

040

Neighborhoods Used: 040.NEIGHBORHOOD 040-RURAL RESIDENTIAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-024-200-085-00	12/05/2025 040	401	94,400	28,378
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	60	66,022	132,727
				E.C.F. 0.497



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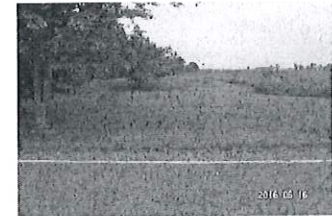


Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-029-300-010-03	12/03/2025 040	401	99	28,325
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	79	-24,408	228,805
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F. -0.107	
		-3818	35789	-0.107



Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-014-200-005-01	11/13/2025 040	402	1	20,930

!!MULTI-PARCEL SALE!!



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-004-400-030-00	11/12/2025 040	401	205,000	32,106
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	70	154,103	168,759
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F. 0.913	
		18791	20578	0.913



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-005-100-045-98	11/08/2025 040	401	425,000	56,210
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	86	320,957	202,510
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F. 1.585	
		47833	30181	1.585



Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-029-100-015-00	10/29/2025 040	401	10	13,762
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	69	-13,393	204,386
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F. -0.066	
		-359	5471	-0.066



Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-013-400-025-00	10/23/2025 040	401	99	36,803
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/4 STORY	65	-32,738	280,971
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F. -0.117	
		-3966	34041	-0.117



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Neighborhoods Used: 040.NEIGHBORHOOD 040-RURAL RESIDENTIAL

652 LOTT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-024-200-085-00 10/16/2025 040 401 94,400 28,378
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 60 66,022 132,727 0.497

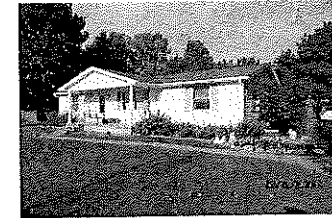


604 STATE RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-012-300-010-01 09/05/2025 040 401 1 525,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 40 -496,697 100,723 -4.931
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 -28302 5739 -4.931



!!MULTI-PARCEL SALE!!

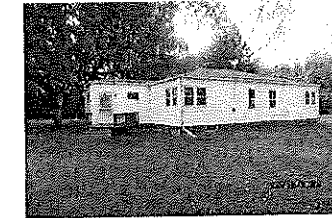
227 N BEHNKE RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-030-300-015-06 09/05/2025 040 401 1 27,288
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 79 -27,287 229,669 -0.119



652 LOTT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-024-200-085-00 09/04/2025 040 401 94,400 28,378
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 60 66,022 132,727 0.497



270 N BEHNKE RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-030-100-035-01 08/23/2025 040 401 0 28,033
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 74 -25,699 173,681 -0.148
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 -2334 15774 -0.148



546 MARSHALL RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-009-400-005-00 08/20/2025 040 401 1 350,609
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 59 -350,608 244,603 -1.433
 !!MULTI-PARCEL SALE!!



650 NEWTON RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-001-400-005-01 08/08/2025 040 401 19,000 38,804
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 70 -15,416 167,388 -0.092
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 -4388 47640 -0.092



133 N CENTENNIAL RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-035-300-015-01 08/01/2025 040 401 1 22,386
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 79 -20,402 233,800 -0.087
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 -1983 22728 -0.087



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Neighborhoods Used: 040.NEIGHBORHOOD 040-RURAL RESIDENTIAL

193 N FISKE RD						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
070-036-100-020-00	04/14/2025 040	401	0	7,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	76	-7,000	140,972	-0.050	



294 N ANGOLA RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
070-028-200-035-00	04/11/2025 040	401	170,000	47,497		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	64	107,491	132,420	0.812	
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.			
	15012	18494	0.812			



203 STICKNEY RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
070-032-100-010-02	03/06/2025 040	401	62,500	22,805		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	85	39,695	201,078	0.197	



664 MARSHALL RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
070-004-200-010-00	02/28/2025 040	401	320,000	43,593		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	73	276,407	312,069	0.886	



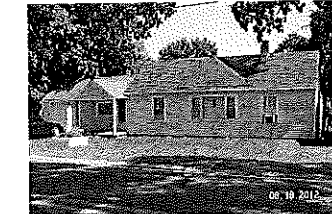
390 RIVER RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
070-018-400-010-00	02/28/2025 040	401	112,000	10,640		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	80	101,360	110,364	0.918	



131 BURCH RD						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
070-007-100-025-01	02/27/2025 040	401	0	47,698		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	95	-47,698	230,397	-0.207	



581 RIVER RD						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
070-J60-000-004-00	02/26/2025 040	401	0	53,213		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	58	-53,213	199,411	-0.267	



277 N BEHNKE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
070-030-100-040-01	02/19/2025 040	401	175,000	19,982		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	RANCH	82	155,018	239,510	0.647	



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ECF Analysis for: 070 - COLDWATER TOWNSHIP

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DB: Coldwater Twp 2026

Neighborhoods Used: 040.NEIGHBORHOOD 040-RURAL RESIDENTIAL

N FISKE RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-013-300-010-00	02/13/2025 040	402	80,000	95,550	



