

COLDWATER TOWNSHIP COMMERCIAL LAND SALES

BLDG SITE SIZE LOTS

AS OF: 1-09-26

USE AS A GUIDE FOR 2026 - SEE SALES AREA CHARTS

EQ TIME FRAME: 4-1-23 thru 3-31-25

PARCEL ID # 070-	SALE AMOUNT	SIZE OF PARCEL	FRONT FOOT	RATE PER FF	RATE PER SQFT	RATE PER ACRE	
001-100-015-00	31-Mar-06	\$3,408,510	435.6				Irregular Irregular \$0.18 \$7,825 Bought to be Developed
w/001-300-005-00	(Cocaseco LLC)						Irregular
w/002-200-005-00	(Cocaseco LLC)						Irregular
w/002-200-015-00	(Cocaseco LLC)						Irregular
w/002-400-005-99	(Cocaseco LLC)						Irregular
001-100-015-00	15-Apr-15	\$3,185,000	443.09				Irregular \$0.17 \$7,188 Bought to be Developed - (90.7 ac)
w/001-300-005-00	(Clemens Food Group LLC)						(41.49ac)
w/002-200-005-00	(Clemens Food Group LLC)						(95ac)
w/002-200-010-00	(Clemens Food Group LLC)						(6ac)
w/002-200-015-00	(Clemens Food Group LLC)						(39ac)
w/002-400-005-99	(Clemens Food Group LLC)						(170.9ac)
014-200-030-00	17-Dec-98	\$150,000	2.02	\$682	\$1.70	\$74,257	(220 x 400) ON WILLOWBROOK RD-CREDIT UNION
014-200-030-98	27-Mar-05	\$3,368,000	160		\$0.48	\$21,050	160 Acres-425'd to City
014-300-005-97	19-Jul-22	\$165,000	10.54	Irregular		\$15,655	ON N WILLOWBROOK RD-MIN RD FRTG\$225 w/Billboard income
014-300-005-97	5-Oct-22	\$165,000	10.54	Irregular	\$0.36	\$15,655	ON N WILLOWBROOK RD-MIN RD FRTG
014-400-010-00	1-Mar-12	\$57,040	16.18		\$0.08	\$3,525	ON N WILLOWBROOK RD-MIN RD FRTG
014-400-010-00	29-Jun-18	\$100,000	16.18	\$2,000	\$0.14	\$6,180	ON N WILLOWBROOK RD-MIN RD FRTG
014-300-005-97	5-Oct-22	\$165,000	24.26	\$156	\$0.16	\$6,801	N. Willowbrook Rd
w/014-300-005-98							N. Willowbrook Rd
014-300-005-98	8-Oct-25	\$144,102	13.72	\$106	\$0.24	\$10,500	N. Willowbrook Rd-EAST SIDE OF RD
017-300-020-00	21-Jan-16	\$60,000	3.4	\$120	\$0.41	\$17,647	US-12/E Chicago Rd-Old Motel Site
017-300-020-00	30-Nov-21	\$105,000	3.4	240	\$0.71	\$30,882	ACTUAL FF=495.58, USED 240 DUE TO IRREGULAR SHAPE OF LOT
018-300-065-99	15-Nov-07	\$15,500	4.9		\$0.07	\$3,163	Colon Rd
018-300-065-02	30-Oct-08	\$20,000	1.82		\$0.25	\$10,989	Colon Rd
w/019-100-005-11							
019-1000-005-07	28-Jul-22	\$117,000	2	\$625	\$1.34	\$58,500	E. Chicago Rd
019-1000-005-96	9-Nov-20	\$109,500	9.123	\$590	\$0.28	\$12,003	E. Colon Rd-mostly rear land
019-400-005-99	12-May-20	\$45,000	6	\$118	\$0.17	\$7,500	Garfield Rd-S of RR & W of Behnke Rd
024-400-005-02	16-Oct-18	\$95,000	1.08	\$808	\$2.02	\$87,963	(117.63+- x 400+-) on E. US-12-Paid Premium as adjoining lot
024-400-005-99	1-Oct-21	\$185,000	2.15	\$841	\$1.98	\$86,047	US-12 East of Oil Change Store
024-200-090-00	17-Mar-10	\$41,210	1	\$172	\$0.95		
033-100-005-02	27-Jul-07	\$7,120	2.37	\$22	\$0.07	\$3,004	99% tillable Com Zoned-bought by adjoining Farmer for farm land
B70-000-005-00	4-Mar-08	\$23,000	1.67		\$0.32	\$13,772	Rear Land for Moose Lodge
080-019-100-055-00	30-Mar-05	\$75,000	0.46	\$641	\$3.77	\$164,253	117 x 170 is lot size

Ave of ALL Sales: \$11,805,982 1171.50 **\$10,078** THIS IS ONLY AN AVERAGE-NOT REPRESENTATIVE OF ALL PARCELS

Ave Sales after 2016: \$530,000.00 28.81 **\$18,396** 2008=1st Year of Market crash for values
 Limited recent sales; see if any improved sales could be used for land value extraction. NOTE: Extraction Method is the LEAST reliable method for land value.

AVE OF 2025 SALES ONLY: \$144,102 13.72 569.98 \$253 \$0.24 \$10,500 1 Sale at: I-69 & N Willowbrook Rd
AVE OF 2024 Sales ONLY: No Sales

AVE OF 2023 Sales ONLY:	No Sales					
AVE OF 2022 Sales ONLY:	\$282,000	26.26	1244.82	\$227	\$0.75	\$10,739 2 Sales
AVE OF 2021 Sales ONLY:	\$165,000	5.55	460	\$1,278	\$1.34	\$29,730 2 Sales
AVE OF 2020 Sales ONLY:	\$45,000	6	380.38	\$118	\$0.17	\$7,500 1 Sale
AVE OF 2019 SALES ONLY:						0 Sales
AVE OF 2018 SALES ONLY:	\$195,000	17.26				\$11,298
AVE OF 2017 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2016 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2015 SALES ONLY:	\$20,000	1.82		\$10,989		
AVE OF 2014 SALES ONLY:	N/A	-		#VALUE!		
AVE OF 2013 & 2014 ONLY:	\$61,210	2.82		\$21,706		

COMMERCIAL LAND RATES FOR WILLOWBROOK RD & SIMILAR AREAS

USE FOR 2026 ROLL
ISE OM SALES AREA: 66 = WILLOWBROOK RD & SIMILAR AREAS

		PER/FF	ROUNDED
BEST	Only 1 Recent Sale	\$58,500	\$58,500
GOOD	$\$15,655 + \$15,655 + \$17,647 + \$58,500 + \$86,047 = / 5$	\$38,701	\$35,000
AVERAGE	1 SALE	\$21,050	\$35,000
FAIR	$\$10,500 + \$6,801 + \$6,180 + \$15,655 = / 4$	\$9,784	\$10,000
EXCESS LAND	$\$7,825 +$	\$7,507	\$7,500
1-69 FRTG	1 SALE	\$74,257	\$75,000
ROW		\$0	\$0
DRAIN		\$0	\$0

COMMERCIAL LAND RATES FOR WILLOWBROOK RD

USE AS A GUIDE-FOR 2026 ROLL
COLORED CELLS INDICATE WHERE PER FRONT FOOT RATE(S) CAME FROM:

		PER/FF	ROUNDED
1-69 FRTG		\$10,989	\$75,000
BEST		\$0	\$58,500
GOOD		\$14,101	\$35,000
AVERAGE			\$22,500
FAIR			\$10,000
EXCESS LAND	$\$21,050 +$ $\$6,801$	\$13,926	\$7,500