

COLDWATER TOWNSHIP COMMERCIAL LAND SALES

BLDG SITE SIZE LOTS

USE AS GUIDE FOR 2025

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

AS OF: 1-15-25	DATE OF SALE	SALE AMOUNT	SIZE OF PARCEL	FRONT FOOT	RATE PER FF	RATE PER SQFT	RATE PER ACRE	
PARCEL ID # 070-								
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
014-200-030-98	27-Mar-05	\$3,368,000	160					\$1.70
014-300-005-97	19-Jul-22	\$165,000	10.54					\$0.48
014-300-005-97	5-Oct-22	\$165,000	10.54					Irregular
014-400-010-00	1-Mar-12	\$57,040	16.18					\$0.36
014-400-010-00	29-Jun-18	\$100,000	16.18					\$0.08
014-300-005-97	5-Oct-22	\$165,000	24.26	1057.69	\$156	\$0.16	\$6,801	\$0.14
w/014-300-005-98								\$0.25
017-300-020-00	21-Jan-16	\$60,000	3.4					\$120
017-300-020-00	30-Nov-21	\$105,000	3.4	240	\$438	\$0.71	\$30,882	\$0.41
018-300-065-99	15-Nov-07	\$15,500	4.9					\$0.71
018-300-065-02	30-Oct-08	\$20,000	1.82					\$0.07
w/019-100-005-11								\$0.25
019-1000-005-07	28-Jul-22	\$117,000	2	187.13	\$625	\$1.34	\$58,500	\$0.25
019-1000-005-96	9-Nov-20	\$109,500	9.123	185.65	\$590	\$0.28	\$12,003	\$0.71
019-400-005-99	12-May-20	\$45,000	6	380.38	\$118	\$0.17	\$7,500	\$0.07
024-400-005-02	16-Oct-18	\$95,000	1.08					\$2.02
024-400-005-99	1-Oct-21	\$185,000	2.15	220	\$841	\$1.98	\$86,047	\$0.95
024-200-090-00	17-Mar-10	\$41,210	1					\$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	

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Ave of ALL Sales:	\$11,661,880	1157.78					<b>\$10,073</b>	THIS IS ONLY AN AVERAGE-NOT REPRESENTATIVE OF ALL PARCELS	
Ave Sales after 2016:	\$530,000.00	28.81					<b>\$18,396</b>	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.

<b>AVE OF 2024 Sales ONLY:</b>	No Sales								
<b>AVE OF 2023 Sales ONLY:</b>	No Sales								
<b>AVE OF 2022 Sales ONLY:</b>	<b>\$282,000</b>	<b>26.26</b>	<b>1244.82</b>		<b>\$227</b>	<b>\$0.75</b>	<b>\$10,739</b>	<b>2 Sales</b>	
AVE OF 2021 Sales ONLY:	\$165,000	5.55	460		\$1,278	\$1.34	\$29,730	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				