

COLDWATER TOWNSHIP LAND SALES for 2026 Roll

AS OF: 1-9-26

WATER FRONT SALES

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

PARCEL ID# 070-	DATE	SALE \$	SIZE/SQFT OR ACRES	RATE PER SQFT	RATE PER FRONT FOOT	RATE PER ACRE	
005-100-020-00	12-Jun-08	\$20,000	3,121	\$6.41	\$1,000	\$279,141	Frontage on Randall Lake-to enlarge R1C
005-100-050-99	20-Aug-15	\$106,000	36.81	\$2,879.65	\$108	\$2,880	Mostly wet lands w/drainage ditch on s'ly
008-200-015-01	24-Aug-09	\$17,037	1,852	\$9.20	\$343	\$400,719	Channel Frtg-North Lk-Earl-Heler
008-200-015-02	24-Aug-09	\$6,863	1,010	\$6.80	\$343	\$295,992	Channel Frtg-North Lk-Earl-Heler
008-200-015-03	24-Aug-09	\$16,100	3,881	\$4.15	\$343	\$180,705	Channel Frtg-North Lk-Earl-Heler
008-200-015-04	1-Jul-10	\$20,000	3,702	\$5.40	\$426	\$235,332	Channel Frtg-North Lk-Earl-Heler
008-400-005-00	14-Oct-21	\$405,000	55	\$0.17	-	\$7,364	Pennisula-At Mud Creek & North
008-400-005-01	22-Jul-22	\$98,000	10	\$0.22	-	\$9,800	Part of Pennisula-At Mud Creel
008-400-087-99	27-Aug-19	\$85,000	8,245	\$10.31	\$1,809	\$449,072	Frtg-North Lake - off VanBlarcom
008-400-105-03	26-May-04	\$335,000	54,863	\$6.11	\$918	\$265,983	Purchased to sell access to North Lake to other
<u>W/ 008-400-105-04</u>							
008-400-105-05	3-May-04	\$37,500	15,341	\$2.44	\$428	\$106,479	Purchased to give access to North Lake-Not bui
008-400-105-06	3-May-04	\$37,500	20,299	\$1.85	\$351	\$80,472	Purchased to give access to North Lake-Not bui
008-400-105-07	3-May-04	\$27,500	22,640	\$1.21	\$258	\$52,911	Purchased to give access to North Lake-Not bui
008-400-105-09	27-Dec-12	\$157,500	21,314	\$7.39	\$1,394	\$321,887	Purchased to give access to North Lake-Not bui
008-400-105-98	3-May-04	\$27,500	27,487	\$1.00	\$196	\$43,581	Purchased to give access to North Lake-Not bui
008-400-005-00	14-Oct-21	\$405,000	61	\$6,639	-	\$6,639	Frontage on North Lake
009-300-020-01	21-Nov-05	\$89,000	12.00	-	-	\$7,417	River Frontage
019-200-005-04	26-Jun-09	\$88,000	21,000	\$4.19	\$880.00	\$182,537	Frtg on Messenger Lk
019-200-005-08	22-Apr-05	\$84,000	26,684	\$3.15	\$596	\$182,537	Lake Frtg-sm lot Lot Across Rd from Lake
<u>W/ M25-000-005-00</u>							
031-400-010-00	22-Mar-22	\$23,000	65,340	\$0.35	\$177	\$15,333	Frontage on Black Hawk Mill P
031-400-065-00	9-Jun-22	\$30,000	46,174	\$0.65	\$261	\$28,302	Frontage River to Black Hawk I
<u>R10-00-005-01</u>	12-Jun-08	\$20,000	13,068	\$1.53	\$1,000	\$66,667	To Enlarge Existing Lot-Randa
W50-000-001-00	1-Nov-06	\$42,500	46,259	\$0.92		\$40,020	
W50-000-002-00	18-Oct-05	\$115,000	55,948	\$2.06		\$89,537	Water Frtg
W50-000-003-00	31-May-06	\$145,000	35,626	\$4.07		\$177,292	Water Frtg
W50-000-003-00	10-Jun-14	\$175,000	35,626	\$4.91	\$4.91	\$213,973	Twice Sold & bought by Olmstea
W50-000-004-00	27-May-14	\$165,000	35,353	\$4.67	\$1,646	\$203,304	Water Frtg
W50-000-005-00	5-Nov-05	\$180,000	33,983	\$5.30		\$230,727	Water Frtg
W50-000-006-00	9-Jan-06	\$90,000	40,011	\$2.25	**	\$97,983	Water Frtg** Developers' Son's Lot-Nc
W50-000-007-00	15-Jun-07	\$325,000	152,385	\$2.13		\$92,903	Water Frtg

W50-000-008-00	22-Mar-07	\$80,000	63,412	\$1.26		\$54,955 Water Frtg
W50-000-011-00	1-Dec-05	\$80,000	49,364	\$1.62	*	\$70,594 Water Frtg * Developers Lot-Not Real I
W50-000-012-00	22-Sep-06	\$135,000	26,259	\$5.14		\$223,946 Water Frtg
W50-000-013-00	28-Aug-14	\$90,000	28,967	\$3.11	\$898	\$135,340 Water Frtg
W50-000-014-00	14-Apr-16	\$40,000	35,888	\$328	\$1.11	\$48,551 New Plat-2006-Woodchuck Pt-Mi
W50-000-015-00	11-Jun-13	\$42,500	40,147	\$417	\$1.06	\$46,113 New Plat-2006-Woodchuck Pt-Mi
W50-000-016-00	10-Jul-13	\$85,000	231,331	-	\$0.37	\$16,006 New Plat-2006-Woodchuck Pt-Mi
<u>W50-000-017-00</u>						
W50-000-019-00	11-Nov-06	\$62,000	50,469	\$1.23		\$53,512 Pond/swamp frtg-Water
W50-000-020-00	17-Jun-06	\$70,000	61,363	\$1.14		\$49,691 Pond/swamp frtg-Water
W50-000-021-00	4-Nov-13	\$30,600	27,815	\$1.10		\$47,921 Interior Lot
W50-000-022-00	11-Jun-07	\$40,000	20,898	\$1.91		\$83,376 Interior Lot
W50-000-023-00	2-Jun-08	\$45,000	20,627	\$2.18		\$95,031 Interior Lot
W50-000-024-00	11-Nov-21	\$36,000	20,625	\$1.75		\$76,032 Interior Lot
W50-000-025-00	20-Nov-16	\$24,000	18,143	\$1.32		\$57,622 Interior Lot
W50-000-026-01	19-Jun-06	\$45,000	58,055	\$0.78		\$33,765
W50-000-027-01	2-Jun-07	\$55,000	47,525	\$1.16		\$50,411
W50-000-028-01	30-Nov-07	\$130,000	55,321	\$2.35		\$102,363 Water Frtg
Ave of ALL Sales;		\$4,463,100	1,647,595.41	\$2.71		\$117,998
Ave of 2022 Sales Only:		\$151,000	111,523.60	\$1.35		\$58,979

ALL WATER FRONT SALES ANALYSIS

Water Front-Best:	\$640,000	212,627	\$3.01	USE:	\$5.25/ Sq FT	Larger Parcels-Use 25-55% Adjustment
Water Front-Best-Swamp:	\$90,000	28,967	\$3.11	USE:	\$4.55/ Sq FT	Larger Parcels-Use 25-55% Adjustment
Water Front-Good:	\$490,000	104,962	\$4.67	USE:	\$4.45/ Sq FT	RATES-PLAT DEVELOPED
Water Front-Good Swamp:	\$310,000	70,979	\$4.37	USE:	\$4.30/ Sq FT	RATES-PLAT DEVELOPED
Water Front-Ave:	\$199,000	85,912	\$2.32	USE:	\$3.00/ Sq FT	RATES-PLAT DEVELOPED
Water Front-Ave Swamp:	\$167,500	70,662	\$2.37	USE:	\$2.50/ Sq FT	RATES-PLAT DEVELOPED
Water Front-Fair:	\$304,500	243,068.00	\$1.25	USE:	\$1.50/ Sq FT	RATES-PLAT DEVELOPED
Water Front-Fair Swamp:	\$55,000	50,127	\$1.10	USE:	\$1.00/ Sq FT	RATES-PLAT DEVELOPED
Interior Lot-Good:	\$45,000	20,627	\$2.18	USE:	\$2.20/ Sq FT	RATES-PLAT DEVELOPED
Interior Lot-Average-No Corner:	\$40,000	20,898	\$1.91	USE:	\$2.00/ Sq FT	RATES-PLAT DEVELOPED
Interior Lot-Fair-Corner Lot:	\$36,000	20,625	\$1.75	USE:	\$1.75/ Sq FT	RATES-PLAT DEVELOPED
Exterior-No Water:	\$42,500	46,259	\$0.92	USE:	\$0.95/ Sq FT	RATES-PLAT DEVELOPED
Exterior-No Water View:	\$45,000	58,055	\$0.78	USE:	\$0.80/ Sq FT	RATES-PLAT DEVELOPED

W50 PLAT ONLY ANALYSIS for - 2026 NO CHANGE IN RATES-SEE EXTRACTION RATES

Water Front-Best:	\$715,000	171,232	\$4.18	USE:	\$4.75/ Sq FT	(5 Sales) (Lots: 2-7 & 9-12)
Water Front-Best-Swamp:	\$325,000	152,385	\$2.13	USE:	\$4.50/ Sq FT	(1 Sale) (Lots: 28-01 & ??)
Water Front-Good:	\$580,000	133,929	\$4.33	USE:	\$4.45/ Sq FT	(4 Sales)
Water Front-Good Swamp:	\$310,000	70,979	\$4.37	USE:	\$4.30/ Sq FT	(2 Sales)
Water Front-Ave:	\$115,000	55,948	\$2.06	USE:	\$3.00/ Sq FT	(1 Sale)
Water Front-Ave Swamp:	\$130,000	55,321	\$2.35	USE:	\$2.50/ Sq FT	(1 Sale)
Water Front-Fair:	\$267,000	222,769	\$1.20	USE:	\$1.50/ Sq FT	(4 Sales)
Water Front-Fair Swamp:	\$70,000	61,363	\$1.14	USE:	\$1.00/ Sq FT	(1 Sale)
Interior Lot-Good:	\$45,000	20,627	\$2.18	USE:	\$2.20/ Sq FT	(? Sales)
Interior Lot-Average-No Corner:	\$64,000	39,041	\$1.64	USE:	\$2.00/ Sq FT	(2 Sales)
Interior Lot-Fair-Corner Lot:	\$36,000	20,625	\$1.75	USE:	\$1.75/ Sq FT	(1 Sales)
Exterior-Poor:	\$42,500	46,259	\$0.92	USE:	\$0.95/ Sq FT	
Exterior-No Water:			#VALUE!	EST. USE:	\$0.80/ Sq FT	
Channel Frtg-North Lake	\$40,000	6,743	\$5.93	\$343	\$350	Don't Use- Small non-buildable lots-to give legal

SALES FROM OTHER TOWNSHIPS

150-G30-000-013-00	15-Sep-06	\$102,500	86 X 192	\$6.21	\$1,191.86	-	Lake George Frtg-Channel
1027 Kope Kon Rd	10-Jun-06	\$90,000	84 x 170	\$6.30	\$1,071.43	-	Lake George Frtg-Channel

NO current sales. See Land Extractions for a guide to waterfront land values which supports
NO Change for 2026.

Black are 2025 Sales: 0 Sales

Red are 2024 Sales: 0 Sales

Green are 2022 Sales: 3 Sales