

E.C.F. ANALYSIS - CRYSTAL LAKE WEST & CRYSTAL LAKE NEIGHBORHOODS - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale		
005-018-005-00	2148 STRAIT TOW BLVD	08/10/21	\$351,882	WD	03-ARM'S LENGTH	\$351,882	\$201,300	57.21	\$470,719	\$68,350	\$283,532	\$437,358	0.648	2,408	\$117.75	4004	141.7483	1.25-1.75 STY		\$13,700			
005-017-049-00	2805 S SHORE DR	07/16/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$131,100	49.10	\$318,939	\$120,725	\$146,275	\$215,450	0.679	1,536	\$95.23	4004	214.7631	BI-LEVEL		\$90,139			
005-160-004-00	2815 S SHORE DR	10/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,800	53.69	\$138,625	\$92,378	\$37,622	\$50,268	0.748	664	\$56.66	4004	146.3261	1 STORY		\$146,585			
005-520-001-00	1248 N SHORE DR	08/27/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,200	44.46	\$158,136	\$47,328	\$92,572	\$120,443	0.769	1,406	\$65.84	4004	35.6529	1.5 STORY		\$124,549			
005-590-008-00	436 N SHORE DR	07/02/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,200	49.74	\$123,529	\$65,859	\$49,141	\$62,685	0.784	596	\$82.45	4004	15.5361	1 STORY		\$118,589			
005-280-075-00	2626 LANSING ST	06/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,500	46.19	\$112,037	\$39,420	\$65,580	\$78,932	0.831	1,000	\$65.58	4004	61.8919	1 STORY		\$60,730			
005-008-021-00	486 N SHORE DR	09/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,900	39.38	\$295,693	\$135,301	\$204,699	\$229,131	0.893	2,184	\$93.73	4004	89.3369	1 STORY		\$92,378			
005-400-019-00	2119 STRAIT TOW BLVD	06/11/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,900	48.64	\$261,791	\$108,819	\$156,181	\$166,274	0.939	1,736	\$89.97	4005	48.3963	2 STORY		\$157,901			
005-280-104-00	2539 ITHACA ST	09/29/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.97	\$136,601	\$26,534	\$118,466	\$119,638	0.990	2,015	\$58.79	4004	107.5564	1.25-1.75 STY		\$71,288			
005-280-001-00	2736 S SHORE DR	08/07/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$76,100	30.44	\$234,122	\$48,072	\$201,928	\$202,228	0.999	1,336	\$151.14	4004	99.8515	TRADITIONAL		\$102,492			
005-530-020-00	2287 COVE TRAIL	05/21/20	\$411,000	PTA	03-ARM'S LENGTH	\$411,000	\$176,400	42.92	\$371,886	\$195,145	\$215,855	\$208,421	1.036	1,680	\$128.49	4004	39.5814	TRADITIONAL		\$103,476			
005-570-011-00	2535 S SHORE DR	06/24/20	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$113,100	42.12	\$244,039	\$98,880	\$169,620	\$157,782	1.075	1,744	\$97.26	4004	26.0735	2 STORY		\$36,714			
005-230-010-00	394 N SHORE DR	10/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,000	42.33	\$275,630	\$161,321	\$138,679	\$124,249	1.116	1,883	\$73.65	4004	111.6139	1.25-1.75 STY		\$35,000			
005-570-020-00	2611 S SHORE DR	10/07/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$76,500	45.00	\$155,400	\$89,917	\$80,083	\$71,177	1.125	720	\$111.23	4004	29.8140	1 STORY		\$21,250			
005-230-017-00	410 N SHORE DR	01/14/22	\$248,000	MLC	04-BUYERS INTEREST IN A LC	\$248,000	\$72,900	29.40	\$215,291	\$76,739	\$171,261	\$150,600	1.137	768	\$223.00	4004	113.7191	1.25-1.75 STY		\$21,250			
005-560-202-00	364 N SHORE DR	10/07/20	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$109,700	38.16	\$245,458	\$106,577	\$180,923	\$150,958	1.199	1,520	\$119.03	4004	101.3181	2 STORY		\$131,990			
005-561-005-00	215 N SHORE DR	11/20/20	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$120,600	36.27	\$270,313	\$117,919	\$214,581	\$165,646	1.295	1,680	\$127.73	4004	91.6261	MH-DOUBLE		\$107,718			
005-400-001-00	1999 STRAIT TOW BLVD	03/28/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$244,700	31.57	\$576,337	\$136,739	\$638,261	\$477,824	1.336	3,454	\$184.79	4005	133.5766	2 STORY		\$44,501			
005-230-024-00	409 N SHORE DR	12/30/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$124,300	27.62	\$329,845	\$110,193	\$339,807	\$238,752	1.423	1,312	\$259.00	4004	142.3262	1.25-1.75 STY		\$189,643	005-018-060-00		
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$396,287	\$155,778	\$374,222	\$261,423	1.431	1,932	\$193.70	4004	143.1482	1.5 STORY		\$98,958			
005-007-027-03	850 N SHORE DR	06/07/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,500	27.00	\$100,194	\$13,700	\$136,300	\$94,015	1.450	1,456	\$93.61	4004	144.9765	TRADITIONAL		\$113,499			
005-007-038-00	1247 N SHORE DR	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$109,400	24.04	\$272,634	\$92,693	\$362,307	\$195,588	1.852	1,183	\$306.26	4005	185.2398	1.75 STORY		\$97,825			
005-280-109-00	2542 ITHACA ST	11/11/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,300	24.20	\$81,041	\$25,670	\$124,330	\$60,186	2.066	1,104	\$112.62	4004	206.5767	COTTAGE		\$89,917			
005-230-023-00	411 N SHORE DR	10/07/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$81,500	27.26	\$184,234	\$102,492	\$196,508	\$88,850	2.212	904	\$217.38	4004	221.1683	COTTAGE		\$60,249			
005-590-005-00	442 N SHORE DR	07/23/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$90,500	75.42	\$79,697	\$60,249	\$59,751	\$21,139	2.827	1,893	\$31.56	4004	282.6559	1 STORY		\$60,249			
Totals:			\$7,055,282			\$7,055,282	\$2,642,100		\$6,048,478		\$4,758,484	\$4,149,017			\$126.26		8.7512						
								Sale. Ratio =>	37.45					E.C.F. =>	1.147	Std. Deviation=>		0.52397751					
								Std. Dev. =>	12.07					Ave. E.C.F. =>	1.234	Ave. Variance=>		117.3790	Coefficient of Var=>		95.0894052		

ECF ANALYSIS
 4004 & 4005 CRYSTAL LAKE (WEST & CRYSTAL LAKE TABLES)
 CRYSTAL 2023
 2023 ANALYZED 1.147
 2023 UTILIZED 1.147

 2022 UTILIZED 0.92

E.C.F. ANALYSIS - DUCK LOON LAKES - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale		
005-670-017-00	9442 MICHELLE DR	06/23/20	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$61,400	54.58	\$120,185	\$40,799	\$71,701	\$113,571	0.631	2,080	\$34.47	4035	33.8725	1 STORY	\$46,200	005-670-018-00		
005-370-008-00	9389 MERLE DR	04/27/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$120,640	\$40,578	\$79,422	\$114,374	0.694	1,344	\$59.09	4035	15.1073	1 STORY	\$77,000			
005-690-018-01	1428 SHEPARD ST	06/12/20	\$201,776	WD	03-ARM'S LENGTH	\$201,776	\$95,200	47.18	\$201,260	\$95,360	\$106,416	\$151,502	0.702	3,980	\$26.74	4035	14.3163	1.25-1.75 STY	\$40,578	005-690-020-00		
005-010-026-10	1505 COLONEL POINT DR	09/15/20	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$48,500	36.49	\$135,882	\$16,871	\$116,029	\$148,679	0.780	1,228	\$94.49	4035	78.0397	1 STORY	\$41,736			
005-680-033-00	1910 WATERVIEW WAY	07/30/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$81,000	38.94	\$207,692	\$47,296	\$160,704	\$200,495	0.802	1,572	\$102.23	4035	23.3318	1 STORY	\$42,000			
005-680-035-00	1930 WATERVIEW WAY	01/27/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,700	34.27	\$107,142	\$34,323	\$75,677	\$91,024	0.831	880	\$86.00	4035	20.3456	1 STORY	\$34,559			
005-200-019-00	1780 COLONEL POINT DR	03/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,000	35.42	\$231,587	\$83,891	\$156,109	\$184,620	0.846	1,244	\$125.49	4035	84.5569	TRADITIONAL	\$29,766			
005-200-008-00	1660 COLONEL POINT DR	10/12/20	\$226,600	WD	03-ARM'S LENGTH	\$226,600	\$85,600	37.78	\$215,662	\$50,620	\$175,980	\$206,303	0.853	2,760	\$63.76	4035	85.3019	TRADITIONAL	\$78,133			
005-370-014-00	9309 MERLE DR	07/31/20	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$36,100	32.52	\$96,333	\$41,736	\$69,264	\$77,996	0.888	1,344	\$51.54	4035	88.8049	1 STORY	\$35,412			
005-200-007-00	1640 COLONEL POINT DR	07/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,500	33.03	\$146,535	\$48,085	\$116,915	\$123,063	0.950	1,320	\$88.57	4035	#REF!	1.25-1.75 STY	\$32,821			
005-650-001-00	9580 E COLBY RD	06/30/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$50,700	32.73	\$136,358	\$47,638	\$107,262	\$110,573	0.970	978	\$109.67	4035	97.0058	1 STORY	\$90,000			
005-680-017-00	1861 BEACH DR	10/28/21	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$106,800	29.18	\$302,125	\$84,543	\$281,457	\$271,978	1.035	2,503	\$112.45	4035	103.4854	1 STORY	\$90,000			
Totals:			\$2,148,676			\$2,148,676	\$794,900		\$2,021,401		\$1,516,936	\$1,794,176			\$79.54		1.3555					
								Sale. Ratio =>	36.99					E.C.F. =>	0.845	Std. Deviation=>		0.11965767				
								Std. Dev. =>	7.23					Ave. E.C.F. =>	0.832	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!		

ECF ANALYSIS
 DUCK LOON LAKES
 CRYSTAL 2023
 2023 ANALYZED 0.845
 2023 UTILIZED 0.845
 2022 UTILIZED 0.8

E.C.F. ANALYSIS - OFF WATER NEIGHBORHOODS - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	
005-600-006-00	1904 STRAIT TOW BLVD	12/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,100	36.59	\$81,770	\$26,291	\$58,709	\$79,256	0.741	832	\$70.56	4012	1.6687	\$42,500		
005-540-020-00	1451 S WALDRON RD	10/22/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,400	45.68	\$85,802	\$31,058	\$63,942	\$84,481	0.757	832	\$76.85	4012	39.5897	\$23,713		
005-149-003-00	406 W LAKEVIEW ST	08/06/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$45,800	38.81	\$110,598	\$20,395	\$97,605	\$128,861	0.757	1,814	\$53.81	4012	75.7442	\$28,241		
005-280-078-00	2640 LANSING ST	11/20/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$31,100	31.73	\$91,473	\$36,338	\$61,662	\$78,764	0.783	824	\$74.83	4012	78.2867	\$37,400		
005-555-070-00	100 ST JOHNS AVE	02/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,100	32.82	\$100,813	\$52,771	\$57,229	\$68,631	0.834	660	\$86.71	4012	50.6401	\$15,000		
005-460-019-00	454 JEAN ST	11/05/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$44,100	33.92	\$105,471	\$37,583	\$92,417	\$96,983	0.953	1,427	\$64.76	4012	95.2921	\$14,533		
005-557-119-00	115 ST JOHNS AVE	04/28/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$31,400	24.17	\$89,262	\$10,396	\$119,504	\$112,666	1.061	850	\$140.59	4012	106.0695	\$23,100	005-552-054-20	
005-600-003-00	1894 STRAIT TOW BLVD	08/27/21	\$217,382	WD	03-ARM'S LENGTH	\$217,382	\$60,000	27.60	\$153,011	\$34,656	\$182,726	\$169,079	1.081	1,232	\$148.32	4012	#REF!	\$48,875		
005-580-002-50	494 GARY DR	03/24/21	\$120,000	OTH	03-ARM'S LENGTH	\$120,000	\$32,300	26.92	\$90,421	\$44,691	\$75,309	\$65,329	1.153	596	\$126.36	4012	16.7477	\$10,320		
005-460-013-00	459 JEAN ST	07/07/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$28,900	20.64	\$85,040	\$24,952	\$115,048	\$85,840	1.340	720	\$159.79	4012	134.0261	\$38,220		
005-540-013-00	1378 FAIRVIEW ST	02/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$33,100	24.52	\$79,035	\$18,953	\$116,047	\$85,831	1.352	1,331	\$87.19	4012	135.2034	\$28,074		
Totals:			\$1,378,282			\$1,378,282	\$417,300		\$1,072,696		\$1,040,198	\$1,055,721			\$99.07		0.2460			
								Sale. Ratio =>	30.28					E.C.F. =>	0.985	Std. Deviation=>		0.230678		
								Std. Dev. =>	7.37					Ave. E.C.F. =>	0.983	Ave. Variance=>		#REF!	Coefficient of Var=>	

ECF ANALYSIS
OFF WATER
CRYSTAL TOWNSHIP 2023
2023 ANALYZED 0.985
2023 UTILIZED 0.96

2022 ANALYZED 0.7

E.C.F. ANALYSIS - COMMERCIAL/INDUSTRIAL - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
008-033-035-10	11644 S GREENVILLE RD	06/24/21	\$66,693	WD	03-ARM'S LENGTH	\$66,693	\$37,600	56.38	\$84,463	\$27,408	\$39,285	\$82,094	0.479	7,642	\$5.14	2004	#REF!	\$19,420		2004 MONTCALM RURAL COMMERCIAL	201	
017-023-048-00	19196 W ALMY RD	07/23/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,800	57.60	\$58,771	\$27,069	\$22,931	\$45,614	0.503	3,460	\$6.63	2004	11.7948	\$35,754		2004 MONTCALM RURAL COMMERCIAL	201	
008-033-035-10	11644 S GREENVILLE RD	06/24/21	\$71,000	MLC	03-ARM'S LENGTH	\$71,000	\$37,600	52.96	\$84,463	\$27,408	\$43,592	\$82,094	0.531	7,642	\$5.70	2004	#REF!	\$52,756		2004 MONTCALM RURAL COMMERCIAL	201	
009-019-022-00	2999 S SHERIDAN RD	05/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,400	47.36	\$308,403	\$69,571	\$180,429	\$333,099	0.542	4,884	\$36.94	2004	#REF!	\$16,796		2004 MONTCALM RURAL COMMERCIAL	201	
018-028-007-30	M-46	08/25/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$16,500	41.25	\$41,794	\$33,170	\$6,830	\$12,409	0.550	1,320	\$5.17	2004	7.0239	\$37,005		2004 MONTCALM RURAL COMMERCIAL	201	
005-036-013-11	5575 S MT HOPE RD	10/28/20	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$55,800	46.50	\$132,651	\$33,095	\$86,905	\$143,246	0.607	4,800	\$18.11	2004	3.5379	\$33,095		2004 MONTCALM RURAL COMMERCIAL	201	
018-019-032-10	8518 N PINE GROVE RD	08/30/21	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$32,500	32.50	\$108,884	\$28,671	\$71,329	\$115,414	0.618	5,632	\$12.66	2004	#REF!	\$10,182		2004 MONTCALM RURAL COMMERCIAL	201	
002-009-028-10	7779 S CRYSTAL RD	05/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$89,900	52.88	\$185,918	\$37,098	\$132,902	\$214,129	0.621	11,136	\$11.93	2004	62.0662	\$27,408		2004 MONTCALM RURAL COMMERCIAL	201	
017-014-019-35	19417 W HC-EDMORE RD	07/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$0	0.00	\$284,564	\$30,711	\$229,289	\$365,256	0.628	6,000	\$38.21	2004	#REF!	\$27,408		2004 MONTCALM RURAL COMMERCIAL	201	
003-018-015-00	8075 S SHERIDAN RD	05/08/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,900	44.36	\$271,803	\$16,796	\$233,204	\$366,917	0.636	2,620	\$89.01	2004	63.5578	\$69,571		2004 MONTCALM RURAL COMMERCIAL	201	
Totals:			\$1,377,693			\$1,377,693	\$528,000		\$1,561,714		\$1,046,696	\$1,760,272			\$22.95		2.3317					
								Sale. Ratio =>	38.32			E.C.F. =>	0.595	Std. Deviation=>		0.05718981						
								Std. Dev. =>	16.94			Ave. E.C.F. =>	0.571	Ave. Variance=>		#REF!	Coefficient of Var=>					

ECF
COMMERCIAL/INDUSTRIAL
CRYSTAL 2023
ANALYZED 0.595
APPLIED 0.5

2022 UTILIZED 0.662

E.C.F. ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table		
005-009-017-00	1692 S CRYSTAL RD	12/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,700	41.80	\$201,582	\$28,852	\$121,148	\$206,862	0.586	1,584	\$76.48	4001	30.3571	TRADITIONAL	\$26,040		4001 RURAL RESIDENTIAL		
005-010-014-00	1401 S MINER RD	10/22/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$44,500	55.63	\$100,358	\$22,533	\$57,467	\$93,204	0.617	1,152	\$49.88	4001	27.2641	1 STORY	\$14,152		4001 RURAL RESIDENTIAL		
005-016-009-01	8530 E COLBY RD	04/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$65,400	39.64	\$208,618	\$30,077	\$134,923	\$213,822	0.631	3,360	\$40.16	4001	#REF!	1 STORY	\$34,000		4001 RURAL RESIDENTIAL		
005-004-009-40	8872 E SPENCER RD	07/14/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$192,500	46.39	\$504,031	\$42,473	\$372,527	\$586,822	0.635	9,232	\$40.35	4001	63.4821	2 STORY	\$14,500		4001 RURAL RESIDENTIAL		
005-003-008-35	735 S EVERGREEN TRL	06/18/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$111,600	44.82	\$282,832	\$37,770	\$211,230	\$293,487	0.720	2,000	\$105.62	4001	71.9724	1 STORY	\$27,220		4001 RURAL RESIDENTIAL		
005-009-014-00	1114 SWAN DR	05/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,400	41.12	\$136,934	\$30,280	\$94,720	\$127,729	0.742	825	\$114.81	4001	74.1568	1 STORY	\$46,375		4001 RURAL RESIDENTIAL		
005-022-001-00	3110 S BLACKMER	10/02/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$77,300	43.18	\$181,926	\$114,000	\$65,000	\$86,906	0.748	2,322	\$27.99	4001	#REF!	TRADITIONAL	\$46,375		4001 RURAL RESIDENTIAL		
005-025-014-00	11451 E MUSKRAT RD	07/20/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,200	44.18	\$227,221	\$123,171	\$96,829	\$124,611	0.777	1,248	\$77.59	4001	#REF!	TRADITIONAL	\$7,196		4001 RURAL RESIDENTIAL		
005-036-014-22	11299 PATMOS LANE	03/31/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$276,616	\$34,770	\$230,230	\$289,636	0.795	2,208	\$104.27	4001	17.3318	1.25-1.75 STY	\$114,000		4001 RURAL RESIDENTIAL		
005-010-008-11	9231 E COLBY RD	02/09/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$45,100	33.41	\$125,592	\$24,094	\$110,906	\$121,554	0.912	1,032	\$107.47	4001	91.2397	1 STORY	\$16,500		4001 RURAL RESIDENTIAL		
005-023-005-02	3454 S MT HOPE RD	02/12/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$44,300	26.07	\$156,633	\$19,041	\$150,859	\$164,781	0.916	1,683	\$89.64	4001	91.5513	TRADITIONAL	\$217,670		4001 RURAL RESIDENTIAL		
005-035-001-60	10979 E BEARDSLEY RD	09/30/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$101,600	32.25	\$291,057	\$43,748	\$271,252	\$296,178	0.916	1,889	\$143.60	4001	23.0819	1.25-1.75 STY	\$108,300		4001 RURAL RESIDENTIAL		
005-036-019-10	5941 S MT HOPE RD	03/01/22	\$140,000	MLC	04-BUYERS INTEREST IN A LC	\$140,000	\$56,500	40.36	\$129,150	\$25,259	\$114,741	\$124,420	0.922	1,603	\$71.58	4001	6.2161	1.25-1.75 STY	\$217,670		4001 RURAL RESIDENTIAL		
005-019-015-03	3932 S SLOAN RD	08/02/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$64,700	34.97	\$166,295	\$29,010	\$155,990	\$164,413	0.949	1,780	\$87.63	4001	94.8768	1.25-1.75 STY	\$13,700		4001 RURAL RESIDENTIAL		
005-034-006-02	5174 S BLACKMER RD	02/18/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$0	0.00	\$103,363	\$30,420	\$84,580	\$87,357	0.968	1,044	\$81.02	4001	#REF!	TRADITIONAL	\$114,000		4001 RURAL RESIDENTIAL		
005-025-011-60	4925 S MT HOPE RD	06/02/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$112,533	\$14,887	\$115,113	\$116,941	0.984	1,152	\$99.92	4001	98.4366	1 STORY	\$26,000		4001 RURAL RESIDENTIAL		
005-026-023-20	4724 S MT HOPE RD	04/29/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$62,800	35.08	\$147,005	\$34,840	\$144,160	\$134,329	1.073	1,660	\$86.84	4001	107.3183	TRADITIONAL	\$13,960		4001 RURAL RESIDENTIAL		
005-003-012-00	9473 E PAKES RD	06/04/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,900	31.38	\$165,794	\$20,500	\$189,500	\$174,005	1.089	1,597	\$118.66	4001	108.9050	1 STORY	\$17,980		4001 RURAL RESIDENTIAL		
005-007-002-20	6800 E PAKES RD	11/19/21	\$387,000	QC	03-ARM'S LENGTH	\$387,000	\$122,500	31.65	\$298,355	\$60,856	\$326,144	\$284,430	1.147	2,300	\$141.80	4001	114.6658	1.25-1.75 STY	\$31,667		4001 RURAL RESIDENTIAL		
005-003-008-41	9400 E SPENCER RD	07/23/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$108,200	30.91	\$262,256	\$72,523	\$277,477	\$227,225	1.221	1,680	\$165.16	4001	122.1154	1.75 STORY	\$14,056		4001 RURAL RESIDENTIAL		
005-035-001-60	10979 E BEARDSLEY RD	09/30/21	\$315,000	QC	03-ARM'S LENGTH	\$315,000	\$101,600	32.25	\$200,882	\$22,082	\$292,918	\$220,741	1.327	1,889	\$155.07	4001	132.6978	1.25-1.75 STY	\$14,500		4001 RURAL RESIDENTIAL		
Totals:			\$4,478,900			\$4,478,900	\$1,475,800		\$4,279,033		\$3,617,714	\$4,139,454			\$94.55		1.5257						
								Sale. Ratio =>	32.95					E.C.F. =>	0.874	Std. Deviation=>		0.206589					
								Std. Dev. =>	15.22					Ave. E.C.F. =>	0.889	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!		

ECF RURAL RES & AG
CRYSTAL TOWNSHIP 2023
2023 ANALYZED 0.874
2023 UTILIZED 0.862

2022 UTILIZED 0.835

E.C.F. ANALYSIS - TOWN - CRYSTAL TOWNSHIP 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	
005-139-007-00	602 S GROVE ST	05/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$0	0.00	\$207,682	\$16,501	\$178,499	\$273,116	0.654	2,006	\$88.98	4025	14.5178	TRADITIONAL	\$16,500		4025 TOWN	401	
005-016-034-00	1023 S MAIN ST	03/25/22	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$43,500	38.16	\$115,977	\$27,659	\$86,341	\$126,169	0.684	1,365	\$63.25	4025	10.5013	1.25-1.75 STY	\$21,772		4025 TOWN	401	
005-108-004-00	222 E SMITH ST	12/03/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,800	26.74	\$178,512	\$16,500	\$158,500	\$231,446	0.685	2,870	\$55.23	4025	#REF!	1.25-1.75 STY	\$21,514		4025 TOWN	401	
005-101-005-00	117 E LAKE ST	09/24/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$85,324	\$20,920	\$69,080	\$92,006	0.751	1,184	\$58.34	4025	2.6827	1.25-1.75 STY	\$19,072		4025 TOWN	401	
005-109-002-00	304 E SMITH ST	06/02/20	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$28,600	21.42	\$124,312	\$21,772	\$111,728	\$146,486	0.763	1,404	\$79.58	4025	#REF!	1 STORY	\$20,644		4025 TOWN	401	
005-016-043-00	503 S MAIN ST	09/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$54,600	24.27	\$200,410	\$26,089	\$198,911	\$249,030	0.799	2,139	\$92.99	4025	79.8743	TRADITIONAL	\$20,063		4025 TOWN	1	
005-016-043-00	503 S MAIN ST	09/29/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$73,200	28.05	\$200,410	\$26,089	\$234,911	\$249,030	0.943	2,139	\$109.82	4025	94.3304	TRADITIONAL	\$15,414		4025 TOWN	401	
005-149-102-00	280 W PEARL ST	01/07/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$29,300	23.82	\$90,114	\$21,689	\$101,311	\$97,750	1.036	1,920	\$52.77	4025	#REF!	1 STORY	\$17,269		4025 TOWN	401	
Totals:			\$1,316,500			\$1,316,500	\$305,000		\$1,202,741		\$1,139,281	\$1,465,031			\$75.12		1.1694						
								Sale. Ratio =>	23.17					E.C.F. =>	0.778	Std. Deviation=>		0.13492					
								Std. Dev. =>	11.17					Ave. E.C.F. =>	0.789	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!			

2023 ECF
TOWN
CRYSTAL 2023
ANALYZED 0.778
UTILIZED 0.778

2022 UTILIZED 0.7