

COLDWATER TWP'S TRAILER ECF - 2025 FOR 2026

USED TOWNSHIP'S MOST LIKE COLDWATER TWP - TWP HAS LAKES & IS INFLUENCED BY ITS PROXIMITY TO THE CITY OF COLDWATER

Parcel Number	Street Address	Sale Date	Sale Price	Instr. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
030-001-400-010-01	1218 KLINK RD	12/01/23	\$189,900	WD 03-ARM'S LENC	\$189,900	\$57,850	30.46	\$186,595	\$41,528	\$148,372	\$148,330	1.000	1,592	\$93.20	1002	7.6348	MOBILE	\$20,182	AG NW LAND	401	65	
090-029-400-020-99	1126 DOUGLAS RD	10/23/23	\$100,000	WD 03-ARM'S LENC	\$100,000	\$31,800	31.80	\$99,848	\$17,338	\$82,662	\$96,166	0.860	896	\$92.26	1004	6.4353	1	\$15,660	AG SW LAND	401	66	
140-003-300-015-00	390 HOOPINGARNER	11/26/24	\$112,000	WD 03-ARM'S LENC	\$112,000	\$40,200	35.89	\$107,020	\$30,444	\$81,556	\$89,249	0.914	864	\$94.39	1004	1.0134	1	\$24,050	AG SW LAND	401	70	
090-006-200-005-01	1202 SHAWTOWN RI	03/20/24	\$100,000	WD 03-ARM'S LENC	\$100,000	\$43,589	43.59	\$100,877	\$30,641	\$69,359	\$79,633	0.871	1,184	\$58.58	1004	5.2946	MOBILE	\$25,736	AG SW LAND	401	61	
110-026-100-016-01	508 LAKE	08/14/23	\$70,000	WD 03-ARM'S LENC	\$70,000	\$49,660	70.94	\$69,126	\$3,528	\$66,472	\$73,049	0.910	576	\$115.40	1003	1.3969	1	\$3,528	AG SE	401	65	
150-004-400-015-04	777 S ANGOLA RD	01/19/24	\$132,500	WD 03-ARM'S LENC	\$132,500	\$56,300	42.49	\$120,414	\$20,777	\$111,723	\$112,967	0.989	924	\$120.91	1003	6.5054	1	\$17,136	AG SE	401	72	
Totals:			\$563,500		\$563,500	\$224,510		\$561,373	\$560,144	\$599,394				\$79.89		1.0584						
							Sale. Ratio	36.52	USE FOR: 2026		E.C.F. => 0.935											
							Std. Dev. =	14.92			Ave. E.C.F.	0.924	Std. Devia		0.302401		Ave. Varia		4.7134		Coefficient 5.1014	

SALES REMOVED DUE TO BEING: An Outlier or NOT Representative of Coldwater Twp

020-035-400-015-05	200 W BARNHART	09/28/23	\$176,000	WD 03-ARM'S L	\$176,000	\$47,600	27.05	\$112,127	\$48,940	\$127,060	\$71,641	1.774	780	\$162.90	1002	84.9642	MOBILE	\$15,858	AG NW LAN	401	76
090-018-400-005-06	398 TAGGART RD	09/14/23	\$165,000	WD 03-ARM'S LENC	\$165,000	\$45,516	27.59	\$133,865	\$17,524	\$147,476	\$131,906	1.118	924	\$159.61	1004	19.4106	MOBILE	\$16,056	AG SW LAND	401	70
120-030-100-020-00	703 WARREN RD	02/09/24	\$60,000	WD 08-ESTATE	\$60,000	\$35,427	59.05	\$81,814	\$33,622	\$26,378	\$54,639	0.483	840	\$31.40	1003	44.1168	1	\$27,572	AG SE	401	51
010-022-300-015-00	993 DUNKS RD	09/26/23	\$195,000	WD 03-ARM'S LENC	\$195,000	\$47,350	24.28	\$161,107	\$28,757	\$166,243	\$150,057	1.108	1,624	\$102.37	1002	18.3935	MOBILE	\$20,253	AG NW LAND	401	76
150-016-100-015-02	340 DEERFIELD DR	01/24/24	\$26,100	WD 03-ARM'S LENC	\$26,100	\$15,700	60.15	\$36,589	\$4,442	\$21,658	\$36,448	0.594	784	\$27.63	1003	32.9714	1	\$3,258	AG SE	401	51
030-010-100-015-00	1181 MARSHALL RD	01/03/24	\$89,900	WD 03-ARM'S LENC	\$89,900	\$29,300	32.59	\$73,209	\$25,740	\$64,160	\$53,820	1.192	684	\$93.80	1001	26.8195	MOBILE	\$23,974	AG NE	401	64
070-023-300-065-03	300 S MICHIGAN AVE	12/07/23	\$45,000	WD 03-ARM'S LENC	\$45,000	\$13,200	29.33	\$48,801	\$24,144	\$20,856	\$27,956	0.746	696	\$29.97	1001	17.7898	1	\$23,138	AG NE	401	46