

COLDWATER TOWNSHIP LAND SALES - FOR 2022 ROLL

PLATTED LOT SALES - NO WATER SALES

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

PARCEL ID# 070-	DATE	SALE \$	SIZE/SQFT	RATE PER FF	RATE PER SQFT	
G70-000-024-00	25-Jun-21	\$8,000	25,509	\$45	\$0.31	Very Irrg Lot on Sunset Dr-bought by adjoi
K20-000-002-00	13-Oct-17	\$12,500	38,845	\$51	\$0.32	3 Lots on Hardwood Dr - Very Private Setting
W/K20-000-003-00 & K20-000-004-00						
K20-000-002-00	28-Dec-18	\$13,000	38,845	\$53	\$0.33	3 Lots on Hardwood Dr - Very Private Setting
H10-00-015-00	10-Oct-14	\$5,000	23,777	\$63	\$0.21	Cynthia Dr Lot-Irrg Shape!
M75-000-013-00	6-Feb-14	\$10,750	18,000	\$108	\$0.60	On N. Union City Rd - 100 x 180
P50-000-001-07	2-Oct-14	\$7,275	34,493	\$45	\$0.21	Cul-De-Sac Lot w/Frtg on Progress Dr
R15-000-028-01	29-Mar-00	\$25,000	15,000	\$200	\$1.67	Back Lots
S10-000-011-00	26-Dec-18	\$1,500	5,728	\$38	\$0.26	overgrown 1/2 lot on S. Fiske Rd
S90-000-004-00	3-Jun-20	\$15,000	27,613	\$211	\$0.54	Irreg Shaped Lot on Cul-De-Sac
U72-000-009-99	25-Nov-15	\$25,000	16,911	\$115	\$1.48	Mustang Dr & Raymond Dr Area
U72-000-009-99	25-Nov-15	\$25,000	16,911	\$115	\$1.48	Mustang Dr & Raymond Dr Area
W50-000-001-00	10-Dec-20	\$67,000	46,259	\$941	\$1.45	Irreg Shaped Lot on Cul-De-Sac
W50-000-018-00	18-Aug-17	\$35,000	60,663	\$350	\$0.58	Exterior Lot - NO Waterfrontage
W50-000-021-00	19-Jun-13	\$30,600	27,815	-	\$1.10	Interior Lot, NO water frontage-access only
W50-000-021-00	6-Oct-16	\$30,000	27,815	TWICE SOLD	\$1.08	Interior Lot, NO water frontage-access only
W50-000-021-00	9-Feb-18	\$29,000	27,815	3 Times Sold	\$1.04	Interior Lot, NO water frontage-access only!
W50-000-023-00	19-Jun-13	\$27,000	20,627	-	\$1.31	3rd time Sold Parcel
W50-000-023-00	4-Sep-13	\$26,000	18,143	-	\$1.43	Twice Sold Parcel
W50-000-024-00	11-Nov-21	\$36,000	20,625	-	\$1.75	Interior Lot, NO water frontage-access only!
W50-000-025-00	19-Jun-16	\$24,000	20,627	-	\$1.16	Interior Lot, NO water frontage-access only
W50-000-028-01	16-Jul-15	\$138,000	55,321	-	\$2.49	New Plat-2006-Woodchuck Pt-Morrison Lk

Ave of all 2021 Sales ONLY:	\$8,000	25,509	\$38	\$0.31	
Ave of all 2020 Sales ONLY:	\$82,000	73,872	\$576	\$1.11	
Ave 2018 Sales EXCEPTW50:	\$14,500	44,573	\$45	\$0.33	NOT to be used in W50 Plat
Ave of all 2017 Sales ONLY:	\$47,500	99,508	\$200	\$0.48	NOT to be used in W50 Plat
AVERAGE OF: EQ TIME FRAME:	\$90,000	99,381	-	\$0.91	EQ TIME FRAME: '
Ave of 2014 Sales-Exc W50 Plat:	\$23,025	76,270	\$72	\$0.30	
Ave Lots except W50 Plat:	\$140,025	236,123	\$199	\$0.59	
Ave of ALL W50 Plat Only:	\$339,600	258,826	-	\$1.31	
AVE: EQ TIME FRAME-W50 ONLY:	\$75,500	54,808	-	\$0.94	
W50 Plat-Water Influenced ONLY:	\$138,000		-	\$0.85	Water Influenced
W50 Plat-Good Waterfront ONLY:	\$138,000		-	\$1.70	Good Waterfront
W50 Plat-Interior Lots ONLY :	\$310,000	190,973	-	\$1.62	Interior Lots

Items in Blue are 2020 Sales

Items in Red are 2021 Sales

Items in Green are 2018 Sales

FOR: WOOD CHUCK PT ONLY: for 2022 ROLL-NO CHANGES-USE AS A GUIDE

Ave of 2018 Sales Only:	\$375,600	279,451	-	\$1.34	
Ave of 2018 Sales Interior Only:	\$202,600	163,467	-	\$1.24	Includes Three Times Sold Lot
2018 Sales Interior/last 1 Only:	\$29,000	27,815	-	\$1.04	
2018 Sales Ext Lots Only:	\$138,000	55,321	-	\$2.49	
AVE: EQ TIME FRAME-W50 ONLY:	\$75,500	54,808	-	\$0.68	

INFORMATIONAL & HISTORICAL-SUPPORTS CURRENT RATES USED FOR 2019

Ave of 2013 Sales Only:	\$83,600	338,063.00		\$0.25	
Ave of 2013 Interior Lots Only:	\$83,600	66,585		\$1.26	Included a Twice Sold in Same Year
Ave of 2013 Swampy Front Lots Only:	\$127,500	271,478.00		\$0.47	

NO SALES TO INDICATE A CHANGE FOR 2019 TO WATERFRONT LOTS WITH NO OR LITTLE SWAMP: THIS IS LOTS: 2-12 MAYBE 13

DUE TO LACK OF CURRENT OLDER PLATTED AREA SALES, USE EXTRACTED LAND VALUES AND/OR USE SALES AFTER SEPTEMBER AND USE THIS AS A GUIDE TO DETERMINE IF CURRENT LAND VALUES ARE REPRESENTATIVE OF LOCATION.