

LAND STUDY - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
005-006-006-00	6002 E STANTON RD	02/19/21	\$207,130	WD	03-ARM'S LENGTH	\$207,130	\$93,300	45.04	\$254,835	\$207,130	\$254,835	0.0	0.0	59.18	59.18	\$3,500	\$0.08	0.00	4000	2021R-02408		4000 AGRICULTURAL	102		
005-007-021-05	1595 S PINE GROVE RD	08/09/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,200	37.76	\$128,678	\$125,000	\$128,678	0.0	0.0	28.60	28.60	\$4,371	\$0.10	0.00	4000	2019R-08494		4000 AGRICULTURAL	102		
005-022-003-10	S BOLLINGER RD	07/06/21	\$93,500	WD	03-ARM'S LENGTH	\$93,500	\$0	0.00	\$90,000	\$93,500	\$90,000	0.0	0.0	19.93	20.00	\$4,691	\$0.11	0.00	4000	2021R-09802		4000 AGRICULTURAL	102		
005-030-012-00	E KICKLAND RD	06/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,400	40.25	\$175,500	\$160,000	\$175,500	0.0	0.0	39.00	40.00	\$4,103	\$0.09	0.00	4000	2020R-06776		4000 AGRICULTURAL	102		
002-002-017-02	BLOOMER	08/06/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000				\$35,000				9.75	10.00	\$3,590	\$0.08					2020R-08609	102		
002-006-005-00	BLOOMER	12/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000				\$220,000				75.80	80.00	\$2,902	\$0.07					2021R-00051	102		
002-006-007-00	BLOOMER	12/14/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000				\$160,000				39.00	40.00	\$4,103	\$0.09					2020R-14117	102		
002-007-008-00	BLOOMER	05/10/21	\$401,700	WD	03-ARM'S LENGTH	\$401,700				\$401,700				75.35	78.80	\$5,331						2021R-07181	102		
002-024-001-21	BLOOMER	03/28/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000				\$570,000				71.81	73.90	\$7,938						2022R-05305	102		
009-014-009-10	EVERGREEN	05/08/20	\$75,275	WD	03-ARM'S LENGTH	\$75,275				\$75,275				24.39	25.95	\$3,086						2020R-05514	102		
Totals:			\$2,047,605			\$2,047,605	\$204,900		\$649,013	\$2,047,605	\$649,013	0.0		442.81	456.43										
								Sale. Ratio =>	10.01					Average			Average								
								Std. Dev. =>	20.73					per FF=>	#DIV/0!	per Net Acre=>	4,624.17	per SqFt=>	\$0.11						

CRYSTAL TOWNSHIP 2023 - LAND ANALYSIS - AGRICULTURAL
 UTILIZED SURROUNDING TOWNSHIP AG SALES TO SUPPORT 2023 VALUES
 UTILIZED FERRIS TOWNSHIP (TO THE NORTH), BLOOMER TOWNSHIP (TO THE SOUTH) AND EVERGREEN TOWNSHIP (TO THE WEST)

ANALYZED 4624/ACRE
 UTILIZED 4500/ACRE
 2022 UTILIZED 4500/ACRE

*ALL SALES LISTED ARE VACANT LAND

LAND ANALYSIS - LAKE BACK LOTS - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
005-007-878-19*		01/24/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$140,000	37.33	\$355,420	\$65,054	\$45,474	65.0	292.6	0.57	0.57	\$1,001	\$113,930	\$2.62	85.00	4012	2020R-03469	4003 NORTH, NW & EAST LAKE	
005-007-878-22	6531 SPINNAKER	08/16/21	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$23,100	53.72	\$60,954	\$43,000	\$60,266	88.6	294.4	0.57	0.57	\$485	\$74,913	\$1.72	85.00	4012	2021R-12049	4003 NORTH, NW & EAST LAKE	
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	\$52,592	\$36,714	52.4	127.0	0.15	0.15	\$1,003	\$360,219	\$8.27	50.00	4004	2020R-09094	4004 SOUTH & SOUTHEAST LAKE	
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	\$27,963	\$35,000	50.0	100.0	0.12	0.12	\$559	\$243,157	\$5.58	50.00	4004	2020R-07115	4004 SOUTH & SOUTHEAST LAKE	
Totals:			\$418,000			\$773,000	\$287,700		\$762,533	\$188,609	\$177,454	256.0		1.41	1.41								
						Sale. Ratio =>		37.22			Average			Average			Average						
						Std. Dev. =>		11.59			per FF=>		\$737	Average	per Net Acre=>	134,145.80	per SqFt=>	\$3.08					

CRYSTAL LAKE BACK LOTS (INCLUDES SOUTH, SOUTHEAST, NORTH, NORTHWEST AND EAST LAKE AREAS)

2023 ANALYZED 737
 2023 UTILIZED 700

2022 UTILIZED 680

FOR 2023, AN INCREASE OF \$20/FF

LAND ANALYSIS - CHANNEL LOTS OF SOUTH & SOUTHEAST CRYSTA LAKE - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	
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	\$103,997	\$71,288	64.8	100.0	0.16	0.16	\$1,605	\$645,944	\$14.83	70.00	4004	2022R-01306		
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$132,022	\$157,928	\$60,950	57.2	71.4	0.11	0.11	\$2,759	\$1,410,071	\$32.37	75.50	4012	2021R-13847		
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	\$100,552	\$60,249	54.8	100.0	0.12	0.12	\$1,836	\$874,365	\$20.07	50.00	4004	2021R-10893		
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	\$51,720	\$60,249	54.8	100.0	0.12	0.12	\$944	\$449,739	\$10.32	50.00	4004	2021R-10012		
005-561-015-50	233 N SHORE DR	10/01/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,300	28.67	\$8,973	\$15,000	\$8,973	13.2	5.0	0.00	0.00	\$1,137	\$15,000,000	\$344.35	8.00	4004	2021R-13955		
Totals:			\$727,000			\$727,000	\$281,700		\$559,512	\$429,197	\$261,709	244.8		0.50	0.50								
							Sale. Ratio =>	38.75			Average			Average				Average					
							Std. Dev. =>	21.26			per FF=>	\$1,753		per Net Acre=>	851,581.35			per SqFt=>	\$19.55				

CHANNEL LOTS - SOUTH & SOUTHEAST CRYSTAL LAKE

2023 ANALYZED 1753
 2023 UTILIZED 1100

2022 UTILIZED 1200

130,680	3.000	\$	0.19	\$	8,382	\$	25,147	1,742,400	40.0	\$	0.04	1928	\$	77,134
174,240	4.000	\$	0.16	\$	7,120	\$	28,480	2,178,000	50.0	\$	0.04	1699	\$	84,953
217,800	5.000	\$	0.14	\$	6,273	\$	31,367	4,356,000	100.0	\$	0.03	1147	\$	114,667
435,600	10.000	\$	0.10	\$	4,234	\$	42,338							
653,400	15.000	\$	0.08	\$	3,364	\$	50,458							
871,200	20.000	\$	0.07	\$	2,857	\$	57,146							
108,900	2.500	\$	0.06	\$	2,518	\$	62,939							

LAND ANALYSIS - DUCK LAKE LAND - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
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	\$60,465	\$42,000	60.0	100.0	0.14	0.14	\$1,008	\$438,152	\$10.06	60.00	4035	2021R-10958		4035 DUCK LOON	401	
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	\$57,138	\$46,200	66.0	100.0	0.14	0.14	\$866	\$408,129	\$9.37	76.00	4035	2020R-11403		4035 DUCK LOON	401	
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	\$85,413	\$77,000	110.0	100.0	0.25	0.25	\$776	\$337,601	\$7.75	110.00	4035	2021R-05353		4035 DUCK LOON	401	
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	\$60,542	\$42,000	60.0	282.0	0.39	0.39	\$1,009	\$156,036	\$3.58	60.00	4035	2020R-08022		4035 DUCK LOON	401	
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	\$142,008	\$78,133	195.3	210.0	0.91	0.91	\$727	\$155,881	\$3.58	208.00	4035	2021R-15547		4035 DUCK LOON	401	
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	\$90,516	\$90,000	150.0	200.0	0.35	0.34	\$603	\$262,365	\$6.02	150.00	4035	2020R-06510	005-690-020-00	4035 DUCK LOON	401	
Totals:			\$1,354,276			\$1,354,276	\$477,800		\$1,233,527	\$496,082	\$375,333	641.3		2.18	2.17										
							Sale. Ratio =>	35.28			Average			Average			Average								
							Std. Dev. =>	6.24			per FF=>	\$774		per Net Acre=>	228,083.68		per SqFt=>	\$5.24							

DUCK LAKE LAND VALUE ANALYSIS - CRYSTAL TOWNSHIP 2023

2023 ANALYZED 774
 2023 UTILIZED 725

2022 ANALYZED 796
 2022 UTILIZED 700
 2021 UTILIZED 650

*NO CHANNEL LOT SALES TO SUPPORT LOWER VALUATION; CHANNEL LAND NOW VALUED SAME AS DUCK/LOON LAKE WATERFRONT

LAND ANALYSIS - NORTH, NORTHWEST & EAST LAKE - OBSTRUCTED VIEW - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Class	LOCATION	
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	\$103,997	\$71,288	64.8	100.0	0.16	0.16	\$1,605	\$645,944	\$14.83	70.00	4004	2022R-01306		401	BEACH ACCESS/OBSTRUCTED VIEW	
005-520-006-00	1230 N SHORE DR	09/07/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$56,800	24.80	\$132,022	\$157,928	\$60,950	57.2	71.4	0.11	0.11	\$2,759	\$1,410,071	\$32.37	75.50	4012	2021R-13847		401	BEACH ACCESS/OBSTRUCTED VIEW	
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	\$100,552	\$60,249	54.8	100.0	0.12	0.12	\$1,836	\$874,365	\$20.07	50.00	4004	2021R-10893		401	OBSTRUCTED VIEW	
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	\$51,720	\$60,249	54.8	100.0	0.12	0.12	\$944	\$449,739	\$10.32	50.00	4004	2021R-10012		401	OBSTRUCTED VIEW	
005-561-015-50	233 N SHORE DR	10/01/21	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$4,300	28.67	\$8,973	\$15,000	\$8,973	13.2	5.0	0.00	0.00	\$1,137	\$15,000,000	\$344.35	8.00	4004	2021R-13955		402	VACANT BEACH ACCESS/WATERFRONT/UNBUILDABLE	
Totals:			\$727,000			\$727,000	\$281,700		\$559,512	\$429,197	\$261,709	244.8		0.50	0.50										
								Sale. Ratio =>	38.75					Average			Average			Average					
								Std. Dev. =>	21.26					per FF=>	\$1,753	Average	per Net Acre=>	851,581.35	Average	per SqFt=>	\$19.55				

NORTH,NW, & EAST LAKE - OBSTRUCTED VIEW
 OBSTRUCTED VIEW & BEACH LOTS ANALYZED TOGETHER
 2023 ANALYZED 1753
 2023 UTILIZED 1100

OBSTRUCTED VIEW
 2022 ANALYZED 1179
 2022 UTILIZED 1100

*IN 2022 - OBSTRUCTED VIEW & BEACH LOTS WERE ANALYZED/VALUED SEPERATELY

LAND ANALYSIS - NORTH, NORTHWEST & EAST CRYSTAL LAKE - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	LOCATION	
005-007-033-00	1218 N SHORE DR	05/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$94,300	31.43	\$120,883	\$283,328	\$104,211	61.3	48.0	0.08	0.08	\$4,622	\$3,372,952	\$77.43	100.00	4004	2021R-07812	005-520-015-00	4003 NORTH, NW & EAST LAKE	402	WATERFRONT	
005-007-037-00	1241 N SHORE DR	03/06/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,800	46.27	\$158,874	\$300,000	\$153,770	76.9	50.0	0.15	0.15	\$3,902	\$2,013,423	\$46.22	130.00	4004	2020R-03421		4003 NORTH, NW & EAST LAKE	402	WATERFRONT	
005-007-877-03	6524 SPINNAKER	09/09/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$159,000	30.00	\$396,287	\$280,298	\$146,585	73.3	185.0	0.30	0.30	\$3,824	\$943,764	\$21.67	70.00	4004	2021R-12870		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
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	\$141,000	\$98,958	49.5	170.0	0.13	0.13	\$2,850	\$1,093,023	\$25.09	33.00	4004	2020R-11695		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
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	\$168,856	\$124,549	62.3	190.0	0.22	0.22	\$2,711	\$774,569	\$17.78	50.00	4004	2020R-11265		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
005-008-050-01	N SHORE DR	10/09/20	\$145,000	LC	03-ARM'S LENGTH	\$145,000	\$34,400	23.72	\$153,412	\$140,524	\$148,936	67.8	87.0	1.15	1.15	\$2,073	\$122,195	\$2.81	81.00	4004	2021R-03483		4003 NORTH, NW & EAST LAKE	402	WATERFRONT (SEE MAP)	
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	\$182,271	\$157,901	79.0	110.0	0.25	0.25	\$2,309	\$720,439	\$16.54	100.00	4004	2020R-11405		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
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	\$217,258	\$102,492	51.2	65.0	0.08	0.08	\$4,240	\$2,715,725	\$62.34	49.00	4004	2020R-11170		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
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	\$223,631	\$103,476	51.7	64.0	0.08	0.08	\$4,322	\$2,760,877	\$63.38	50.00	4004	2022R-00565		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
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	\$175,686	\$113,499	56.7	67.0	0.10	0.10	\$3,096	\$1,811,196	\$41.58	63.00	4004	2020R-13649		4003 NORTH, NW & EAST LAKE	401	WATERFRONT	
Totals:			\$3,284,000			\$3,284,000	\$1,123,500		\$2,430,629	\$2,112,852	\$1,254,377	629.7		2.54	2.54											
							Sale. Ratio =>	34.21			Average			Average												
							Std. Dev. =>	7.34			per FF=>	\$3,355		Average	per Net Acre=>	832,487.00		Average	per SqFt=>	\$19.11						

NORTH, NW & EAST LAKE
 WATERFRONT
 2023 ANALYZED 3398/FF
 2023 UTILIZED 2200/FF

WATERFRONT
 2022 ANALYZED 2256/FF
 2022 UTILIZED 2000/FF

INCREASE OF 200/FF

LAND ANALYSIS - OFF LAKE : AVERAGE PROXIMITY TO LAKE - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1	Rate Group 2	Rate Group 3	
005-007-878-15	6619 SPINNAKER	06/22/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$23,200	66.29	\$41,706	\$35,000	\$41,225	97.0	239.4	0.53	0.53	\$361	\$65,666	\$1.51	97.00	4012	2021R-09481		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
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	\$38,402	\$31,875	75.0	100.0	0.17	0.17	\$512	\$223,267	\$5.13	75.00	4012	2020R-13184		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
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	\$29,649	\$21,250	50.0	100.0	0.12	0.12	\$593	\$257,817	\$5.92	50.00	4004	2021R-14031		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
005-280-112-00	2550 ITHACA ST	11/18/21	\$60,615	WD	03-ARM'S LENGTH	\$60,615	\$32,900	54.28	\$74,691	\$7,174	\$21,250	50.0	100.0	0.12	0.12	\$143	\$62,383	\$1.43	50.00	4012	2021R-16401		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
005-400-039-00	1980 MILDRED ST	08/27/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$92,300	63.66	\$184,215	\$57,035	\$96,250	275.0	372.0	0.58	0.13	\$207	\$99,019	\$2.27	150.00	4012	2020R-13749	005-600-028-00, 005-400-040-00, 005-400-041-00	4010 OFF LAKE AVERAGE	AVG LAKE PROX			
005-480-005-00	333 HILL ST	10/01/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,700	28.67	\$86,025	\$86,375	\$37,400	88.0	90.0	0.18	0.18	\$982	\$474,588	\$10.90	88.00	4012	2021R-13957		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
005-552-053-00	32 PARK AVE	09/15/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,600	33.14	\$43,156	\$14,944	\$23,100	66.0	66.0	0.10	0.10	\$226	\$149,440	\$3.43	66.00	4012	2020R-10342	005-552-054-20	4010 OFF LAKE AVERAGE	AVG LAKE PROX			
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	\$58,062	\$48,875	115.0	66.0	0.17	0.17	\$505	\$333,690	\$7.66	115.00	4012	2021R-01259		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
005-580-002-50	494 GARY DR	03/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,300	26.92	\$90,421	\$67,799	\$38,220	89.9	93.7	0.19	0.19	\$754	\$351,290	\$8.06	89.93	4012	2021R-04879		4010 OFF LAKE AVERAGE	AVG LAKE PROX	AVG LAKE PROX		
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	\$94,121	\$29,750	70.0	197.9	0.32	0.32	\$1,345	\$295,978	\$6.79	70.00	4012	2021R-12563		4010 OFF LAKE AVERAGE	AVG LAKE PROX	AVG LAKE PROX		
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	\$24,480	\$21,250	50.0	94.0	0.11	0.11	\$490	\$226,667	\$5.20	50.00	4012	2020R-14367		4010 OFF LAKE AVERAGE	AVG LAKE PROX			
Totals:			\$1,185,997			\$1,185,997	\$440,000		\$1,083,882	\$513,041	\$410,445	1,025.9		2.59	2.14												
						Sale. Ratio =>		37.10			Average			Average				Average									
						Std. Dev. =>		14.53			per FF=>			per Net Acre=>	198,391.72			per SqFt=>	\$4.55								

OFF LAKE - AVERAGE PROXIMITY TO LAKE
 2023 ANALYZED 500
 2023 UTILIZED 475
 2022 ANALYZED 509
 2022 UTILIZED 425
 *CONSISTENTLY STAYING AT 500/FF; UTILIZING LESS

LAND ANALYSIS - OFF LAKE : FAR PROXIMITY TO LAKE - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
005-007-021-30	1837 NORWEST TACK DR	01/18/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$0	0.00	\$0	\$25,000	\$24,566	81.9	129.0	0.29	0.29	\$305	\$86,207	\$1.98	104.92	4012	2021R-01112		4010 OFF LAKE AVERAGE	
005-007-021-40	1805 NORWEST TACK DR	07/13/20	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$0	0.00	\$0	\$12,000	\$23,957	79.9	185.0	0.34	0.34	\$150	\$35,294	\$0.81	80.33	4012	2020R-07848		4010 OFF LAKE AVERAGE	
005-007-021-50	1779 NORWEST TACK DR	07/13/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$0	0.00	\$0	\$22,000	\$24,040	80.1	188.2	0.35	0.35	\$275	\$63,584	\$1.46	80.00	4012	2020R-07778		4010 OFF LAKE AVERAGE	
005-007-021-55	1763 NORWEST TACK DR	07/13/20	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$0	0.00	\$0	\$17,000	\$24,040	80.1	188.2	0.35	0.35	\$212	\$49,133	\$1.13	80.00	4012	2020R-07776		4010 OFF LAKE AVERAGE	
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	\$18,346	\$30,280	100.9	162.0	0.47	0.47	\$182	\$38,705	\$0.89	125.00	4001	2020R-05607		4010 OFF LAKE AVERAGE	
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	\$23,377	\$15,975	53.2	47.0	0.09	0.09	\$439	\$268,701	\$6.17	81.00	4012	2021R-12697		4010 OFF LAKE AVERAGE	
005-280-031-00	2710 CRAWFORD ST	09/30/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$8,300	34.58	\$23,791	\$15,209	\$15,000	50.0	100.0	0.12	0.12	\$304	\$132,252	\$3.04	50.00	4012	2020R-13360		4010 OFF LAKE AVERAGE	
005-280-031-00	2710 CRAWFORD ST	09/01/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$9,900	39.60	\$23,791	\$16,209	\$15,000	50.0	100.0	0.12	0.12	\$324	\$140,948	\$3.24	50.00	4012	2021R-12508		4010 OFF LAKE AVERAGE	
005-280-033-00	2693 OVID ST	08/25/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$19,500	130.00	\$15,000	\$15,000	\$15,000	50.0	100.0	0.12	0.12	\$300	\$130,435	\$2.99	50.00	4012	2020R-09160		4010 OFF LAKE AVERAGE	
005-300-005-00	1283 S WALDRON RD	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$48,200	43.82	\$109,972	\$26,818	\$26,790	89.3	120.0	0.33	0.33	\$300	\$81,021	\$1.86	120.00	4012	2021R-16526		4010 OFF LAKE AVERAGE	
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	\$39,938	\$40,578	135.3	142.5	0.72	0.72	\$295	\$55,469	\$1.27	220.00	4035	2021R-07241		4010 OFF LAKE AVERAGE	
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	\$56,403	\$41,736	139.1	156.5	0.79	0.79	\$405	\$71,396	\$1.64	220.00	4035	2020R-08629		4010 OFF LAKE AVERAGE	
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	\$52,770	\$28,241	94.1	120.2	0.34	0.34	\$561	\$155,206	\$3.56	150.20	4012	2022R-04003		4010 OFF LAKE AVERAGE	
005-492-027-50	1151 S SENATOR RD	05/12/21	\$61,000	MLC	04-BUYERS INTEREST IN A LC	\$61,000	\$27,900	45.74	\$63,816	\$12,184	\$15,000	50.0	100.0	0.12	0.12	\$244	\$105,948	\$2.43	50.00	4012	2021R-07943		4010 OFF LAKE AVERAGE	
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	\$29,701	\$20,503	82.0	206.0	0.41	0.24	\$362	\$71,915	\$1.65	75.00	4012	2021R-15147	005-540-005-00	4010 OFF LAKE AVERAGE	
005-580-012-10	560 RICHARD DR	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,000	17.78	\$101,705	\$61,369	\$28,074	93.6	119.5	0.36	0.36	\$656	\$171,902	\$3.95	130.00	4012	2020R-07118		4010 OFF LAKE AVERAGE	
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	\$26,874	\$34,559	172.8	202.0	0.58	0.33	\$156	\$46,096	\$1.06	242.28	4035	2020R-06816	005-670-018-00	4010 OFF LAKE AVERAGE	
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	\$35,720	\$35,412	118.0	341.0	0.84	0.84	\$303	\$42,423	\$0.97	125.00	4035	2021R-11064		4010 OFF LAKE AVERAGE	
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	\$35,679	\$32,821	109.4	340.0	0.78	0.78	\$326	\$45,684	\$1.05	100.00	4035	2021R-01765		4010 OFF LAKE AVERAGE	
Totals:			\$1,575,500			\$1,575,500	\$591,100		\$1,428,872	\$541,597	\$491,572	1,709.8		7.50	7.07									
							Sale. Ratio =>	37.52			Average			Average			Average			Average			Average	
							Std. Dev. =>	28.94			per FF=>			\$317			per Net Acre=>			72,212.93			per SqFt=>	\$1.66

OFF LAKE - FAR PROXIMITY TO LAKE

2023 ANALYZED 317
 2023 UTILIZED 310

2022 ANALYZED 316
 2022 UTILIZED 300

*NORWEST TACK UPDATED TO OFF LAKE AVERAGE; PREVIOUSLY PRICING OUT AT 680/FF AS BACKLOTS IN THE NORTHWEST/NORTH CRYSTAL LAKE LAND TABLE

LAND ANALYSIS - RURAL RESIDENTIAL - 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 Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table		
005-020-015-00	3960 S CRYSTAL RD	01/18/22	\$89,900	QC	03-ARM'S LENGTH	\$89,900	\$24,200	26.92	\$63,488	\$33,608	0.53	0.53	\$63,054	\$1.45	0.00	4001	2022R-00808		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	\$31,167	1.10	1.10	\$28,334	\$0.65	0.00	4001	2021R-08484		4001 RURAL RESIDENTIAL		
005-001-003-01	11899 E SPENCER RD	07/09/20	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$5,300	70.67	\$14,192	\$7,500	1.35	1.35	\$5,572	\$0.13	0.00	4001	2020R-07577		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	\$25,908	2.00	2.00	\$12,954	\$0.30	0.00	4001	2021R-02226		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	\$29,767	2.00	2.00	\$14,884	\$0.34	0.00	4001	2021R-02103		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	\$41,923	2.37	2.37	\$17,689	\$0.41	0.00	4001	2021R-14391		4001 RURAL RESIDENTIAL		
005-003-010-20	910 CARDOZA DR	10/29/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$34,000	27.42	\$80,535	\$61,485	2.38	2.38	\$25,834	\$0.59	0.00	4001	2020R-12135		4001 RURAL RESIDENTIAL		
005-002-004-21	10825 E SPENCER RD	07/28/20	\$29,750	WD	03-ARM'S LENGTH	\$29,750	\$16,700	56.13	\$40,682	\$9,075	2.42	2.42	\$3,747	\$0.09	0.00	4001	2020R-08524		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	\$30,830	2.87	2.87	\$10,742	\$0.25	0.00	4001	2022R-02792		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	\$64,706	3.00	3.00	\$21,569	\$0.50	0.00	4001	2021R-08538		4001 RURAL RESIDENTIAL		
005-003-017-41	9379 E SPENCER RD	07/27/21	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$28,000	27.05	\$61,828	\$62,197	3.01	3.01	\$20,663	\$0.47	0.00	4001	2021R-10827		4001 RURAL RESIDENTIAL		
005-011-006-20	10002 E PAKES RD	09/08/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,200	40.80	\$21,800	\$25,000	3.52	3.52	\$7,102	\$0.16	134.00	4035	2021R-13013		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	\$57,995	5.00	5.00	\$11,599	\$0.27	0.00	4001	2021R-06923		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	\$37,637	5.00	5.00	\$7,527	\$0.17	0.00	4001	2022R-02077		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	\$45,925	5.61	5.61	\$8,186	\$0.19	0.00	4001	2021R-12320		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	\$17,884	6.75	6.75	\$2,649	\$0.06	0.00	4001	2022R-05545		4001 RURAL RESIDENTIAL		
005-019-015-10		01/13/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$54,600	34.56	\$118,759	\$85,616	9.00	3.10	\$9,513	\$0.22	0.00	4001	2021R-00947	005-019-015-12	4001 RURAL RESIDENTIAL		
005-015-019-20	9226 E COLBY RD	02/05/21	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$17,400	56.13	\$38,828	\$31,000	9.85	9.85	\$3,147	\$0.07	0.00	4001	2021R-04474		4001 RURAL RESIDENTIAL		
005-001-004-51		09/29/20	\$52,500	PTA	03-ARM'S LENGTH	\$52,500	\$24,400	46.48	\$52,000	\$52,500	17.50	17.50	\$3,000	\$0.07	0.00	4001			4001 RURAL RESIDENTIAL		
005-008-027-00	7124 E PAKES RD	05/12/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$68,500	28.54	\$250,227	\$47,773	20.00	20.00	\$2,389	\$0.05	0.00	4001	2021R-07416		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	\$149,501	21.02	21.02	\$7,112	\$0.16	0.00	4001	2021R-16608		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	\$152,744	22.50	22.50	\$6,789	\$0.16	0.00	4001	2021R-10954		4001 RURAL RESIDENTIAL		
005-036-007-10	5259 S MT HOPE RD	03/22/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$92,300	36.20	\$237,622	\$99,810	28.26	28.26	\$3,532	\$0.08	0.00	4001	2021R-05032		4001 RURAL RESIDENTIAL		
005-013-009-10	11612 E COLBY RD	06/05/20	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$50,800	42.33	\$105,576	\$120,000	36.76	36.76	\$3,264	\$0.07	0.00	4001	2020R-06231		4001 RURAL RESIDENTIAL		
005-001-020-10	11389 E PAKES RD	11/13/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,800	43.17	\$103,578	\$120,000	37.53	37.53	\$3,197	\$0.07	0.00	4001	2020R-12961	005-036-006-03	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	\$111,074	40.00	40.00	\$2,777	\$0.06	0.00	4001	2020R-11023		4001 RURAL RESIDENTIAL		
005-022-001-00	3110 S BLACKMER	12/21/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,600	59.03	\$181,926	\$77,074	40.00	40.00	\$1,927	\$0.04	0.00	4001	2021R-17782		4001 RURAL RESIDENTIAL		
005-023-013-00	3893 S BLACKMER RD	02/08/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,100	52.32	\$190,335	\$72,965	40.00	40.00	\$1,824	\$0.04	0.00	4001	2021R-01958		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	\$106,779	40.00	40.00	\$2,669	\$0.06	0.00	4001	2020R-08106		4001 RURAL RESIDENTIAL		
005-005-010-50	464 S WALDRON RD	12/28/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,800	51.24	\$209,525	\$137,475	60.00	60.00	\$2,291	\$0.05	0.00	4001	2021R-00179		4001 RURAL RESIDENTIAL		
005-023-013-00	3893 S BLACKMER RD	06/19/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$142,300	56.92	\$283,612	\$184,058	80.00	40.00	\$2,301	\$0.05	0.00	4001	2020R-06701	005-023-014-00, 005-023-014-50	4001 RURAL RESIDENTIAL		
Totals:			\$5,071,050			\$5,071,050	\$1,728,100		\$4,698,309	\$2,130,976	551.33	505.43									
								Sale. Ratio =>	34.08												
								Std. Dev. =>	16.53	Average per Net Acre=>	3,865.15	Average per SqFt=>	\$0.09								

RURAL RESIDENTIAL LAND VALUE ANALYSIS - CRYSTAL TOWNSHIP 2023

2022					2023				
ACRES	VALUATION SET	DIFFERENCES	\$/ACRE		ACRES	VALUATION	DIFFERENCES	\$/ACRE	
1	\$13,500	\$	1,000	\$13,500	1	\$13,500	\$	1,000	\$13,500
1.5	\$14,500	\$	2,000	\$9,667	1.5	\$14,500	\$	2,000	\$9,667
2	\$16,500	\$	2,000	\$8,250	2	\$16,500	\$	2,000	\$8,250
2.5	\$18,500	\$	2,000	\$7,400	2.5	\$18,500	\$	2,000	\$7,400
3	\$20,500	\$	2,500	\$6,833	3	\$20,500	\$	2,500	\$6,833
4	\$23,000	\$	3,000	\$5,750	4	\$23,000	\$	3,000	\$5,750
5	\$26,000	\$	4,000	\$5,200	5	\$26,000	\$	4,000	\$5,200
7	\$30,000	\$	4,000	\$4,286	7	\$30,000	\$	4,000	\$4,286
10	\$34,000	\$	12,000	\$3,400	10	\$34,000	\$	12,000	\$3,400
15	\$46,000	\$	12,000	\$3,067	15	\$46,000	\$	12,000	\$3,067
20	\$58,000	\$	14,000	\$2,900	20	\$58,000	\$	14,000	\$2,900
25	\$72,000	\$	16,000	\$2,880	25	\$72,000	\$	19,000	\$2,880
30	\$88,000	\$	22,000	\$2,933	30	\$91,000	\$	31,000	\$3,033
40	\$110,000	\$	30,000	\$2,750	40	\$122,000	\$	28,000	\$3,050
50	\$140,000	\$	110,000	\$2,800	50	\$150,000	\$	110,000	\$3,000
100	\$250,000	\$	(250,000)	\$2,500	100	\$260,000	\$	(260,000)	\$2,600

LAND ANALYSIS - SOUTH, SOUTHEAST & WEST CRYSTAL LAKE - 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	LOCATION			
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	\$66,650	\$118,589	50.5	90.0	0.11	0.11	\$1,321	\$611,468	\$14.04	74.80	4004	2020R-07738		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT			
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	\$83,753	\$92,378	39.3	88.0	0.08	0.08	\$2,131	\$1,033,988	\$23.74	40.00	4004	2021R-14755		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT			
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	\$330,653	\$131,990	56.2	75.0	0.13	0.13	\$5,887	\$2,467,560	\$56.65	82.50	4005	2022R-04331		4005 WEST LAKE	401	WEST LAKEFRONT	WATERFRONT			
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	\$110,927	\$107,718	45.8	104.0	0.13	0.13	\$2,420	\$887,416	\$20.37	50.00	4005	2020R-06797		4005 WEST LAKE	401	WEST LAKEFRONT	WATERFRONT			
005-530-020-00	2287 COVE TRAIL	05/21/20	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$176,400	42.92	\$371,886	\$228,757	\$189,643	121.2	210.0	0.36	0.18	\$1,888	\$633,676	\$14.55	150.00	4004		005-018-060-00	4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT			
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	\$122,286	\$97,825	41.6	60.0	0.07	0.07	\$2,938	\$1,772,261	\$40.69	50.00	4004	2020R-07028		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT			
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	\$104,517	\$89,917	38.3	54.0	0.06	0.06	\$2,732	\$1,866,375	\$42.85	45.00	4004	2021R-15193		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT			
Totals:			\$2,286,500			\$2,286,500	\$940,500		\$2,067,017	\$1,047,543	\$828,060	392.8		0.94	0.76														
								Sale. Ratio =>	41.13			Average					Average												
								Std. Dev. =>	7.05			per FF=>					Average												
												per Net Acre=>	1,120,366.84				per SqFt=>	\$25.72											

SOUTH & SOUTHEAST & WEST CRYSTAL LAKE
 LAND VALUE ANALYSIS
 2023 ANALYZED 2667
 2023 UTILIZED 2500
 CHANNEL LOTS ANALYZED SEPARATE IN 2023

2022 ANALYZED 2372
 2022 UTILIZED 2350
 CHANNEL LOTS (50%) 1200

OUTLIER - ISLAND SALE																										
005-017-046-00	2483 CRYSTAL ISLAND SMALL	11/23/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$32,000	58.18	\$59,214	\$55,000	\$57,798	49.2	80.0	0.11	0.11	\$1,118	\$500,000	\$11.48	60.00	4004	2021R-16528		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	WATERFRONT-ISLAND

INCREASED BY 150/FF PER SALES STUDY

LAND 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 Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table		
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	\$30,960	\$21,772	87.1	264.0	0.40	0.40	\$356	\$77,400	\$1.78	66.00	4025	2020R-06313		4025 TOWN		
005-132-006-00	2951 S SHORE DR	06/24/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,300	31.00	\$122,789	\$28,725	\$21,514	86.1	101.0	0.32	0.32	\$334	\$89,208	\$2.05	139.00	4025	2020R-07097		4025 TOWN		
005-105-003-00	321 S LINCOLN ST	07/18/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,700	45.29	\$39,091	\$70,000	\$34,671	138.7	396.0	1.50	1.50	\$505	\$46,667	\$1.07	132.00	4025	2020R-07868		4025 TOWN		
005-160-044-00		08/20/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$10,100	44.89	\$26,717	\$22,500	\$22,349	89.4	101.0	0.35	0.35	\$252	\$64,655	\$1.48	150.00	4025	2020R-09151		4025 TOWN		
005-160-044-01	S SHORE DR	08/20/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$0	0.00	\$18,248	\$22,500	\$18,248	73.0	101.0	0.23	0.23	\$308	\$96,983	\$2.23	100.00	4025	2020R-09151		4025 TOWN		
005-160-046-00	S SHORE DR	08/20/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$0	0.00	\$12,903	\$22,500	\$12,903	51.6	101.0	0.12	0.12	\$436	\$193,966	\$4.45	50.00	4025	2020R-09151		4025 TOWN		
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	\$21,176	\$16,500	66.0	132.0	0.20	0.20	\$321	\$105,880	\$2.43	66.00	4025	2020R-10897		4025 TOWN		
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	\$50,679	\$26,089	104.4	132.0	0.50	0.50	\$486	\$101,358	\$2.33	165.00	4025	2020R-11099		4025 TOWN		
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	\$12,988	\$16,500	66.0	132.0	0.20	0.20	\$197	\$64,940	\$1.49	66.00	4025	2020R-13789		4025 TOWN		
005-134-001-00	803 S PARKER ST	03/05/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,400	26.40	\$88,550	\$30,522	\$19,072	76.3	99.0	0.25	0.25	\$400	\$121,119	\$2.78	111.00	4025	2021R-12988		4025 TOWN		
005-109-007-00	113 N MILL	04/02/21	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$8,700	54.38	\$25,564	\$16,000	\$21,772	87.1	264.0	0.40	0.40	\$184	\$40,000	\$0.92	66.00	4025	2021R-05717		4025 TOWN		
005-160-044-01	S SHORE DR	05/15/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$7,300	36.50	\$18,248	\$20,000	\$18,248	73.0	101.0	0.23	0.23	\$274	\$86,207	\$1.98	100.00	4025	2021R-08886		4025 TOWN		
005-107-007-00	218 E LAKE ST	11/18/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$31,900	49.08	\$72,624	\$18,465	\$26,089	104.4	132.0	0.50	0.50	\$177	\$36,930	\$0.85	165.00	4025	2021R-16819		4025 TOWN		
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	\$19,299	\$21,276	85.1	190.0	0.36	0.36	\$227	\$53,908	\$1.24	82.00	4025	2022R-04204		4025 TOWN		
Totals:			\$1,206,000			\$1,206,000	\$358,900		\$1,129,269	\$386,314	\$297,003	1,188.0		5.56	5.56										
								Sale. Ratio =>	29.76					Average		Average		Average							
								Std. Dev. =>	16.29					per FF=>	\$325	per Net Acre=>	69,480.94	per SqFt=>	\$1.60						

TOWN LAND ANALYSIS -CRYSTAL TOWNSHIP 2023

2023 ANALYZED 325
 2023 UTILIZED 275

2022 ANALYZED 399
 2022 UTILIZED 250
 2021 UTILIZED 200

COMPLETED SALES ANALYSIS IN 2021 - 2023 INDICATES THAT THE LAND VALUE IS INCREASING IN TOWN; VALUE INCREASE BY \$10/FF