

COLDWATER TOWNSHIP LAND SALES - for 2025 Roll

BLDG SITE SIZE LOTS - UNPLATTED PARCELS-RURAL PARCELS PRIMARILY

EQ TIME FRAME: 4-1-22 thru 3-31-24

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	Pennisula-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 Pennisula-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	660.00	\$0.09	\$4,000	N Fiske Rd - AFTER 2022 EQ TIME FRAME
014-200-035-00	12-Sep-22	\$40,000	16.5	\$93	431.00	\$0.06	\$2,424	All woods
018-300-055-00	30-Aug-24	\$45,000	1.10	\$310	145.00	\$0.94	\$41,096	E Colon Rd/M-86
023-300-070-01	29-Jun-22	\$28,000	16.5	\$185	151.00	\$0.04	\$1,697	N Fiske Rd - ALL Wooded
023-300-070-01	29-Dec-23	\$30,000	16.5	\$199	151.00	\$0.04	\$1,818	N Fiske Rd - ALL Wooded-TWICE SOLD
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
027-400-005-09	13-Feb-24	\$90,000	2.614	\$1,452	523.66	\$0.79	\$34,430	PRIVATE DR-MARION DR
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
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Ave of All Sales		\$2,137,000	368.62	-	-	\$0.13	\$5,797	
Ave of All Sales minus .33 ac sale-assemt		\$2,129,000	368.30	-	-	\$0.13	\$5,781	
Ave of ONLY Sales with FF:		\$1,117,000	219.73	\$731	1,527.58	\$0.12	\$5,083	
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 2024 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	\$1,645	440.21	\$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 Red are 2024 Sales

Items in Blue are 2023 Sales

Items in Green are 2022 Sales

FOR 2025 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

No change RURAL Bldg Site Rate for 2025 from \$9,000 to \$10,000

1st Ac Bldg Site \$-Supports my \$17,500 for Premium Hm Site-NO Change for 2025