

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood 63.NON-PRIME COM LANDS, Last Edited: 01/22/2026

Rates for Rate Table 'COMM RURAL LOCATIONS', (Acres)
COMM AVERAGE : 38,000
COMMERCIAL LAKE: 55,000
COMM LK ACESSS : 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 AVERAGE : 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 | \$58,500 | \$38,000 |
| COMM LK ACCESS | | \$57,000 |
| COMM US-27 | | \$28,500 |
| COMM US-12 | | \$27,033 |
| COMM EXCESS LAND | | \$54,065 |
| ROW | | \$9,751 |
| 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 | \$24,516 |
| RURAL GOOD | Interpolated between: Rural Best + Rural Ave Plus | \$20,897 |
| RURAL AVE + | \$21,527+\$15,655+\$6,801+\$30,882+\$13,772 | \$17,278 |
| RURAL AVERAGE | \$10,989+\$12,003+\$7,500+\$13,772 | \$11,066 |
| RURAL FAIR | \$10,989 + \$12,003 + \$7,500 | \$10,164 |
| RURAL POOR | \$7,500 | \$7,500 |
| ROW | | \$0 |
| DRAIN | | \$0 |