

Unit: 070 - COLDWATER TOWNSHIP  
Rates/Values for Neighborhood 62.COM US-27 (NORTH), Last Edited: 01/22/2026

Rates for Rate Table 'US-27 NORTH-COM', (Acres)

COMM AVERAG	: 38,000
COMMERCIAL LAKE	: 55,000
COMM LK ACCESS	: 28,500
COMM US-27	: 27,000
COMM US-12	: 54,000
COMM EXCESS LAN	: 9,000
RURAL BEST	: 25,000
RURAL GOOD	: 20,000
RURAL AVE PLUS	: 17,500
RURAL AVE	: 11,000
RURAL FAIR	: 10,000
RURAL POOR	: 7,500
RIGHT-OF-WAY	: 0
DRAIN	: 0

Unit: -  
Rates/Values for Neighborhood -----, Last Edited: / /

*See Land Sales Analysis*

**COMMERCIAL LAND RATES: ACREAGE TABLE**

**USE FOR ALL COMMERCIAL AREAS FOR: 2026 ROLL**

**USE IN SALES AREA: C-1, 60, 61, 62, 63, 64 & RURAL AREAS EXCEPT WILLOWBROOK & SIMILAR AREAS**

	PER/FF	ROUNDED
COMM AVERAGE	\$17,647	\$38,074
COMMERCIAL LAKE	NO SALES: INTERPOLATED COMM-AVE OF \$38,000 X 1.5 FOR EST OF LK.FRTG	\$57,000
COMM LK ACCESS	NO SALES: INTERPOLATED COMM-LAKE \$57,000 X .5 FOR EST OF LK.ACCESS	\$28,500
COMM US-27	NO SALES: USED 50% OF US-12 AS BEST ESTIMATE	\$27,033
COMM US-12	\$17,647 + \$58,500 + \$86,047 / 3 =	\$54,065
COMM EXCESS LAND	\$7,500 + \$12,003 / 2 =	\$9,751
ROW		\$0
DRAIN		\$0

**COMMERCIAL RURAL LAND RATES: ACREAGE TABLE**

**USE FOR ALL COMMERCIAL RURAL AREAS FOR: 2026 ROLL**

**INCLUDES LAND RATES FROM "ALL COMMERCIAL" LAND RATES USE IN SALES AREAS: C-1, 60, 61, 62, 63, & 64**

	PER/FF	ROUNDED
RURAL BEST	\$74,527+\$15,655+\$6,801+\$30,882+\$12,003+\$7,500 / 6	\$24,516
RURAL GOOD	Interpolated between: Rural Best + Rural Ave Plus / 2	\$20,897
RURAL AVE +	\$21,527+\$15,655+\$6,801+\$30,882+\$13,772 / 5	\$17,278
RURAL AVERAGE	\$10,989+\$12,003+\$7,500+\$13,772 / 4	\$11,066
RURAL FAIR	\$10,989 + \$12,003 + \$7,500 / 3	\$10,164
RURAL POOR	\$7,500	\$7,500
ROW		\$0
DRAIN		\$0