

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 70.EBY-WATERFRONT, Last Edited: 01/16/2026

Frontages:
Frontage 'A': Description: 'WATERFRONT-BEST' FF Rate: 1700
Standard Frontage: 0 Standard Depth : 300
Frontage 'B': Description: 'WATERFRONT-GOOD' FF Rate: 1200
Standard Frontage: 0 Standard Depth : 300
Frontage 'C': Description: 'WATERFRONT-AVE ' FF Rate: 500
Standard Frontage: 0 Standard Depth : 300

NEW S.A. FOR 2026
SEE ABSTRACTION METHOD
WHICH DEVELOPED THESE
RATES.

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



EBYVIEW w/WATERFRONTAGE - AREA 70-Eby Waterfront

AS OF: 11-21-2023

514 PATRICIA DR

535 PATRICIA DR

W/070-008-400-015-00 & 070-008-400-010-08

PARCEL ID #	FF	070-E20-000-044-00	12/7/2018	PARCEL ID #	FF	070-E20-000-043-00	8/25/2017
Sale Date				Sale Date			
Sale Price		\$170,000		Sale Price		\$155,000	
Minus Bldg Value		\$135,022		Minus Bldg Value		\$104,670	
Residual Land Value		\$34,978		Residual Land Value		\$50,330	
LOT SIZE: 108 X 224 + 1 ACRE				LOT SIZE: 100 x 219			
Sales Price Per FF:	108.00	\$324		Sales Price Per FF:	102.96	\$503	
Sales Price Per SQ. FT:	USE W-FF	67,752	\$0.52	Sales Price Per SQ. FT:	55,948	\$0.90	
Sales Price Per Acre:	\$0.52	\$67,752		Sales Price Per Acre:	1.28	\$39,186	

528 PATRICIA DR

534 PATRICIA DR

W/070-008-400-105-01-WATERFRONT PARCEL

w/070-008-400-105-06-WATERFRONT PARCEL

PARCEL ID #	FF	070-E20-000-037-00	4/5/2023	PARCEL ID #	FF	070-E20-000-034-00	11/9/2023
Sale Date				Sale Date			
Sale Price		\$615,000		Sale Price		\$550,000	
Minus Bldg Value		\$428,827		Minus Bldg Value		\$158,668	
Residual Land Value		\$186,173		Residual Land Value		\$391,332	
LOT SIZE: 108 X 224 + 1 ACRE				Lot Size - 97 X 161+105.34 X 192.5			
Sales Price Per FF:	108.00	\$1,724		Sales Price Per FF:	35,895	\$3,715	
Sales Price Per SQ. FT:	USE W-FF	67,752	\$2.75	Sales Price Per SQ. FT:	105.34	\$10.90	
Sales Price Per Acre:	\$2.75	\$67,752		Sales Price Per Acre:	35,895	\$474,897	

FF ANALYSIS

\$324
\$503
\$1,724
\$3,715
\$5,942

4 \$1,486

- H & L - 2 H & L's
Mean: \$1,486 \$1,114
Median: \$1,114 \$1,114
Mode: - -

CURRENT RATE RANGE: IRRG LOTS
ONE CURRENT SALE
NO CHANGE FOR 2025

SQ FT ANALYSIS

\$0.52
\$0.90
\$2.75
\$10.90
\$14.55

4 \$33.64

- H & L - 2 H & L's
Mean: \$33.64 \$1.82
Median: \$1.82 \$1.82
Mode: - -

USE AS A GUIDE DUE TO LACK OF CURRENT SALES
ONE CURRENT SALE

PER ACRE ANALYSIS

\$39,186
\$67,752
\$67,752
\$474,897
\$0
\$0
\$0
\$0
\$649,587

4 \$162,397

- H & L - 2 H & L's
Mean: \$162,397 \$67,752
Median: \$67,752 \$67,752
Mode: - -

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

ALL LOTS IN SALES AREA (S.A.) 70 ARE VERY IRREGULAR IN SHAPE, CONTAIN LOW/WET LANDS, SOME WETLANDS BRUSH AND ARE LOTS THAT CAN NOT BE BUILT UPON. THIS CAUSED ASSESSOR TO USE FUNCTIONAL ADJUSTMENT ON LAND RATES TO ARRIVE AT BEST ESTIMATE OF FAIR MARKET VALUE. FOR 2026 CREATED NEW LAND S.A. & REVIEWED RATES ETC.