

COLDWATER TOWNSHIP LAND SALES - for 2024 Roll

| BLDG SITE SIZE LOTS - UNPLATTED PARCELS-RURAL PARCELS PRIMARILY | | | | | | | | EQ TIME FRAME: 4-1-21 thru 3-31-23 |
|---|--------------------|------------------|----------------|-----------------|----------------|---------------|-------------------|---|
| PARCEL ID # | 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 |
| 003-300-025-00 | 1-May-19 | \$33,000 | 5.28 | \$330 | 100.00 | \$0.14 | \$6,250 | NE Corner Newton & Marshall Rd |
| 004-100-005-97 | 7-Oct-22 | \$75,000 | 12.07 | \$750 | 100.00 | \$0.14 | \$6,214 | 100ff off Jonesville Rd-Opens to a back field |
| 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 |
| 008-400-005-00 | 14-Oct-21 | \$405,000 | 55 | - | - | \$0.17 | \$7,363.64 | Penninsula-At Mud Creek & North Lake-Limited Access |
| 008-400-005-01 | 22-Jul-22 | \$98,000 | 10.00 | \$405 | - | \$0.22 | \$9,800.00 | Part of Peninsula-At Mud Creek & North Lake-Limited Access |
| 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 |
| 009-300-040-06 | 19-Jul-22 | \$60,000 | 2.77 | \$21,661 | 139.01 | \$0.50 | \$21,661 | Part of larger 32+ Acres parcel |
| 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 | - | - | - | - | - | - | - | |
| 009-400-015-98 | 21-Jun-22 | \$20,000 | 0.425 | \$178 | 112.135 | \$1.08 | \$47,059 | Pamela Dr-Private Drive |
| 013-300-010-00 | 21-Apr-2021 | \$80,000 | 20 | \$121 | 660 | \$0.09 | \$4,000 | N Fiske Rd - AFTER 2022 EQ TIME FRAME |
| 014-200-035-00 | 12-Sep-22 | \$40,000 | 16.5 | \$93 | 431 | \$0.06 | \$2,424 | All woods |
| 023-300-070-01 | 29-Jun-22 | \$28,000 | 16.5 | \$65 | 431 | \$0.04 | \$1,697 | N Fiske Rd - ALL Wooded |
| 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 |
| 025-300-030-00 | 18-Sep-23 | \$165,000 | 20.00 | \$250 | 660.00 | \$0.19 | \$8,250 | On Dorrance Rd |
| 026-200-025-98 | 21-Oct-20 | \$80,000 | 23.80 | \$71 | 1131.56 | \$0.08 | \$3,361 | Schaefer & N Fiske Rds-Lots of Wet Woods-Twice Sold |
| 026-400-055-00 | 15-Nov-23 | \$96,000 | 10.56 | \$204 | 470.00 | \$0.21 | \$9,091 | Heavy soils on S. Willowbrook Rd |
| 027-300-005-00 | 27-Mar-23 | \$35,000 | 20.00 | \$565 | 62.00 | \$0.04 | \$1,750 | Sprague Rd-West Side-Small Frontage-Deep Lot-Irrg Shape-TWICE SOLD |
| 027-300-005-00 | 17-Aug-20 | \$12,500 | 2.58 | \$202 | 62.00 | \$0.11 | \$4,845 | Flag shaped parcel-small road frtg-Sprague R |
| 031-400-010-00 | 22-Mar-22 | \$23,000 | 1.50 | \$138 | 166.17 | \$0.35 | \$15,333 | Frontage on Black Hawk Mill Pond |

| | | | | | | | | |
|--|-----------|--------------------|---------------|--------------|-----------------|---------------|-----------------|--|
| 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 |
| <hr/> | | | | | | | | |
| Ave of All Sales | | \$1,972,000 | 348.41 | - | - | \$0.13 | \$5,660 | |
| Ave of All Sales minus .33 ac sale-assembl | | \$1,964,000 | 348.09 | - | - | \$0.13 | \$5,642 | |
| 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 2024 |
| Sales of Large Residential Land: | | \$766,000 | 159.50 | \$4,803 | - | \$0.11 | \$4,803 | 7 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 | \$732 | 454.72 | \$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 | \$100 | 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 2023 Sales: | | \$296,000 | 50.56 | \$248 | 1192.00 | \$0.13 | \$5,854 | |
| Ave of 2021 Sales: | | \$80,000 | 20.00 | \$121 | 660.00 | \$0.09 | \$4,000 | Only 1 Sale in 2021 & it's a larger than normal parcel-NOT Truly Representative! |
| Ave of Sales 1 Acre or less-Representative: | | \$106,500 | 4.54 | \$137 | 783.81 | \$0.54 | \$23,436 | 6 Sales |
| Ave of 2022 Sales ONLY: | | \$321,000 | 58.27 | - | - | \$0.13 | \$5,509 | |
| Ave of All .1 -.99 | | \$102,500 | 3.97 | \$854 | 836.80 | \$0.59 | \$25,824 | Represents PRIME Bldg Sites |
| Ave of ALL 1 - 2 Acres: | | \$43,000 | 4.18 | \$230 | 562.77 | \$0.24 | \$10,294 | Supports Changing RURAL 1st acre rate from \$9,000 to: \$10,000 |
| Ave of ALL 1-3 Acres: | | \$127,500 | 12.44 | \$186 | 686.77 | \$0.24 | \$10,252 | Supports Changing RURAL 1st acre rate from \$9,000 to: \$10,000 |
| Ave of ALL 1-5 Acres: | | \$188,500 | 12.44 | \$41 | 976.26 | \$0.35 | \$15,158 | Supports RURAL 1st acre rate of \$9,000 & suggest an increase.... |
| Ave of ALL 5.01-10 Acres: | | \$131,000 | 15.28 | \$735 | 178.33 | \$0.20 | \$8,573 | Supports RURAL 1st acre rate of \$9,000. |
| Ave of ALL 10.01-15 Acres: | | \$96,000 | 10.56 | \$204 | 470.00 | \$0.21 | \$9,091 | 1 Sale. Supports 1st Acre Rate of \$9,000 |
| Ave of ALL 15.01-25 Acres: | | \$724,000 | 231.92 | \$1,524 | 475.00 | \$0.07 | \$3,122 | (E28+E29 not included in FF Rate & Sq.Ft. Calculations) |
| Ave of All over 25.01 Acres: | | \$250,000 | 37.40 | \$6,685 | 37.40 | \$0.15 | \$6,685 | 1 Sale-Informational ONLY |

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

Items in Blue are 2023 Sales

Items in Green are 2022 Sales

Items in Red are 2021 Sales

| FOR 2024 USE: | | | |
|--------------------------------|----------|------|-----------------|
| 1st Acre Bldg Site Rate-RURAL: | \$15,158 | SAY: | \$17,500 |
| Bldg Site Rate-RURAL: | \$10,294 | SAY: | \$9,000 |
| Bldg Site Rate-PRIME AREAS: | \$23,436 | SAY: | \$20,000 |
| Excess Land Rate: | \$4,803 | SAY: | \$4,900 |

ALSO SEE LAND \$ EXTRACTIONS FOR EACH SALES AREA

Change RURAL Bldg Site Rate for 2024 from \$9,000 to \$10,000

1st Ac Bldg Site \$-Supports my \$17,500 for Premium Hm Site-NO Change for 2024