

Coldwater Ag Land Value

Enter per-acre value of untillable acres in yellow box to right:

3500

Enter numerical region assignment in yellow box to right:

5

Property ID	Date of Sale	Vacant (0 or 1)	Improve d (0 or 1)	Sale Price	Adjusted Sale Price	Total Acres	Untillable Acres	ROW acres	Net Tillable Acres	Value of Improvements	Value of Untillable Acres	Residual Value	Residual per tillable acre
01-016-40-003-03	8/6/2021	0	1	\$265,000.00	\$265,000.00	17.74	2.36	1.1	14.28	\$181,356.00	\$8,260.00	\$75,384.00	\$5,278.99
01-020-10-001-01	4/23/2021	1	0	\$234,000.00	\$234,000.00	78	41.32	2.84	33.84	\$0.00	\$144,620.00	\$89,380.00	\$2,641.25
01-025-40-001-00	12/16/2022	0	1	\$420,000.00	\$420,000.00	80	26.8	2.96	50.24	\$85,457.00	\$93,800.00	\$240,743.00	\$4,791.86
04-005-40-001-03	11/24/2021	1	0	\$120,000.00	\$120,000.00	32	11.06	0.67	20.27	\$0.00	\$38,710.00	\$81,290.00	\$4,010.36
04-015-10-004-00	8/2/2021	0	1	\$140,000.00	\$140,000.00	40	14.45	1.99	23.56	\$22,228.00	\$50,575.00	\$67,197.00	\$2,852.16
08-023-10-001-13	8/25/2021	1	0	\$116,000.00	\$116,000.00	47.69	15	0.34	32.35	\$0.00	\$52,500.00	\$63,500.00	\$1,962.91
13-015-10-002-15	8/25/2022	1	0	\$60,000.00	\$60,000.00	22	4.64	0.25	17.11	\$0.00	\$16,240.00	\$43,760.00	\$2,557.57
13-026-20-004-00	3/10/2022	1	0	\$100,000.00	\$100,000.00	20	1.23	0.5	18.27	\$0.00	\$4,305.00	\$95,695.00	\$5,237.82
										209.92		\$756,949.00	\$3,605.89

3600	1	3600
3600	1.5	5400
3600	2	7200
3600	2.5	9000
3600	3	10800
3600	4	14400
3600	5	18000
3600	7	25200
3600	10	36000
3600	15	54000
3600	20	72000
3600	25	90000
3600	30	108000
3600	40	144000
3600	50	180000
3600	100	360000

COLDWATER AG ECF

Parcel Num	Street	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	d. when Sold/Adj. Sale \$	Ar. Apprais.	and + Yardg. Residual	Cost Man.	E.C.F.		
01-016-40-9170	W RI		08/06/21	\$265,000	WD	03-ARM'S	\$265,000	\$98,200	37.06	\$241,024	\$95,746	\$169,254	\$165,089	1.025
01-025-40-6146	W DI		12/16/22	\$420,000	WD	03-ARM'S	\$420,000	\$121,600	28.95	\$360,121	\$279,370	\$140,630	\$91,763	1.533
12-008-20-7745	S GL		08/10/22	\$450,000	WD	03-ARM'S	\$450,000	\$283,800	63.07	\$521,787	\$390,323	\$59,677	\$149,391	0.399
												\$369,561	\$406,242	0.910

COLDWATER RESIDENTIAL LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
<1																	
1-3																	
22-034-20-002-16	TORCIDO LN	05/14/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$15,300	85.00	\$16,030	\$18,000	\$16,030	0.0	0.0	2.06	2.06	#DIV/0!	\$8,738
22-026-30-001-07	1113 EL CAMINO GRANDE	12/29/21	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$6,700	51.54	\$16,470	\$13,000	\$16,470	0.0	0.0	2.70	2.70	#DIV/0!	\$4,815
3-5										\$31,000				4.76			\$6,513
13-022-20-001-06	2763 N OLD STATE RD	10/11/22	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$8,900	59.33	\$20,800	\$15,000	\$16,800	0.0	0.0	3.00	3.00	#DIV/0!	\$5,000
04-023-30-002-02	8450 N BRINTON RD	08/29/22	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$6,900	46.00	\$13,884	\$15,000	\$13,884	204.5	33.0	3.00	3.00	\$73	\$5,000
13-013-20-005-99	6460 W AIRLINE RD	07/14/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,200	40.20	\$93,532	\$26,532	\$20,064	0.0	0.0	3.68	3.68	#DIV/0!	\$7,210
5-10										\$56,532				9.68			\$5,840
13-005-10-001-03	10857 W VERNON RD	09/27/22	\$190,900	PTA	03-ARM'S LENGTH	\$190,900	\$80,600	42.22	\$190,980	\$25,930	\$26,010	0.0	0.0	5.01	5.01	#DIV/0!	\$5,176
13-001-10-002-10	5841 JOHANN DR	06/09/22	\$301,800	PTA	03-ARM'S LENGTH	\$301,800	\$100,600	33.33	\$295,215	\$32,655	\$26,070	0.0	0.0	5.07	5.07	#DIV/0!	\$6,441
13-023-10-002-02		08/12/22	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$7,500	33.33	\$26,170	\$22,500	\$26,170	0.0	0.0	5.17	5.17	#DIV/0!	\$4,352
10-20										\$81,085				15.25			\$5,317
13-032-20-003-02	10301 W JORDAN RD	07/12/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,000	39.46	\$172,836	\$57,164	\$45,000	0.0	0.0	15.00	15.00	#DIV/0!	\$3,811
13-021-20-003-00		06/04/21	\$119,000	WD	19-MULTI PARCEL ARM'S LEN	\$119,000	\$52,800	44.37	\$105,399	\$81,101	\$67,500	0.0	0.0	19.15	2.05	#DIV/0!	\$4,235
04-009-10-002-00		03/31/23	\$29,500	WD	03-ARM'S LENGTH	\$29,500	\$13,800	46.78	\$27,550	\$29,500	\$27,550	309.6	33.0	10.00	10.00	\$95	\$2,950
04-025-20-002-01	W COLEMAN RD	06/08/21	\$20,000	WD	20-MULTI PARCEL SALE REF	\$20,000	\$14,500	72.50	\$29,000	\$20,000	\$29,000	0.0	0.0	10.00	10.00	#DIV/0!	\$2,000
04-012-00-001-00	6049 W HERRICK RD	04/20/21	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$14,200	40.00	\$28,307	\$35,500	\$28,307	154.3	33.0	10.01	10.01	\$230	\$3,546
04-012-00-054-00	5955 BIRCHWOOD TRAIL	12/03/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$14,500	36.25	\$29,029	\$40,000	\$29,029	0.0	0.0	10.01	10.01	#DIV/0!	\$3,996
04-024-20-001-10	W STEVENSON LAKE RD	05/13/22	\$26,000	LC	03-ARM'S LENGTH	\$26,000	\$18,800	72.31	\$37,671	\$26,000	\$37,671	0.0	0.0	12.99	12.99	#DIV/0!	\$2,002
20-40										\$289,285				87.16			\$3,319
13-022-20-004-12	2980 N OLD STATE RD	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$95,900	31.97	\$278,342	\$71,683	\$50,025	0.0	0.0	20.01	20.01	#DIV/0!	\$3,582
13-005-20-015-00		01/23/23	\$77,000	WD	19-MULTI PARCEL ARM'S LEN	\$77,000	\$21,100	27.40	\$60,420	\$77,000	\$60,420	0.0	0.0	20.14	10.10	#DIV/0!	\$3,823
13-005-20-010-00	10127 DEER RUN TRAIL	06/25/21	\$97,500	WD	03-ARM'S LENGTH	\$97,500	\$49,200	50.46	\$97,600	\$50,204	\$50,304	0.0	0.0	20.19	10.05	#DIV/0!	\$2,487
13-031-30-003-00		01/24/22	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$30,700	51.17	\$64,658	\$60,000	\$64,658	0.0	0.0	26.66	26.66	#DIV/0!	\$2,251
04-010-30-002-15	8816 W GRASS LAKE RD	10/14/22	\$75,000	PTA	03-ARM'S LENGTH	\$75,000	\$25,900	34.53	\$51,899	\$75,000	\$51,899	163.5	33.0	23.33	23.33	\$459	\$3,215
04-031-40-003-10		04/20/22	\$81,900	WD	03-ARM'S LENGTH	\$81,900	\$36,100	44.08	\$72,203	\$81,900	\$72,203	0.0	0.0	32.09	32.09	#DIV/0!	\$2,552
40-80										\$415,787				142.42			\$2,919.44
13-002-20-001-05	5397 TILMANN LN	11/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,800	33.44	\$102,000	\$125,000	\$102,000	0.0	0.0	40.00	40.00	#DIV/0!	\$3,125
13-009-10-001-01	9715 W DENVER RD	09/01/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$97,000	38.80	\$234,930	\$166,070	\$151,000	0.0	0.0	70.00	70.00	#DIV/0!	\$2,372
80+										\$291,070				110.00			\$2,646.09
13-003-20-002-00		02/08/23	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$81,100	30.26	\$167,870	\$268,000	\$167,870	0.0	0.0	81.10	81.10	#DIV/0!	\$3,305
100+										\$268,000				81.10			\$3,304.56
22-034-20-002-17	TORCIDO LN	05/14/21	\$160,772	WD	03-ARM'S LENGTH	\$160,772	\$56,443	47.22	\$130,213	\$8,000	\$107,814	21.6	4.2	3.34	44.99	#DIV/0!	\$892
										\$163,000		853.5					\$191

USING 2023 FF UNCHANGED AS <1 UNCHANGED

<1	8000 8000
1-3	6500 6500
3-5	5800 5200
5-10	5300 3500
10-20	3300 2900
20-40	2900 2800
40-80	2600 2100
80-100	2200 2000
100+	1800 1800

COLDWATER RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04-004-20-004-03	11695 N ROLLAND RD	03/01/23	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$86,300	54.62	\$172,683	\$59,608	\$98,392	\$137,896	0.714
04-005-10-002-01	11550 N SHERMAN RD	09/07/22	\$76,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$76,000	\$37,700	49.61	\$75,417	\$49,240	\$26,760	\$31,539	0.848
04-006-20-004-01	11046 W SHERMAN LN	12/27/22	\$221,500	PTA	03-ARM'S LENGTH	\$221,500	\$97,400	43.97	\$194,739	\$9,620	\$211,880	\$225,755	0.939
04-010-20-001-10	10951 N BRINTON RD	07/02/21	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$71,600	59.17	\$143,150	\$42,400	\$78,600	\$122,866	0.640
04-012-00-041-00	6580 W DEERFIELD TRAIL	07/06/21	\$163,000	PTA	03-ARM'S LENGTH	\$163,000	\$97,100	59.57	\$194,122	\$47,700	\$115,300	\$178,563	0.646
04-019-10-001-01	8800 N WEST COUNTY LINE RD	09/23/21	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$54,100	35.36	\$108,261	\$15,950	\$137,050	\$112,574	1.217
04-019-10-002-00	8714 N WEST COUNTY LINE RD	08/24/21	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$150,700	40.19	\$301,498	\$57,275	\$317,725	\$297,833	1.067
04-019-30-002-00	11800 W COLEMAN RD	05/21/21	\$113,900	WD	03-ARM'S LENGTH	\$113,900	\$53,800	47.23	\$107,542	\$61,776	\$52,124	\$55,812	0.934
04-025-10-001-01	6597 W COLEMAN RD	12/14/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,900	54.21	\$151,749	\$49,697	\$90,303	\$124,454	0.726
04-025-10-002-01	7570 N COLDWATER RD	11/02/21	\$133,900	WD	03-ARM'S LENGTH	\$133,900	\$68,800	51.38	\$137,593	\$34,122	\$99,778	\$126,184	0.791
04-027-10-002-00	7938 N ROLLAND RD	01/13/22	\$110,000	CD	03-ARM'S LENGTH	\$110,000	\$75,600	68.73	\$151,203	\$103,292	\$6,708	\$58,428	0.115
04-032-40-004-00	10188 W VERNON RD	01/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,200	48.78	\$224,474	\$101,400	\$128,600	\$150,090	0.857
04-034-20-004-02	6603 N BRINTON RD	08/31/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$235,600	50.67	\$471,187	\$32,908	\$432,092	\$534,487	0.808
04-035-20-001-02	6715 N COLDWATER RD	08/08/22	\$13,000	PTA	03-ARM'S LENGTH	\$13,000	\$5,200	40.00	\$10,479	\$7,229	\$5,771	\$3,963	1.456
04-035-40-004-00	6051 N COLDWATER RD	04/13/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$62,500	44.64	\$124,975	\$101,008	\$38,992	\$29,228	1.334
04-050-00-023-00	8192 W STEVENSON LAKE RD	08/13/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$58,400	50.78	\$116,787	\$14,270	\$100,730	\$123,514	0.816
04-050-00-026-00	8222 GERARDIN ST	08/13/21	\$115,000	WD	20-MULTI PARCEL SALE REF	\$115,000	\$58,400	50.78	\$116,787	\$14,270	\$100,730	\$123,514	0.816
04-050-00-073-01	9157 N BRINTON	05/07/21	\$156,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$156,200	\$75,100	48.08	\$150,232	\$10,560	\$145,640	\$168,280	0.865
Totals:			\$2,999,500			\$2,999,500	\$1,476,400		\$2,952,878		\$2,187,175	\$2,604,981	
								Sale. Ratio =>	49.22			E.C.F. =>	0.840
								Std. Dev. =>	7.89			Ave. E.C.F. =>	0.866