

# COLDWATER TOWNSHIP LAND SALES - FOR 2024 ROLL

## PLATTED LOT SALES - NO WATER SALES

EQ TIME FRAME: 4-1-20 thru 3-31-22

PARCEL ID# 070-	DATE	SALE \$	SIZE/SQFT	RATE PER FF	RATE PER SQFT	
C41-000-014-00	13-Sep-01	\$4,500	5,445	\$45	\$0.83	BOUGHT TO ENLARGE REAR YARD
<b>G70-000-024-00</b>	<b>25-Jun-21</b>	<b>\$8,000</b>	<b>25,509</b>	<b>\$45</b>	<b>\$0.31</b>	<b>Very Irrg Lot on Sunset Dr-bought by adjoi</b>
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
<b>H10-00-015-00</b>	<b>10-Oct-14</b>	<b>\$5,000</b>	<b>23,777</b>	<b>\$63</b>	<b>\$0.21</b>	<b>Cynthia Dr Lot-Irrg Shape! TWICE SO</b>
<b>H10-00-015-00</b>	<b>6-Dec-22</b>	<b>\$7,200</b>	<b>23,777</b>	<b>\$90</b>	<b>\$0.30</b>	<b>Cynthia Dr Lot-Irrg Shape! TWICE SO</b>
<b>H10-00-015-00</b>	<b>21-Mar-23</b>	<b>\$13,500</b>	<b>23,777</b>	<b>\$169</b>	<b>\$0.57</b>	<b>Cynthia Dr Lot-Irrg Shape! THRICE SO</b>
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
<b>S80-000-003-00</b>	<b>6-May-22</b>	<b>\$30,000</b>	<b>15,235</b>	<b>\$300</b>	<b>\$1.97</b>	<b>to keep from being built upon</b>
<b>S80-000-011-00</b>	<b>6-Jul-22</b>	<b>\$30,000</b>	<b>15,000</b>	<b>\$300</b>	<b>\$2.00</b>	<b>to keep from being built upon</b>
S90-000-004-00	3-Jun-20	\$15,000	27,613	\$211	\$0.54	Irrg 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	Irrg Shaped Lot on Cul-De-Sac
W50-000-009-00	21-Oct-19	\$38,000	55,082	\$380	\$0.69	Woodchuck Dr-limited WaterFront Access
<b>W50-000-009-00</b>	<b>1-Feb-22</b>	<b>\$38,000</b>	<b>55,082</b>	<b>\$380</b>	<b>\$0.69</b>	<b>Woodchuck Dr-limited WaterFront Access</b>
<b>W50-000-009-00</b>	<b>10-Nov-22</b>	<b>\$48,000</b>	<b>55,082</b>	<b>\$480</b>	<b>\$0.87</b>	<b>Woodchuck Dr-limited WaterFront Access</b>
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
<b>W50-000-024-00</b>	<b>11-Nov-21</b>	<b>\$36,000</b>	<b>20,625</b>	<b>141.12</b>	<b>\$1.75</b>	<b>Interior Lot, NO water frontage-access only!</b>
W50-000-025-00	27-Sep-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

<b>Ave of all 2023 Sales ONLY:</b>	<b>\$13,500</b>	<b>23,777</b>	<b>\$169</b>	<b>\$0.57</b>	<b>1 Sale</b>
<b>Ave of all 2022 Sales ONLY:</b>	<b>\$102,500</b>	<b>90,762</b>	<b>\$513</b>	<b>\$1.13</b>	<b>4 Sales</b>
<b>Ave of all 2021 Sales ONLY:</b>	<b>\$44,000</b>	<b>46,134</b>	<b>\$93</b>	<b>\$0.95</b>	<b>2 Sales</b>
Ave 2018 Sales EXCEPTW50:	\$43,500	72,388	\$45	\$0.60	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
<b>AVERAGE OF: EQ TIME FRAME:</b>	<b>\$225,700</b>	<b>261,700</b>	<b>\$193</b>	<b>\$0.86</b>	
Ave Lots except W50 Plat:	\$220,725	313,912	\$371	\$0.70	
Ave of ALL W50 Plat Only:	\$518,600	415,249	-	\$1.25	
<b>AVE: EQ TIME FRAME-W50 ONLY:</b>	<b>\$156,000</b>	<b>149,579</b>	<b>\$418</b>	<b>\$0.74</b>	
W50 Plat-Water Influenced ONLY:	\$138,000		-	#REF!	Water Influenced
W50 Plat-Good Waterfront ONLY:	\$138,000		-	\$1.68	Good Waterfront
W50 Plat-Interior Lots ONLY :	\$340,600	218,788	-	\$1.56	Interior Lots

Items in Blue are 2023 Sales

Items in Green are 2022 Sales

Items in Red are 2021 Sales

**FOR: WOOD CHUCK PT ONLY: for 2024 ROLL-NO CHANGES-USE AS A GUIDE-SEE EXTRACTIONS**

<b>Ave of 2022 Sales ONLY:</b>	<b>\$146,000</b>	<b>140,399</b>	<b>\$365</b>	<b>\$1.04</b>	
<b>Ave of 2018 Sales Only:</b>	<b>\$375,600</b>	<b>279,451</b>	-	<b>\$1.34</b>	
<b>Ave of 2018 Sales Interior Only:</b>	<b>\$202,600</b>	<b>163,467</b>	-	<b>\$1.24</b>	Includes Three Times Sold Lot
<b>2018 Sales Interior/last 1 Only:</b>	<b>\$29,000</b>	<b>27,815</b>	-	<b>\$1.04</b>	
<b>2018 Sales Ext Lots Only:</b>	<b>\$138,000</b>	<b>55,321</b>	-	<b>\$2.49</b>	
<b>AVE: EQ TIME FRAME-W50 ONLY:</b>	<b>\$211,200</b>	<b>217,127</b>	-	<b>#REF!</b>	

**INFORMATIONAL & HISTORICAL-SUPPORTS CURRENT RATES USED FOR 2023**

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.**