

LAND ANALYSIS - COMMERCIAL INDUSTRIAL SQUARE FOOTAGE TABLE - CRYSTAL TOWNSHIP 2026

Parcel Number	Address	Sale Date	Sale Price	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parcels in Sale	Comments
016-082-001-00	1210 N Greenvi	4/18/2023	\$128,500	2023R-05058	0.303	13,199		0	103356	\$25,144	0.1957	0.303	13,199	\$82,983	\$1.90	\$25,144	\$82,983	\$1.90			N/A
016-082-001-00	1210 N Greenvi	4/18/2023	\$128,500	2023R-05058	0.303	13,199		0	103356	\$7,710	0.0600	0.303	13,199	\$25,446	\$0.58	\$7,710	\$25,446	\$0.58			N/A
051-113-095-00	119 W Main	5/15/2023	\$245,000	2023R-04853	0.059	2,570		0	163939	\$14,700	0.0600	0.059	2,570	\$249,153	\$5.72	\$14,700	\$249,153	\$5.72			N/A
053-196-175-00	N State St	5/16/2023	\$210,000	2023R-04891	0.500	21,780		0	165344	\$44,656	0.2126	0.500	21,780	\$89,312	\$2.05	\$44,656	\$89,312	\$2.05			N/A
053-196-175-00	N State St	5/16/2023	\$210,000	2023R-04891	0.500	21,780		0	165344	\$12,600	0.0600	0.500	21,780	\$25,200	\$0.58	\$12,600	\$25,200	\$0.58			N/A
018-511-194-00	Third St	6/22/2023	\$242,844	2023R-06698	0.800	34,848		0	212954	\$29,890	0.1231	0.800	34,848	\$37,363	\$0.86	\$29,890	\$37,363	\$0.86			N/A
018-511-194-00	Third St	6/22/2023	\$242,844	2023R-06698	0.800	34,848		0	212954	\$14,571	0.0600	0.800	34,848	\$18,213	\$0.42	\$14,571	\$18,213	\$0.42			N/A
044-082-006-50	235 S Main	7/11/2023	\$81,000	2023R-07020	0.146	6,350		0	74931	\$6,069	0.0749	0.146	6,350	\$41,568	\$0.96	\$6,069	\$41,568	\$0.96			N/A
044-082-006-50	235 S Main	7/11/2023	\$81,000	2023R-07020	0.146	6,350		0	74931	\$4,860	0.0600	0.146	6,350	\$33,288	\$0.77	\$4,860	\$33,288	\$0.77			N/A
041-629-015-00	525 Gilson	9/7/2023	\$290,000	2023R-08725	6.630	288,803		0	157707	\$132,293	0.4562	6.630	288,803	\$19,954	\$0.46	\$132,293	\$19,954	\$0.46			N/A
041-629-015-00	525 Gilson	9/7/2023	\$290,000	2023R-08728	6.630	288,803		0	157707	\$17,400	0.0600	6.630	288,803	\$2,624	\$0.06	\$17,400	\$2,624	\$0.06			N/A
014-104-013-00	11468 Pine	9/13/2023	\$65,000	2023R-10134	0.290	12,632		0	49285	\$15,715	0.2418	0.290	12,632	\$54,190	\$1.24	\$15,715	\$54,190	\$1.24			N/A
014-104-013-00	11468 Pine	9/13/2023	\$65,000	2023R-10134	0.290	12,632		0	49285	\$3,900	0.0600	0.290	12,632	\$13,448	\$0.31	\$3,900	\$13,448	\$0.31			N/A
053-555-007-00	410 W Pine	10/18/2023	\$525,000	2022R-08557	7.235	315,157		0	395373	\$129,627	0.2469	7.235	315,157	\$17,917	\$0.41	\$129,627	\$17,917	\$0.41			N/A
053-555-007-00	410 W Pine	10/18/2023	\$525,000	2022R-08557	7.235	315,157		0	395373	\$31,500	0.0600	7.235	315,157	\$4,354	\$0.10	\$31,500	\$4,354	\$0.10			N/A
005-610-031-00	102 S Main St	10/31/2023	\$135,000	2023R-10598	0.060	2,954		0	97509	\$37,491	0.2777	0.068	2,954	\$551,338	\$12.69	\$37,491	\$551,338	\$12.69			N/A
005-610-031-00	102 S Main St	10/31/2023	\$135,000	2023R-10598	0.060	2,954		0	97509	\$8,100	0.0600	0.068	2,954	\$119,118	\$2.74	\$8,100	\$119,118	\$2.74			N/A
010-100-048-00	382 Fenwick	12/11/2023	\$55,000	2023R-12162	0.100	4,356		0	44134	\$10,866	0.1976	0.100	4,356	\$108,660	\$2.49	\$10,866	\$108,660	\$2.49			N/A
010-100-048-00	382 Fenwick	12/11/2023	\$55,000	2023R-12162	0.100	4,356		0	44134	\$3,300	0.0600	0.100	4,356	\$33,000	\$0.76	\$3,300	\$33,000	\$0.76			N/A
043-006-016-02	102 Condensar	12/29/2023	\$475,000	2024R-00102	1.008	43,908		8,363	420776	\$54,224	0.1142	0.816	35,545	\$66,451	\$1.53	\$54,224	\$66,451	\$1.53			N/A
043-006-016-02	102 Condensar	12/29/2023	\$475,000	2024R-00102	1.008	43,908		8,363	420776	\$28,500	0.0600	0.816	35,545	\$34,926	\$0.80	\$28,500	\$34,926	\$0.80			N/A
053-113-006-00	106 W MAIN	2/27/2024	\$175,000	2024R-01350	0.080	3,485			161189	\$13,811	0.0789	0.080	3,485	\$172,638	\$3.96	\$13,811	\$172,638	\$3.96			N/A
053-113-006-00	106 W MAIN	2/27/2024	\$175,000	2024R-01350	0.080	3,485			161189	\$10,500	0.0600	0.080	3,485	\$131,250	\$3.01	\$10,500	\$131,250	\$3.01			N/A
053-113-009-00	119 CAMBURN	3/14/2024	\$70,000	2024R-02598	0.060	2,614			68227	\$1,773	0.0253	0.060	2,614	\$29,550	\$0.68	\$1,773	\$29,550	\$0.68			N/A
053-113-009-00	119 CAMBURN	3/14/2024	\$70,000	2024R-02598	0.060	2,614			68227	\$4,200	0.0600	0.060	2,614	\$70,000	\$1.61	\$4,200	\$70,000	\$1.61			N/A
020-104-003-02	15225 W HOW	4/26/2024	\$150,000	2024R-04078	0.640	27,878			91948	\$58,052	0.3870	0.640	27,878	\$90,706	\$2.08	\$58,052	\$90,706	\$2.08			N/A
020-104-003-92	15225 W HOW	4/26/2024	\$150,000	2024R-04078	0.640	27,878			91948	\$9,000	0.0600	0.640	27,878	\$14,063	\$0.32	\$9,000	\$14,063	\$0.32			N/A
042-716-041-02	N GREENVILLE	5/9/2024	\$42,000	2024R-05007	7.290	317,552			0	\$42,000	N/A	7.290	317,552	\$5,761	\$0.13	\$42,000	\$5,761	\$0.13			N/A
014-108-001-50	2921 OAK	5/14/2024	\$220,000	2024R-04951	0.760	33,106			203130	\$16,870	0.0767	0.760	33,106	\$22,197	\$0.51	\$16,870	\$22,197	\$0.51			N/A
014-108-001-50	2921 OAK	5/14/2024	\$220,000	2024R-04951	0.760	33,106			203130	\$13,200	0.0600	0.760	33,106	\$17,368	\$0.40	\$13,200	\$17,368	\$0.40			N/A
				CONFIDENTIAL																	
				CONFIDENTIAL																	
001-101-031-01	124 RAILROAD	5/31/2024	\$76,100	2024R-05185	0.170	7,405		0	56223	\$19,877	0.2612	0.170	7,405	\$116,924	\$2.68	\$19,877	\$116,924	\$2.68			N/A
001-101-031-01	124 RAILROAD	5/31/2024	\$76,100	2024R-05185	0.170	7,405		0	56223	\$4,566	0.0600	0.170	7,405	\$26,859	\$0.62	\$4,566	\$26,859	\$0.62			N/A
005-016-027-01	8161 E SIDNEY	5/31/2024	\$150,000	2024R-05035	1.140	49,658		8,799	99751	\$50,249	0.3350	0.938	40,859	\$53,570	\$1.23	\$50,249	\$53,570	\$1.23			N/A
005-016-027-01	8161 E SIDNEY	5/31/2024	\$150,000	2024R-05035	1.140	49,658		8,799	99751	\$9,000	0.0600	0.938	40,859	\$9,595	\$0.22	\$9,000	\$9,595	\$0.22			N/A
				CONFIDENTIAL																	
				CONFIDENTIAL																	
053-106-004-00	106 E WALNUT	8/9/2024	\$140,000	2024R-07376	0.180	7,841			129577	\$10,423	0.0745	0.180	7,841	\$57,906	\$1.33	\$10,423	\$57,906	\$1.33			N/A
053-106-004-00	106 E WALNUT	8/9/2024	\$140,000	2024R-07376	0.180	7,841			129577	\$8,400	0.0600	0.180	7,841	\$46,667	\$1.07	\$8,400	\$46,667	\$1.07			N/A
044-200-032-10	v/l condensary	10/16/2024	\$65,000	2024R-08529	2.400	104,544			0	\$65,000	N/A	2.400	104,544	\$27,083	\$0.62	\$65,000	\$27,083	\$0.62		044-200-034-00,036-00,048-00	
044-200-046-10	v/l condensary	10/16/2024	\$24,900	2024R-09452	0.760	33,106			0	\$24,900	N/A	0.760	33,106	\$32,763	\$0.75	\$24,900	\$32,763	\$0.75			N/A
042-350-002-00	EIGHT ST	11/1/2024	\$100,000	2024R-10187	0.320	13,939			51662	\$48,338	0.4834	0.320	13,939	\$151,056	\$3.47	\$48,338	\$151,056	\$3.47		042-350-001-00	
042-350-002-00	EIGHT ST	11/1/2024	\$100,000	2024R-10187	0.320	13,939			51662	\$6,000	0.0600	0.320	13,939	\$18,750	\$0.43	\$6,000	\$18,750	\$0.43		042-350-001-00	
005-182-003-50	113 S MAIN ST	1/31/2025	\$135,000	2025R-00937	0.170	5,227		0	56885	\$8,100	0.0600	0.120	5,227	\$67,500	\$1.55	\$8,100	\$67,500	\$1.55			N/A

2026 CONCLUSION

SQFT	ACRES	\$/SF	\$/AC
2,500	0.057	\$	3.00
5,000	0.115	\$	2.00
7,500	0.172	\$	1.58
10,000	0.230	\$	1.34
12,500	0.287	\$	1.18
15,000	0.344	\$	1.06
20,000	0.459	\$	0.89
25,000	0.574	\$	0.79
30,000	0.689	\$	0.71
40,000	0.918	\$	0.60
50,000	1.148	\$	0.53
60,000	1.377	\$	0.47
87,120	2.000	\$	0.38
130,680	3.000	\$	0.30
174,240	4.000	\$	0.25
217,800	5.000	\$	0.22
435,600	10.000	\$	0.15
653,400	15.000	\$	0.12
871,200	20.000	\$	0.10
1089000	25.000	\$	0.09

130,680	\$	7,501
87,323	\$	10,023
68,975	\$	11,876
58,345	\$	13,394
51,242	\$	14,705
46,086	\$	15,870
38,984	\$	17,899
34,238	\$	19,650
30,792	\$	21,207
26,047	\$	23,918
22,876	\$	26,258
20,574	\$	28,339
16,561	\$	33,123
13,081	\$	39,244
11,065	\$	44,262
9,718	\$	48,592
6,493	\$	64,933
5,129	\$	76,934
4,339	\$	86,771
3,810	\$	95,259