

COLDWATER TOWNSHIP LAND SALES for 2026 Roll

INDUSTRIAL BLDG SITE RATES PER ACRE

USE FOR 2026

AS OF: 1-15-26 EQ TIME FRAME: 4-1-23 thru 3-31-25

PARCEL ID # 070-	DATE OF SALE	Bldg Value:	SALE AMOUNT	SIZE OF PARCEL	RATE PER FF	RATE PER SQFT	RATE PER ACRE	NOTES
019-100-005-95-part	6-Nov-20		\$109,500	9.12	\$109	\$0.28	\$12,003	Sold Part of Land
*026-300-020-04	4-Dec-07	\$56,196	\$268,804	9.19	\$1,344	\$0.67	\$29,250	
*Has a Bldg=\$56,196, \$325,000-56,196=\$268,804								
026-300-020-07	20-Aug-15		\$80,000	0.86	-	\$2.13	\$92,883	Triangular Shape along I-69.
028-200-080-02	6-Jun-25		\$115,000	4.95	-	\$0.53	\$23,235	Bought rear land to add to parcel w/fronte
032-300-005-06	17-Dec-24	\$0	\$159,480	5.32	-	\$4.25	\$30,000	Layout Yard for C/W Solar
Ave of all Sales:			\$732,784	29.44	\$727	\$0.57	\$24,891	Project has no Road Frontage

No REPRESENTATIVE recent sales. See Abstraction/Extraction method. NOTE: Extraction Method is the LEAST reliable method for land value; but useable when no representative sales exist.

AVE OF 2025 SALES ONLY: \$115,000 4.95 \$0.53 \$23,235 1 Sale

AVE OF 2024 Sales ONLY: \$159,480 5.32 \$4.25 \$30,000 1 Sale

INDUSTRIAL LAND RATES

USE AS A GUIDE-NO CHANGES FOR 2026 ROLL

COLORED CELLS INDICATE WHERE PER ACRE RATE(S) CAME FROM:

IND LAND	PER/ACRE	ROUNDED
BEST	\$30,000	\$30,000
GOOD	\$24,891	\$25,000
AVERAGE	\$12,003 + \$29,250 / 2 =	\$20,000
FAIR	\$12,003	\$12,000
ROW		0
* SOLAR LANDS	COULD BE VALUED AS "FAIR" DUE TO RURAL LOCATIONS	\$10,078

* "SOLAR LANDS" DEVELOPED AS FOLLOWS: ASSESSOR BELIEVES THAT AG LANDS OCCUPIED BY INDUSTRIAL SOLAR IS WORTH MORE PER ACRE THAN AG LAND PURCHASED FOR TYPICAL AG USE; YET, LESS VALUABLE THAN RURAL COMMERCIAL/INDUSTRIAL LOCATIONS. SO, USING THE CURRENT AG RATE FOR TILLABLE OF: \$6,100/ACRE AND THE RURAL COM/IND LAND RATE OF: \$12,000 TO \$30,000 PER ACRE. \$10,000/ACRE WHICH IS SUPPORTED BY SOLAR FIRMS AGREEMENTS FOR AG LAND BEING CONVERTED TO SOLAR USE.

Unit: 070 - COLDWATER TOWNSHIP
Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 01/19/2026

Rates for Rate Table 'INDUSTRIAL', (Acres)
EXCELLENT : 30,000
GOOD : 25,000
AVERAGE : 20,000
FAIR : 10,000

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