

## COLDWATER TOWNSHIP COMMERCIAL LAND SALES BLDG SITE SIZE LOTS

**USE AS GUIDE FOR 2022**

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

PARCEL ID # 070-	DATE OF SALE	SALE AMOUNT	SIZE OF PARCEL	FRONT FOOT	RATE PER FF	RATE PER SQFT	RATE PER ACRE	
001-100-015-00	31-Mar-06	\$3,408,510	435.6			\$0.18	\$7,825	Bought to be Developed
w/001-300-005-00								(Cocaseco LLC) Irregular
w/002-200-005-00								(Cocaseco LLC) Irregular
w/002-200-015-00								(Cocaseco LLC) Irregular
w/002-400-005-99								(Cocaseco LLC) Irregular
001-100-015-00	15-Apr-15	\$3,185,000	443.09			\$0.17	\$7,188	Bought to be Developed - (90.7 ac)
w/001-300-005-00								(Clemens Food Group LLC) Irregular (41.49ac)
w/002-200-005-00								(Clemens Food Group LLC) Irregular (95ac)
w/002-200-010-00								(Clemens Food Group LLC) Irregular (6ac)
w/002-200-015-00								(Clemens Food Group LLC) Irregular (39ac)
w/002-400-005-99								(Clemens Food Group LLC) Irregular (170.9ac)
014-200-030-00	17-Dec-98	\$150,000	2.02		\$682	\$1.70	\$74,257	(220 x 400)
014-200-030-98	27-Mar-05	\$3,368,000	160		Irregular	\$0.48	\$21,050	160 Acres-425'd to City
014-400-010-00	1-Mar-12	\$57,040	16.18		Irregular	\$0.08	\$3,525	ON N WILLOWBROOK RD-MIN RD FRTG
014-400-010-00	29-Jun-18	\$100,000	16.18		\$2,000	\$0.14	\$6,180	ON N WILLOWBROOK RD-MIN RD FRTG
017-300-020-00	21-Jan-16	\$60,000	3.4		\$120	\$0.41	\$17,647	US-12/E Chicago Rd-Old Motel Site
<b>017-300-020-00</b>	<b>30-Nov-21</b>	<b>\$105,000</b>	<b>3.4</b>	<b>240</b>	<b>\$438</b>	<b>\$0.71</b>	<b>\$30,882</b>	<b>ACTUAL FF=495.58, USED 240 DUE TO IRREGULAR SHAPE OF LOT</b>
018-300-065-99	15-Nov-07	\$15,500	4.9		Irregular	\$0.07	\$3,163	Colon Rd
018-300-065-02	30-Oct-08	\$20,000	1.82		Irregular	\$0.25	\$10,989	Colon Rd
w/019-100-005-11								
<b>019-400-005-99</b>	<b>12-May-20</b>	<b>\$45,000</b>	<b>6</b>	<b>380.38</b>	<b>\$118</b>	<b>\$0.17</b>	<b>\$7,500</b>	<b>Garfield Rd-S of RR &amp; W of Behnke Rd</b>
024-400-005-02	16-Oct-18	\$95,000	1.08		\$808	\$2.02	\$87,963	(117.63+- x 400+-) on E. US-12-Paid Premium as adjoining lot
<b>024-400-005-99</b>	<b>1-Oct-21</b>	<b>\$185,000</b>	<b>2.15</b>	<b>220</b>	<b>\$841</b>	<b>\$1.98</b>	<b>\$86,047</b>	<b>US-12 East of Oil Change Store</b>
024-200-090-00	17-Mar-10	\$41,210	1		\$172	\$0.95		
033-100-005-02	27-Jul-07	\$7,120	2.37	322.50	\$22	\$0.07	\$3,004	99% tillable Com Zoned-bought by adjoining Farmer for farm land
B70-000-005-00	4-Mar-08	\$23,000	1.67			\$0.32	\$13,772	Rear Land for Moose Lodge
080-019-100-055-00	30-Mar-05	\$75,000	0.46		\$641	\$3.77	\$164,253	117 x 170 is lot size

Ave of ALL Sales: \$10,940,380 1101.32 **\$9,934** THIS IS ONLY AN AVERAGE-NOT REPRESENTATIVE OF ALL PARCELS

Ave Sales after 2016: \$530,000.00 28.81

**\$18,396** 2008=1st Year of Market crash for values

Limited recent sales; see if any improved sales could be used for land value extraction. NOTE: Extraction Method is the LEAST reliable method for land value.

<b>AVE OF 2021 Sales ONLY:</b>	<b>\$290,000</b>	<b>5.55</b>	<b>460</b>	<b>\$1,278</b>	<b>\$1.34</b>	<b>\$52,252</b> 2 Sales
<b>AVE OF 2020 Sales ONLY:</b>	\$45,000	6	380.38	\$118	\$0.17	\$7,500 1 Sale
AVE OF 2019 SALES ONLY:						Zero Sales
AVE OF 2018 SALES ONLY:	\$195,000	17.26				\$11,298
AVE OF 2017 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2016 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2015 SALES ONLY:	\$20,000	1.82		\$10,989		
AVE OF 2014 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2013 & 2014 ONLY:	\$61,210	2.82		\$21,706		