

Unit: 070 - COLDWATER TOWNSHIP

Rates/Values for Neighborhood AIRPO.AIRPORT AREA HOMES, Last Edited: 01/12/2026

Frontages:

Frontage 'A':	Description: 'AVG'	FF Rate: 400
	Standard Frontage: 0	Standard Depth : 250
Frontage 'B':	Description: 'CORNER LOTS'	FF Rate: 350
	Standard Frontage: 0	Standard Depth : 250
Frontage 'C':	Description: 'EXCESS LOT SIZE'	FF Rate: 275
	Standard Frontage: 0	Standard Depth : 250

*ALSO SEE
EXTRACTION METHOD
Which Supports
These RATES*

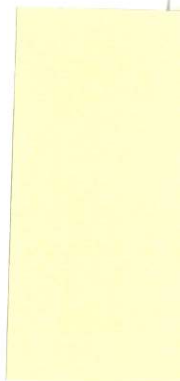
Rates for Rate Table 'RATE TABLE 1', (Acres)

RIGHT OF WAY	: 0
RURAL RESID.	: 7,500
HOME SITE	: 17,500
RRES SITE	: 7,500

→ SEE CHART #1

Unit: -

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



Land Value Abstraction - Extraction - Allocation Methods
 AIRPORT-HOMES BETWEEN AIRPORT & US-12

AS OF: 9-2-2025

373 ROHLOFF DR

374 AIRVIEW DR

070-B70-000-015-01

070-B70-000-024-00

Sale Date 1/27/2020
 Sale Price \$155,000
 Minus Bldg Value \$124,027
 Residual Land Value \$30,973
 FF-ACTUAL
 LOT SIZE: 100 X 266
 Sales Price Per FF: 100.00 \$310
 Sales Price Per SQ FT: 26,600 \$1.16
 Sales Price Per Acre: 0.61 \$50,721
 Land Ratio: 19.98%

Sale Date 10/31/2019
 Sale Price \$145,000
 Minus Bldg Value \$117,179
 Residual Land Value \$27,821
 FF-ACTUAL
 LOT SIZE: 100 X 225
 Sales Price Per FF: 100.00 \$278
 Sales Price Per SQ FT: 22,500 \$1.24
 Sales Price Per Acre: 0.52 \$53,861
 Land Ratio: 19.19%

367 AIRVIEW DR

369 AIRVIEW DR

070-B70-000-028-00

070-B70-000-029-00

Sale Date 9/13/2019
 Sale Price \$129,900
 Minus Bldg Value \$92,243
 Residual Land Value \$37,657
 FF-ACTUAL
 LOT SIZE: 100 X 164.25
 Sales Price Per FF: 100.00 \$377
 Sales Price Per SQ FT: 26,425 \$1.43
 Sales Price Per Acre: 0.61 \$62,075
 Land Ratio: 28.99%

Sale Date 8/10/2023
 Sale Price \$230,000
 Minus Bldg Value \$201,129
 Residual Land Value \$28,871
 FF-ACTUAL
 LOT SIZE: 100 X 235.5
 Sales Price Per FF: 100.00 \$289
 Sales Price Per SQ FT: 23,550 \$1.23
 Sales Price Per Acre: 0.54 \$53,402
 Land Ratio: 12.55%

328 AIRPORT DR

070-B70-000-005-30

Sale Date 2/19/2021
 Sale Price \$160,000
 Minus Bldg Value \$104,850
 Residual Land Value \$55,150

Sale Date _____
 Sale Price _____
 Minus Bldg Value _____
 Residual Land Value #VALUE!

FF-ACTUAL
 LOT SIZE: 146.25 X 400 + 66X103.805
 Sales Price Per FF: 146.25 \$377
 Sales Price Per SQ FT: 65,354 \$0.84
 Sales Price Per Acre: 1.50 \$36,759
 Land Ratio: 34.47%

FF-ACTUAL
 LOT SIZE: 146.25 X 400 + 66X103.805
 Sales Price Per FF: 146.25 #VALUE!
 Sales Price Per SQ FT: 65,354 #VALUE!
 Sales Price Per Acre: 1.50 #VALUE!
 Land Ratio: #VALUE!

SQ FT ANALYSIS

\$0.84	
\$1.16	
\$1.23	\$1.23
\$1.24	
\$1.43	
\$0.00	
\$0.00	
\$5.90	5 \$1.18

-H & L -2 H & L's

Mean: \$1.18
 Median: \$1.23
 Mode: \$0.00

CURRENT SQ FT RATES NOT USED:

WHEN NEEDED, USE FOR 2026

FF ANALYSIS

\$278	
\$289	
\$310	\$310
\$377	
\$377	
\$0	
\$0	
\$1,630	5 \$326

-H & L -2 H & L's

Mean: \$326
 Median: \$299
 Mode: \$377

CURRENT RATE RANGE: \$100 - \$350/FF
 CHANGE RATES TO: \$275 - \$400

CHANGE for 2026

LAND RATIO ANALYSIS

12.55%
 19.19%
 19.98%
 28.99%
 34.47%
 0.00%
 0.00%
 0.00%
0.00%
 115.18%

5 23.04%

- Outlier(s)
 -H&L -2 H&L's
 Mean/FF: 23.04% 22.72% -
 Median/FF: 19.98% 19.98% -
 Mode/FF: - - -

Currently not used. See Group Land Values Page
 Removing outlier(s) = NOT USED Ave Ratio
 Currently not used. See Group Land Values Page