

CHART #1 - EXCEPT WATERFRONT PARCELS

**THIS CHART IS USED FOR ALL RESIDENTIAL CLASSED PARCELS, EXCEPT PARCELS WITH WATERFRONT IN COLDWATER TOWNSHIP
RATES USED ARE SUPPORTED BY THE ABSTRACTION/EXTRACTION LAND VALUE METHOD**

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

COLDWATER TOWNSHIP LAND SALES - for 2026 Roll

AS OF: 8 JAN 2026

BLDG SITE SIZE LOTS - UNPLATTED PARCELS-RURAL PARCELS

PARCEL ID # 070-	DATE OF SALE	SALE AMOUNT	SIZE OF PARCEL	RATE PER FF	ACTUAL FF	RATE PER SOFT	RATE PER ACRE	
001-200-025-02	30-Jan-15	\$4,000	1.00	\$26	153.00	\$0.09	\$4,000	Jonesville Rd
003-300-025-00	1-May-19	\$33,000	5.28	\$330	100.00	\$0.14	\$6,250	NE Corner Newton & Marshall Rd
004-100-005-97	7-Oct-22	\$75,000	12.07	\$750	100.00	\$0.14	\$6,214	100ff off Jonesville Rd-Opens to a back field
005-100-040-06	17-Aug-18	\$25,000	0.87	\$250	100.00	\$0.66	\$28,868	Adolf Shores Dr-Twice Sold
005-100-040-06	9-Nov-16	\$21,500	0.87	\$215	100.00	\$0.57	\$24,827	Adolf Shores Dr
005-100-090-00	11-Jun-18	\$8,000	0.33	\$55	145.00	\$0.56	\$24,524	Added land N of Hm-DON'T USE-SCEWS RATES!!!
006-100-005-02	16-Apr-20	\$60,000	19.30	\$53	1131.56	\$0.07	\$3,108	Part of 070-006-100-005-00
008-400-005-01	22-Jul-22	\$98,000	10.00	\$405	254.61	\$0.22	\$9,800.00	Part of Penninsula-At Mud Creek & North Lake-Limited Access
009-300-040-04	15-May-17	\$250,000	37.40	\$6,685	139.01	\$0.15	\$6,685	Frtg on N Union City Rd & State-Western-developed into 5 lots
009-300-040-06	19-Jul-22	\$60,000	2.77	\$21,661	139.01	\$0.50	\$21,661	Part of larger 32+ Acres parcel
009-300-040-99 w/G80-000-006-00	15-Jan-17	\$61,000	3.50	\$17,429	139.01	\$0.40	\$17,429	Part of 37.396 Acres Development-1 of 5 lots-SHORT'S LAND
009-400-015-98	21-Jun-22	\$20,000	0.43	\$178	112.135	\$1.08	\$47,059	Pamela Dr-Private Drive
013-300-010-00	21-Apr-2021	\$80,000	20.00	\$121	660.00	\$0.09	\$4,000	N Fiske Rd - AFTER 2022 EQ TIME FRAME
014-200-035-00	12-Sep-22	\$40,000	16.50	\$93	431.00	\$0.06	\$2,424	All woods
018-300-055-00	30-Aug-24	\$45,000	1.10	\$310	145.00	\$0.94	\$41,096	E Colon Rd/M-86
023-300-070-01	29-Jun-22	\$28,000	16.50	\$185	151.00	\$0.04	\$1,697	N Fiske Rd - ALL Wooded
023-300-070-01	29-Dec-23	\$30,000	16.50	\$199	151.00	\$0.04	\$1,818	N Fiske Rd - ALL Wooded-TWICE SOLD
024-300-020-08 w/U25-100-010-00 w/U25-100-010-01	27-Jan-20	\$75,000	20.20	\$307	244.32	\$0.09	\$3,713	N. Fall River Dr-on Cul-De-Sac
025-100-065-09 w/U25-100-065-97	8-Jun-18	\$16,000	1.68	\$66	243.60	\$0.22	\$9,541	Frtg on Mason Rd
025-100-065-96	13-Nov-18	\$78,000	18.10	\$95	817.64	\$0.10	\$4,309	Rear land w/ 66' of Rd Frtg on Mason Rd
026-200-025-98	21-Aug-19	\$83,000	23.80	\$151	550.45	\$0.08	\$3,487	Schaefer & N Fiske Rds-Lots of Wet Woods-Twice Sold
025-300-030-00	18-Sep-23	\$165,000	20.00	\$250	660.00	\$0.19	\$8,250	On Dorrance Rd
026-100-020-00	12-May-25	\$20,000	0.45	\$154	130.00	\$1.02	\$44,643	On White Dr-a gravel road
026-200-025-98	21-Oct-20	\$80,000	23.80	\$71	1131.56	\$0.08	\$3,361	Schaefer & N Fiske Rds-Lots of Wet Woods-Twice Sold

026-400-055-00	15-Nov-23	\$96,000	10.56	\$204	470.00	\$0.21	\$9,091	Heavy soils on S. Willowbrook Rd
027-300-005-00	27-Mar-23	\$35,000	20.00	\$565	62.00	\$0.04	\$1,750	Sprague Rd-West Side-Small Frontage-Deep Lot-Irrg Shape-TWICE SOLD
027-300-005-00	9-Jun-25	\$40,000	2.58	\$597	67.00	\$0.36	\$15,498	E Colon Rd/M-86
027-300-005-00	17-Aug-20	\$12,500	2.58	\$202	62.00	\$0.11	\$4,845	Flag shaped parcel-small road frtg-Sprague
027-400-005-09	13-Feb-24	\$90,000	2.61	\$1,452	523.66	\$0.79	\$34,430	PRIVATE DR-MARION DR
031-400-010-00	22-Mar-22	\$23,000	1.50	\$138	166.17	\$0.35	\$15,333	Frontage on Black Hawk Mill Pond
027-300-005-00	13-Nov-17	\$12,000	2.91	\$194	62.00	\$0.09	\$4,125	only 62 ff on Sprague Rd

Ave of All Sales	\$1,764,000	315.17	-	-	\$0.13	\$5,597
Ave of All Sales minus .33 ac sale-assemblage!	\$1,756,000	314.84	-	-	\$0.13	\$5,577

Ave of Sales in EQ Time Frame:	\$296,000	50.77	\$546	1,351.66	\$0.13	\$5,830	ONLY 5 Sales in EQ Time Frame
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Sales of PRIME Locations:	\$25,000	0.87	\$250	100.00	\$0.66	\$28,868	ONLY 1 SALE in PRIME area-NO CHANGE FOR 2025
Sales of OVER 10 Acre Residential Lots:	\$1,079,000	264.17	\$4,085	-	\$0.09	\$4,085	13 sales- Best Represents the Extra Acre Rate-Rural Bldg Site
Ave of 2015 Sales:	\$4,000	1.00	\$26	153.00	\$0.09	\$4,000	
Ave of 2016 Sales:	\$21,500	0.87	\$215	100.00	\$0.57	\$24,827	
Ave of 2017 Sales:	\$323,000	43.81	\$950	340.02	\$0.17	\$7,374	Change RURAL Bldg Site Rate from \$7,250 to \$7,500 per sales
Ave of 2018 Sales:	\$49,000	2.87	\$100	488.60	\$0.39	\$17,078	3 Sales: representative of most Rural Areas 4-1-17- thru 3-31-19
Ave of 2019 Sales:	\$116,000	29.08	\$481	650.45	\$0.09	\$3,989	5 sales: this is truly representative of most Rural Areas-??
Ave of 2020 Sales:	\$147,500	45.88	\$103	1437.88	\$0.07	\$3,215	
Ave of 2021 Sales:	\$80,000	20.00	\$121	660.00	\$0.09	\$4,000	
Ave of 2022 Sales:	\$321,000	58.27	\$270	1,187.76	\$0.13	\$5,509	
Ave of 2023 Sales:	\$296,000	50.56	\$248	1192.00	\$0.13	\$5,854	
Ave of 2024 Sales:	\$80,000	20.00	\$121	660.00	\$0.09	\$4,000	Only 1 Sale in 2021 & it's a larger than normal parcel-NOT Truly Representative!
Ave of 2025 Sales:	\$60,000	3.03	\$305	197.00	\$0.45	\$19,809	
Ave of Sales 0- 1 Acre-Most Representative:	\$58,500	3.06	\$137	498.00	\$0.44	\$19,129	4 Sales
Ave of All .1 -.99	\$94,500	2.93	\$170	587.14	\$0.74	\$32,239	Represents PRIME Bldg Sites
Ave of ALL 1 - 2 Acres:	\$88,000	5.27	\$135	707.77	\$0.38	\$16,692	Supports Changing GOOD RURAL 1st acre rate.
Ave of ALL 1-3 Acres:	\$302,500	1467.72	\$2,738	1,561.44	\$0.00	\$206	
Ave of ALL 1-5 Acres:	\$233,500	17.03	\$5,003	1,109.79	\$0.31	\$13,710	Supports RURAL 1st acre rate of \$9,000 & suggest an increase....
Ave of ALL 5.01-10 Acres:	\$131,000	15.28	\$367	354.61	\$0.20	\$8,573	These 2 rates support TYPICAL RURAL 1st acre rate of \$9,000 for this range of acres
Ave of ALL 10.01-15 Acres:	\$96,000	10.56	\$204	470.00	\$0.21	\$9,091	
Ave of ALL 15.01-25 Acres:	\$724,000	231.92	\$206	3,811.44	\$0.07	\$3,122	(E28+E29 not included in FF Rate & Sq.Ft. Calculations)
Ave of All over 25.01 Acres:	\$250,000	37.40	\$6,685	139.01	\$0.15	\$6,685	1 Sale-Informational ONLY

Most Representative of GOOD RURAL SITES 1st ACRE: \$61,000 3.50 \$17,429 139.01 \$0.40 **\$17,429** USE as 1st Acre Bldg Site Rate for GOOD RURAL parcels.
 (This Sale Surveyed to developed up to 5 PRIME Residential Lots-Ted Short's)

2026 USE for 1st Acre in Small Acreage Parcels			
1st Acre Bldg Site Rate-GOOD RURAL:	\$17,429	SAY:	\$17,500
1st Acre Bldg Site Rate-TYPICAL RURAL:	\$8,832	SAY:	\$9,000
1st Acre Bldg Site Rate-PRIME AREAS:	\$32,239	SAY:	\$32,000
Excess Land Rate:	\$4,085	SAY:	\$4,100

ALSO SEE LAND \$ EXTRACTIONS FOR EACH SALES AREA
No Change to 1st Ac Good Bldg Site of \$17,500 for 2026
No Change to RURAL Bldg Site Rate of \$9,000 for 2026
Change PRIME Sites from: \$25,000 to \$32,000 for 2026
Change to EXCESS LAND Rate from: \$4,900 to \$4,100 for 2026

USE THIS GRID AS A GUIDE & INTERPOLATE AS NEEDED-ALSO SEE LAND \$ ABSTRACTIONS
ANALYSIS OF "FRONT FOOT" RATES TO BE USED AS A GUIDE FOR 2026 ROLL

Sales supporting above rates - Excellent	\$35,000	62.00	\$565	SAY: EXC RATE: \$600/FF - <u>Interpolation rates also used</u>
Sales supporting above rates - GOOD	\$60,000	197.00	\$305	SAY: GD RATE: \$300/FF - <u>Interpolation rates also used</u>
Sales supporting above rates - AVE	\$188,000	826.17	\$228	SAY: AVE RATE: \$200/FF - <u>Interpolation rates also used</u>
Sales supporting above rates - FAIR	\$49,000	488.60	\$100	SAY: FAIR RATE: \$100/FF - <u>Interpolation rates also used</u>
Sales supporting above rates - LOW	\$8,000	145.00	\$55	SAY: LOW RATE \$50/FF - <u>Interpolation rates also used</u>

DUE TO LACK OF CURRENT OLDER PLATTED AREA SALES, MANY FRONT FOOT RATES ARE INTERPOLATED. ALSO, USED ALLOCATION/EXTRACTION LAND VALUE METHOD TO SET LAND VALUES.

NOT USED FOR 2026

THIS CHART OF SALES WAS **NOT USED** DUE TO ONLY 2 PLATTED LOT SALES IN EQUALIZATION TIME FRAME, AND WOULD APPLIED ONLY TO PLATTED LOTS. ASSESSOR HAD TO USE LAND ABSTRACTION/EXTRACTION RATES TO SET/SUPPORT EXISTING FRONT FOOT RATES FOR 2026

COLDWATER TOWNSHIP LAND SALES - FOR 2026 ROLL PLATTED LOT SALES - NO WATER SALES

EQ TIME FRAME: 4-1-23 thru 3-31-25
As of: Jan 8, 2026

PARCEL ID# 070-	DATE	SALE \$	SIZE/SQFT	Front Ft	RATE PER FF	RATE PER SQFT	
C41-000-014-00	22-Jun-22	\$4,500	5,445	148.50	\$30	\$0.83	BOUGHT TO ENLARGE REAR YARD
G70-000-024-00	25-Jun-21	\$8,000	25,509	66.00	\$121	\$0.31	Very Irrg Lot on Sunset Dr-bought by adjoining lots
K20-000-002-00	13-Oct-17	\$12,500	38,845	326.00	\$38	\$0.32	3 Lots on Hardwood Dr - Very Private Setting
W/K20-000-003-00 & K20-000-004-00							
K20-000-002-00	28-Dec-18	\$13,000	38,845	150.00	\$87	\$0.33	3 Lots on Hardwood Dr - Very Private Setting
G80-000-006-00	23-Oct-24	\$12,000	17,250	75.00	\$160	\$0.70	Frontage on N. Union City Rd
H10-00-015-00	10-Oct-14	\$5,000	23,777	80.00	\$63	\$0.21	Cynthia Dr Lot-Irrg Shape! TWICE SOLD
H10-00-015-00	6-Dec-22	\$7,200	23,777	80.00	\$90	\$0.30	Cynthia Dr Lot-Irrg Shape! TWICE SOLD
H10-00-015-00	21-Mar-23	\$13,500	23,777	80.00	\$169	\$0.57	Cynthia Dr Lot-Irrg Shape! THRICE SOLD
M75-000-013-00	6-Feb-14	\$10,750	18,000	100.00	\$108	\$0.60	On N. Union City Rd - 100 x 180
P50-000-001-06	13-Jan-17	\$10,000	31,799	114.70	\$87	\$0.31	On Progress Dr-lower than US-12
P50-000-001-07	2-Oct-14	\$7,275	34,493	162.62	\$45	\$0.21	Cul-De-Sac Lot w/Frtg on Progress Dr
P50-000-016-99	23-Jul-19	\$18,000	32,670	264.96	\$68	\$0.55	Progress Dr & US-12
w/000-017-99							
R15-000-028-01	29-Mar-00	\$25,000	15,000	125.00	\$200	\$1.67	Back Lots
S10-000-011-00	26-Dec-18	\$1,500	5,728	40.00	\$38	\$0.26	overgrown 1/2 lot on S. Fiske Rd
S80-000-003-00	6-May-22	\$30,000	15,235	100.00	\$300	\$1.97	to keep from being built upon
S80-000-005-00	11-Nov-24	\$27,500	15,235	100.00	\$275	\$1.81	has lake rights
S80-000-011-00	6-Jul-22	\$30,000	15,000	100.00	\$300	\$2.00	to keep from being built upon
S90-000-004-00	3-Jun-20	\$15,000	27,613	71.20	\$211	\$0.54	Irrg Shaped Lot on Cul-De-Sac

U72-000-009-99	25-Nov-15	\$25,000	16,911	217.04	\$115	\$1.48	Mustang Dr & Raymond Dr Area
U72-000-009-99	25-Nov-15	\$25,000	16,911	217.04	\$115	\$1.48	Mustang Dr & Raymond Dr Area
W50-000-001-00	10-Dec-20	\$67,000	46,259	71.20	\$941	\$1.45	Irreg Shaped Lot on Cul-De-Sac
W50-000-009-00	21-Oct-19	\$38,000	55,082	100.00	\$380	\$0.69	Woodchuck Dr-limited WaterFront Access
W50-000-009-00	1-Feb-22	\$38,000	55,082	100.00	\$380	\$0.69	Woodchuck Dr-limited WaterFront Access - TWICE SOLD
W50-000-009-00	10-Nov-22	\$48,000	55,082	100.00	\$480	\$0.87	Woodchuck Dr-limited WaterFront Access - TWICE SOLD-F
W50-000-018-00	18-Aug-17	\$35,000	60,663	100.00	\$350	\$0.58	Exterior Lot - NO Waterfrontage
W50-000-021-00	19-Jun-13	\$30,600	27,815		-	\$1.10	Interior Lot, NO water frontage-access only
W50-000-021-00	6-Oct-16	\$30,000	27,815		TWICE SOLD	\$1.08	Interior Lot, NO water frontage-access only
W50-000-021-00	9-Feb-18	\$29,000	27,815		3 Times Sold	\$1.04	Interior Lot, NO water frontage-access only
W50-000-023-00	19-Jun-13	\$27,000	20,627	164.52	\$164	\$1.31	3rd time Sold Parcel
W50-000-023-00	4-Sep-13	\$26,000	18,143	164.52	\$158	\$1.43	Twice Sold Parcel
W50-000-024-00	11-Nov-21	\$36,000	20,625	142.12	\$253	\$1.75	Interior Lot, NO water frontage-access only
W50-000-025-00	27-Sep-16	\$24,000	20,627	164.52	\$146	\$1.16	Interior Lot, NO water frontage-access only
W50-000-028-01	16-Jul-15	\$138,000	55,321		-	\$2.49	New Plat-2006-Woodchuck Pt-Morrison Lk

AVE OF 2025 SALES ONLY:	\$0	0	0.00	0	0	NO Sales
Ave of all 2024 Sales ONLY:	\$39,500	32,485	175.00	\$226	\$1.22	2 Sales
Ave of all 2023 Sales ONLY:	\$13,500	23,777		\$169	\$0.57	1 Sale
Ave of all 2022 Sales ONLY:	\$102,500	90,762		\$513	\$1.13	4 Sales
Ave of all 2021 Sales ONLY:	\$44,000	46,134		\$187	\$0.95	2 Sales
Ave 2018 Sales EXCEPTW50:	\$43,500	72,388		\$62	\$0.60	NOT to be used in W50 Plat
Ave of all 2017 Sales ONLY:	\$47,500	99,508		\$194	\$0.48	NOT to be used in W50 Plat
AVERAGE OF: EQ TIME FRAME:	\$39,500	32,485		\$435	\$1.22	2 Sales

Items in Blue are 2023 Sales

Items in Green are 2022 Sales

Items in Red are 2024 Sales

FOR: WOOD CHUCK PT ONLY: for 2026 ROLL-NO CHANGES-USE AS A GUIDE-SEE EXTRACTIONS

Ave of 2022 Sales ONLY:	\$146,000	140,399		\$365	\$1.04	
Ave of 2018 Sales Only:	\$375,600	279,451	-		\$1.34	
Ave of 2018 Sales Interior Only:	\$202,600	163,467	-		\$1.24	Includes Three Times Sold Lot
2018 Sales Interior/last 1 Only:	\$29,000	27,815	-		\$1.04	
2018 Sales Ext Lots Only:	\$138,000	55,321	-		\$2.49	

DUE TO LACK OF CURRENT OLDER PLATTED AREA SALES, USE EXTRACTED LAND VALUES AND/OR USE SALES AFTER SEPTEMBER AND USE THIS AS A GUIDE TO DETERMINE IF CURRENT LAND VALUES ARE REPRESENTATIVE OF LOCATION. ALSO SEE EXTRACTIONS FOR LAND RESIDUAL METHOD.