES FROM S.A. 53**

**PER ACRE ANALYSIS**

\$131,302			
\$156,987			
\$285,308			
<u>\$377,992</u>			
\$951,588	4	\$237,897	

  

	- H & L	- 2 H & L's
<b>Mean:</b>	\$237,897	\$221,147 #REF!
<b>Median:</b>	\$221,147	\$221,147
<b>Mode:</b>	-	-

**NOT CURRENTLY USED**

**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.

**RATES COME FROM S.A. 53  
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.**