

COLDWATER TOWNSHIP LAND SALES - for 2022 Roll

BLDG SITE SIZE LOTS - UNPLATTED PARCELS-RURAL PARCELS PRIMARILY

EQ TIME FRAME: 4-1-19 thru 3-31-21

PARCEL ID # 070-	DATE OF SALE	SALE AMOUNT	SIZE OF PARCEL	RATE PER FF	ACTUAL FF	RATE PER SOFT	RATE PER ACRE	
001-200-025-02	30-Jan-15	\$4,000	1.00	\$26	153.00	\$0.09	\$4,000	Jonesville Rd
027-300-005-00	17-Aug-20	\$12,500	2.58	\$202	62.00	\$0.11	\$4,845	Flag shaped parcel-small road frtg
003-300-025-00	1-May-19	\$33,000	5.28	\$330	100.00	\$0.14	\$6,250	NE Corner Newton & Marshall Rd
005-100-040-06	17-Aug-18	\$25,000	0.87	\$250	100.00	\$0.66	\$28,868	Adolf Shores Dr-Twice Sold
005-100-040-06	9-Nov-16	\$21,500	0.87	\$215	100.00	\$0.57	\$24,827	Adolf Shores Dr
005-100-090-00	11-Jun-18	\$8,000	0.33	\$55	145.00	\$0.56	\$24,524	Added land N of Hm-DON'T USE-SCEWS RATES!!!
006-100-005-02	16-Apr-20	\$60,000	19.302	\$53	1131.56	\$53.02	\$3,108	Part of 070-006-100-005-00
009-300-040-04	15-May-17	\$250,000	37.396	\$6,685	139.01	\$0.15	\$6,685	Frtg on N Union City Rd & State-Western-developed into 5 lots
009-300-040-99	15-Jan-17	\$61,000	3.5	\$17,429	139.01	\$0.40	\$17,429	Part of 37.396 Acres Development-1 of 5 lots
w/G80-000-006-00	-	-	-	-	-	-	-	
013-300-010-00	21-Apr-2021	\$80,000	20	\$121	660	\$0.09	\$4,000	N Fiske Rd - AFTER 2022 EQ TIME FRAME
024-300-020-08	27-Jan-20	\$75,000	20.20	\$307	244.32	\$0.09	\$3,713	N. Fall River Dr-on Cul-De-Sac
w/025-100-010-00								
w/025-100-010-01								
025-100-065-09	8-Jun-18	\$16,000	1.677	\$66	243.60	\$0.22	\$9,541	Frtg on Mason Rd
w/025-100-065-97	-	-	-	-	-	-	-	
025-100-065-96	13-Nov-18	\$78,000	18.10	-	-	-	\$4,309	Rear land w/ 66' of Rd Frtg on Mason Rd
026-200-025-98	21-Aug-19	\$83,000	23.80	-	-	\$0.08	\$3,487	Schaefer & N Fiske Rds-Lots of Wet Woods-Twice Sold
026-200-025-98	21-Oct-20	\$80,000	23.80	\$71	1131.56	\$70.70	\$3,361	Schaefer & N Fiske Rds-Lots of Wet Woods-Twice Sold
P50-000-001-06	13-Jan-17	\$10,000	0.73	\$87	114.7	\$0.31	\$13,661	On Progress Dr-lower than US-12
P50-000-016-99	23-Jul-19	\$18,000	0.75	\$68	264.96	\$0.55	\$23,873	Progress Dr & US-12
w/000-017-99								
027-300-005-00	13-Nov-17	\$12,000	2.909	\$194	62.00	\$0.09	\$4,125	only 62 ff on Sprague Rd

Ave of All Sales	\$927,000	183.09	-	-	\$0.12	\$5,063	
Ave of All Sales minus .33 ac sale-assembl	\$919,000	182.76	-	-	\$0.12	\$5,028	
Ave of ONLY Sales with FF:	\$222,500	34.61	\$146	1,527.58	\$0.15	\$6,429	
Sales of PRIME Locations:	\$25,000	0.87	\$250	100.00	\$0.66	\$28,868	ONLY 1 SALE in PRIME area-NO CHANGE FOR 2020
Sales of Large Residential Land:	\$486,000	99.50	\$4,885	-	\$0.11	\$4,885	4 sales-Supports current Per Acre Rate-Extra Acre Rate-Rural Bldg Site
Ave of 2016 Sales:	\$21,500	0.87	\$215	100.00	\$0.57	\$24,827	

Ave of 2017 Sales:	\$333,000	44.54	-	-	\$0.17	\$7,477	Change RURAL Bldg Site Rate from \$7,250 to \$7,500 per sales
Ave of 2018 Sales:	\$49,000	2.87	\$0.76	488.60	\$0.39	\$17,078	3 Sales: representative of most Rural Areas 4-1-17- thru 3-31-19
Ave of 2019 Sales:	\$287,000	68.13	-	-	\$0.10	\$4,212	5 sales: this is truly representative of most Rural Areas-??
Ave of 2019 Sales-less salesOver 10Ac:	\$51,000	6.03	\$140	364.96	\$0.19	\$8,452	2 sales: this is truly representative of most Rural Areas-??
Ave of 2020 Sales:	\$152,500	45.68	\$66	2325.12	\$0.08	\$3,338	
Ave of 2021 Sales:	\$80,000	20.00	\$121	660.00	\$0.09	\$4,000	Only 1 Sale in 2020 & it's a larger than normal parcel-NOT Truly Representative!
Ave of ALL Sales 1-5 Acres (2017-2020):	\$105,500	11.67	\$3,583	659.61	\$0.21	\$9,043	<u>NO Chg to RURAL Bldg Site \$ for 2022 use same as last year-\$7,500 to \$9,000</u>
Ave of Sales 1 Acre or less-Representative:	\$57,000	3.35	\$108	632.66	\$0.39	\$17,005	<u>1st Ac Bldg Site \$-Supports my \$17,500 for Premium Hm Site-NO Change for 2022</u>
Ave of ALL 1 - 2 Acres:	\$102,500	6.22	-	-	\$0.38	\$16,476	
Ave of ALL 1-3 Acres:	\$32,000	5.59	\$70	458.60	\$0.13	\$5,729	
Ave of ALL 1-5 Acres:	\$93,000	9.09	\$0.79	976.26	\$0.23	\$10,236	
Ave of ALL 5.01-10 Acres:	\$33,000	5.28	330.00	100.00	\$0.14	\$6,250	
Ave of ALL 10.01-15 Acres:	-	-	-	-	-	-	
Ave of ALL 15.01-25 Acres:	\$316,000	82.10	-	-	\$0.09	\$3,849	
Ave of All over 25.01 Acres:	\$250,000	37.40	-	-	\$0.15	\$6,685	

USE THIS GRID AS A GUIDE & INTERPOLATE AS NEEDED-ALSO SEE LAND \$ EXTRACTIONS

Items in Green are 2019 Sales

Items in Blue are 2020 Sales

Items in Red are 2021 Sales

FOR 2022 USE:

Bldg Site Rate-RURAL:	\$9,043	SAY:	\$9,000
Bldg Site Rate-PRIME AREAS:	\$17,005	SAY:	\$17,500
Excess Land Rate:	\$4,885	SAY:	\$4,900

ALSO SEE LAND \$ EXTRACTIONS FOR EACH SALES AREA