

# COLDWATER TOWNSHIP LAND SALES - FOR 2025 ROLL

## PLATTED LOT SALES - NO WATER SALES

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

| PARCEL ID# 070-                      | DATE             | SALE \$         | SIZE/SQFT     | Front Ft      | RATE PER FF  | RATE PER SQFT |   |
|--------------------------------------|------------------|-----------------|---------------|---------------|--------------|---------------|---|
| C41-000-014-00                       | 13-Sep-01        | \$4,500         | 5,445         | 148.50        | \$30         | \$0.83        | BOUGHT TO ENLARGE REAR YARD                                   |
| G70-000-024-00                       | 25-Jun-21        | \$8,000         | 25,509        | 66.00         | \$121        | \$0.31        | Very Irrg Lot on Sunset Dr-bought by adjoining lots           |
| K20-000-002-00                       | 13-Oct-17        | \$12,500        | 38,845        | 326.00        | \$38         | \$0.32        | 3 Lots on Hardwood Dr - Very Private Setting                  |
| W/K20-000-003-00<br>& K20-000-004-00 |                  |                 |               |               |              |               |   |
| K20-000-002-00                       | 28-Dec-18        | \$13,000        | 38,845        | 150.00        | \$87         | \$0.33        | 3 Lots on Hardwood Dr - Very Private Setting                  |
| <b>G80-000-006-00</b>                | <b>23-Oct-24</b> | <b>\$12,000</b> | <b>17,250</b> | <b>75.00</b>  | <b>\$160</b> | <b>\$0.70</b> | <b>Frontage on N. Union City Rd</b>                           |
| <b>H10-00-015-00</b>                 | <b>10-Oct-14</b> | <b>\$5,000</b>  | <b>23,777</b> | <b>80.00</b>  | <b>\$63</b>  | <b>\$0.21</b> | <b>Cynthia Dr Lot-Irrg Shape! TWICE SOLD</b>                  |
| <b>H10-00-015-00</b>                 | <b>6-Dec-22</b>  | <b>\$7,200</b>  | <b>23,777</b> | <b>80.00</b>  | <b>\$90</b>  | <b>\$0.30</b> | <b>Cynthia Dr Lot-Irrg Shape! TWICE SOLD</b>                  |
| <b>H10-00-015-00</b>                 | <b>21-Mar-23</b> | <b>\$13,500</b> | <b>23,777</b> | <b>80.00</b>  | <b>\$169</b> | <b>\$0.57</b> | <b>Cynthia Dr Lot-Irrg Shape! THRICE SOLD</b>                 |
| M75-000-013-00                       | 6-Feb-14         | \$10,750        | 18,000        | 100.00        | \$108        | \$0.60        | On N. Union City Rd - 100 x 180                               |
| P50-000-001-07                       | 2-Oct-14         | \$7,275         | 34,493        | 162.62        | \$45         | \$0.21        | Cul-De-Sac Lot w/Frtg on Progress Dr                          |
| R15-000-028-01                       | 29-Mar-00        | \$25,000        | 15,000        | 125.00        | \$200        | \$1.67        | Back Lots   |
| S10-000-011-00                       | 26-Dec-18        | \$1,500         | 5,728         | 40.00         | \$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>100.00</b> | <b>\$300</b> | <b>\$1.97</b> | <b>to keep from being built upon</b>                          |
| <b>S80-000-005-00</b>                | <b>11-Nov-24</b> | <b>\$27,500</b> | <b>15,235</b> | <b>100.00</b> | <b>\$275</b> | <b>\$1.81</b> | <b>has lake rights</b>  |
| <b>S80-000-011-00</b>                | <b>6-Jul-22</b>  | <b>\$30,000</b> | <b>15,000</b> | <b>100.00</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        | 71.20         | \$211        | \$0.54        | Irreg Shaped Lot on Cul-De-Sac                                |
| U72-000-009-99                       | 25-Nov-15        | \$25,000        | 16,911        | 217.04        | \$115        | \$1.48        | Mustang Dr & Raymond Dr Area                                  |
| U72-000-009-99                       | 25-Nov-15        | \$25,000        | 16,911        | 217.04        | \$115        | \$1.48        | Mustang Dr & Raymond Dr Area                                  |
| W50-000-001-00                       | 10-Dec-20        | \$67,000        | 46,259        | 71.20         | \$941        | \$1.45        | Irreg Shaped Lot on Cul-De-Sac                                |
| W50-000-009-00                       | 21-Oct-19        | \$38,000        | 55,082        | 100.00        | \$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>100.00</b> | <b>\$380</b> | <b>\$0.69</b> | <b>Woodchuck Dr-limited WaterFront Access - TWICE SOLD</b>    |
| <b>W50-000-009-00</b>                | <b>10-Nov-22</b> | <b>\$48,000</b> | <b>55,082</b> | <b>100.00</b> | <b>\$480</b> | <b>\$0.87</b> | <b>Woodchuck Dr-limited WaterFront Access - TWICE SOLD-PI</b> |
| W50-000-018-00                       | 18-Aug-17        | \$35,000        | 60,663        | 100.00        | \$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        | 164.52        | \$164        | \$1.31        | 3rd time Sold Parcel  |
| W50-000-023-00                       | 4-Sep-13         | \$26,000        | 18,143        | 164.52        | \$158        | \$1.43        | Twice Sold Parcel   |
| W50-000-024-00                       | 11-Nov-21        | \$36,000        | 20,625        | 142.12        | \$253        | \$1.75        | Interior Lot, NO water frontage-access only                   |
| W50-000-025-00                       | 27-Sep-16        | \$24,000        | 20,627        | 164.52        | \$146        | \$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 |
|----------------|-----------|-----------|--------|---|--------|--|

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|                                     |                  |                |               |              |               |                            |
|-------------------------------------|------------------|----------------|---------------|--------------|---------------|----------------------------|
| <b>Ave of all 2024 Sales ONLY:</b>  | <b>\$39,500</b>  | <b>32,485</b>  | <b>175.00</b> | <b>\$226</b> | <b>\$1.22</b> | <b>2 Sales</b>             |
| <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>             |
| Ave of all 2021 Sales ONLY:         | \$44,000         | 46,134         |               | \$187        | \$0.95        | 2 Sales                    |
| Ave 2018 Sales EXCEPT W50:          | \$43,500         | 72,388         |               | \$62         | \$0.60        | NOT to be used in W50 Plat |
| Ave of all 2017 Sales ONLY:         | \$47,500         | 99,508         |               | \$194        | \$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>\$214</b> | <b>\$0.86</b> |                            |
| Ave Lots except W50 Plat:           | \$260,225        | 346,397        |               | \$462        | \$0.75        |                            |
| 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>\$446</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 2024 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 2025 TO WATERFRONT LOTS WITH NO OR LITTLE SWAMP: THIS IS LOTS: 2-12 MAYBE LOT 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. ALSO SEE EXTRACTIONS FOR LAND**