

COLDWATER TOWNSHIP COMMERCIAL LAND SALES

BLDG SITE SIZE LOTS

USE AS GUIDE FOR 2024

EQ TIME FRAME: 4-1-21 thru 3-31-23

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					Irregular
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					Irregular
w/001-300-005-00	(Clemens Food Group LLC)							Irregular
w/002-200-005-00	(Clemens Food Group LLC)							Irregular
w/002-200-010-00	(Clemens Food Group LLC)							Irregular
w/002-200-015-00	(Clemens Food Group LLC)							Irregular
w/002-400-005-99	(Clemens Food Group LLC)							Irregular
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
014-300-005-97	19-Jul-22	\$165,000	10.54		Irregular		\$15,655	ON N WILLOWBROOK RD-MIN RD FRTG\$225 w/Billboard income
014-300-005-97	5-Oct-22	\$165,000	10.54		Irregular	\$0.36	\$15,655	ON N WILLOWBROOK RD-MIN RD FRTG
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
014-300-005-97	5-Oct-22	\$165,000	24.26	1057.69	\$156	\$0.16	\$6,801	N. Willowbrook Rd
w/014-300-005-98								N. Willowbrook Rd
017-300-020-00	21-Jan-16	\$60,000	3.4		\$120	\$0.41	\$17,647	US-12/E Chicago Rd-Old Motel Site
017-300-020-00	30-Nov-21	\$105,000	3.4	240	\$438	\$0.71	\$30,882	ACTUAL FF=495.58, USED 240 DUE TO IRREGULAR SHAPE OF LOT
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								
019-1000-005-07	28-Jul-22	\$117,000	2	187.13	\$625	\$1.34	\$58,500	E. Chicago Rd
019-1000-005-96	9-Nov-20	\$109,500	9.123	185.65	\$590	\$0.28	\$12,003	E. Colon Rd-mostly rear land
019-400-005-99	12-May-20	\$45,000	6	380.38	\$118	\$0.17	\$7,500	Garfield Rd-S of RR & W of Behnke Rd
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
024-400-005-99	1-Oct-21	\$185,000	2.15	220	\$841	\$1.98	\$86,047	US-12 East of Oil Change Store
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: \$11,661,880 1157.78 **\$10,073** 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.

AVE OF 2023 Sales ONLY:	No Sales							
AVE OF 2022 Sales ONLY:	#VALUE!	#VALUE!	-	-	\$0.48	#VALUE!	5 Sales	
AVE OF 2021 Sales ONLY:	\$290,000	5.55	460	\$1,278	\$1.34	\$52,252	2 Sales	
AVE OF 2020 Sales ONLY:	\$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				