

ECF - COMMERCIAL & INDUSTRIAL - CRYSTAL TOWNSHIP 2022

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 (%)	Building Style	Land Value	Land Table		
002-009-028-10	7774 S CRYSTAL RD	05/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$89,900	52.88	\$171,507	\$32,284	\$137,716	\$225,645	0.610	11,136	\$12.37	2004	6.7492		\$31,079	2004 MONTCALM RURAL COMMERCIAL		
003-018-015-00	8075 S SHERIDAN RD	05/08/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$110,900	44.36	\$215,396	\$16,145	\$233,855	\$322,935	0.724	2,620	\$89.26	2004	4.6341		\$16,145	2004 MONTCALM RURAL COMMERCIAL		
004-600-017-00	9924 W HC - EDMORE RD	12/12/19	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,200	29.04	\$113,117	\$11,384	\$123,616	\$164,883	0.750	2,592	\$47.69	2004	7.1904		\$11,384	2004 MONTCALM RURAL COMMERCIAL		
005-016-029-50	8480 E SIDNEY RD	04/01/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$57,800	57.80	\$94,650	\$38,563	\$61,437	\$90,903	0.676	7,728	\$7.95	2004	0.1960		\$38,563	2004 MONTCALM RURAL COMMERCIAL		
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	\$109,515	\$28,616	\$91,384	\$131,117	0.697	4,800	\$19.04	2004	1.9153		\$28,616	2004 MONTCALM RURAL COMMERCIAL		
007-031-026-10	5102 W STANTON RD	12/28/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,000	20.67	\$152,064	\$14,574	\$135,426	\$222,836	0.608	4,000	\$33.86	2004	7.0076		\$14,574	2004 MONTCALM RURAL COMMERCIAL		
007-400-008-00	5885 N HILLMAN RD	05/28/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$72,400	46.71	\$149,471	\$85,398	\$69,602	\$103,846	0.670	2,334	\$29.82	2004	0.7572	1 1/2 S	\$17,072	2004 MONTCALM RURAL COMMERCIAL		
008-021-009-01	9444 S GREENVILLE RD	11/27/19	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$123,500	41.17	\$308,554	\$45,107	\$254,893	\$426,981	0.597	11,520	\$22.13	2004	8.0848		\$36,009	2004 MONTCALM RURAL COMMERCIAL		
009-031-009-40	421 BALDERSON	06/07/19	\$480,000	MLC	03-ARM'S LENGTH	\$480,000	\$177,600	37.00	\$464,155	\$46,001	\$433,999	\$677,721	0.640	13,504	\$32.14	2004	3.7434		\$30,650	2004 MONTCALM RURAL COMMERCIAL		
010-017-024-00	4218 W CARSON CITY RD	05/01/19	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$75,800	50.53	\$154,798	\$37,588	\$112,412	\$189,968	0.592	18,384	\$6.11	2004	8.6071		\$37,588	2004 MONTCALM RURAL COMMERCIAL		
012-019-008-13	201 HC - EDMORE RD	06/04/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,100	66.89	\$46,295	\$24,989	\$20,011	\$34,532	0.579	4,009	\$4.99	2004	9.8316		\$24,989	2004 MONTCALM RURAL COMMERCIAL		
014-009-051-01	1441 S GREENVILLE RD	11/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,000	26.40	\$238,312	\$17,009	\$232,991	\$358,676	0.650	3,888	\$59.93	2004	2.8227		\$17,009	2004 MONTCALM RURAL COMMERCIAL		
014-034-010-90	8798 W PECK RD	08/10/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,800	49.64	\$417,510	\$30,598	\$444,402	\$627,086	0.709	9,580	\$46.39	2004	3.0864		\$30,598	2004 MONTCALM RURAL COMMERCIAL		
016-026-001-20		11/20/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,400	49.11	\$160,997	\$129,459	\$50,541	\$51,115	0.989	3,072	\$16.45	2004	31.0955		\$129,459	UTILITY AND GRAVEL		
017-023-048-00	19196 W ALMY RD	07/23/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,800	57.60	\$47,852	\$25,612	\$24,388	\$36,045	0.677	3,460	\$7.05	2004	0.1222		\$25,612	2004 MONTCALM RURAL COMMERCIAL		
Totals:			\$3,010,000			\$3,010,000	\$1,283,000		\$2,844,193		\$2,426,673	\$3,664,288			\$29.01		1.5564					
								Sale. Ratio =>	42.62					E.C.F. =>	0.662	Std. Deviation=>		0.100238073				
								Std. Dev. =>	12.56					Ave. E.C.F. =>	0.678	Ave. Variance=>		6.3896	Coefficient of Var=>	9.426729387		

.662 RURAL COMMERCIAL/INDUSTRIAL ECF APPLIED

OUTLIER

011-034-011-00	9015 E STANTON RD	05/01/20	\$500,000	WD	33-TO BE DETERMINED	\$500,000	\$114,200	22.84	\$221,834	\$23,477	\$476,523	\$321,486	1.482	3,104	\$153.52	2004	148.2250		\$23,477	2004 MONTCALM RURAL COMMERCIAL
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ECF ANALYSIS - CRYSTAL LAKE - CRYSTAL TOWNSHIP 2022

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	Land Table		
005-007-877-01	6510 SPINNAKER	07/26/19	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$263,400	49.51	\$553,591	\$165,106	\$366,894	\$441,460	0.831	3,216	\$114.08	4004	15.1451	1.75 STORY		\$150,086	4003 NORTH, NW & EAST LAKE		
005-008-021-00	486 N SHORE DR	09/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,900	39.38	\$253,748	\$115,432	\$224,568	\$202,216	1.111	2,184	\$102.82	4004	12.7990	1 STORY		\$105,867	4003 NORTH, NW & EAST LAKE		
005-017-049-00	2805 S SHORE DR	07/16/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$131,100	49.10	\$266,158	\$133,206	\$133,794	\$151,082	0.886	1,536	\$87.11	4004	9.6970	BI-LEVEL		\$128,682	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	\$99,209	\$37,524	\$67,476	\$70,097	0.963	1,000	\$67.48	4004	1.9929	1 STORY		\$33,000	4004 SOUTH & SOUTHEAST LAKE		
005-280-093-00	2572 S SHORE DR	10/09/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$35,900	31.22	\$90,379	\$37,529	\$77,471	\$60,057	1.290	924	\$83.84	4004	30.7419	COTTAGE		\$30,987	4004 SOUTH & SOUTHEAST LAKE		
005-400-013-00	2103 STRAIT TOW BLVD	03/13/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$112,900	54.41	\$215,476	\$115,279	\$92,221	\$113,860	0.810	1,168	\$78.96	4005	17.2594	TRADITIONAL		\$109,384	4005 WEST LAKE		
005-400-019-00	2119 STRAIT TOW BLVD	06/11/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,900	48.64	\$256,015	\$121,410	\$143,590	\$152,960	0.939	2,376	\$60.43	4005	4.3803	2 STORY		\$116,886	4005 WEST LAKE		
005-520-001-00	1248 N SHORE DR	08/27/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,200	44.46	\$129,791	\$36,071	\$103,829	\$106,500	0.975	1,406	\$73.85	4004	0.7623	1.5 STORY		\$33,570	4003 NORTH, NW & EAST LAKE		
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	5.3125	TRADITIONAL		\$189,643	4004 SOUTH & SOUTHEAST LAKE		
005-570-011-00	2535 S SHORE DR	06/24/20	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$113,100	42.12	\$229,789	\$107,083	\$161,417	\$139,439	1.158	1,744	\$92.56	4004	17.5077	2 STORY		\$106,151	4004 SOUTH & SOUTHEAST LAKE		
005-570-021-00	2613 S SHORE DR	06/21/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,400	40.74	\$180,442	\$110,392	\$79,608	\$79,602	1.000	895	\$88.95	4004	1.7529	COTTAGE		\$109,643	4004 SOUTH & SOUTHEAST LAKE		
005-570-030-00	2673 S SHORE DR	05/09/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$66,400	39.06	\$178,366	\$92,985	\$77,015	\$97,024	0.794	1,082	\$71.18	4004	18.8769	2 STORY		\$92,341	4004 SOUTH & SOUTHEAST LAKE		
Totals:			\$3,010,900			\$3,010,900	\$1,350,100		\$2,824,850		\$1,743,738	\$1,822,718			\$87.48		2.5874						
								Sale. Ratio =>	44.84					E.C.F. =>	0.957	Std. Deviation=>		0.149181512					
								Std. Dev. =>	6.15					Ave. E.C.F. =>	0.983	Ave. Variance=>		11.3523	Coefficient of Var=>		11.55401653		

CRYSTAL TOWNSHIP - CRYSTAL LAKE ECF
 ANALYZED 0.957
 APPLIED 0.92

ECF ANALYSIS - DUCK & LOON LAKES - CRYSTAL TOWNSHIP 2022

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
005-010-007-30	1840 LAKEWOOD DR	10/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$75,100	57.77	\$164,276	\$33,894	\$96,106	\$172,616	0.557	2,100	\$84.34	4035	25.2824	1.25-1.75 STY	\$26,730		4010 OFF LAKE AVERAGE
005-010-026-10	1505 COLONEL POINT DR	09/15/20	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$48,500	36.49	\$118,429	\$15,820	\$117,080	\$136,812	0.856	1,350	\$86.73	4035	4.6186	1 STORY	\$15,820		4010 OFF LAKE AVERAGE
005-010-040-00	9891 E COLBY RD	07/22/19	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$89,600	36.13	\$281,839	\$125,753	\$122,247	\$208,115	0.587	1,448	\$84.42	4035	22.2185	TRADITIONAL	\$123,500		4035 DUCK LOON
005-200-008-00	1660 COLONEL POINT DR	10/12/20	\$226,600	WD	03-ARM'S LENGTH	\$226,600	\$85,600	37.78	\$184,179	\$47,424	\$179,176	\$182,340	0.983	2,760	\$64.92	4035	17.3061	TRADITIONAL	\$42,900		4035 DUCK LOON
005-200-019-00	1780 COLONEL POINT DR	03/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,000	35.42	\$194,342	\$78,124	\$161,876	\$154,957	1.045	1,244	\$130.13	4035	23.5062	TRADITIONAL	\$71,500		4035 DUCK LOON
005-370-003-00	1694 CHERYL LOU DR	03/05/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$33,800	28.28	\$93,609	\$29,629	\$89,871	\$93,538	0.961	1,352	\$66.47	4035	15.1210	MH-DOUBLE	\$22,656		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	\$83,268	\$34,780	\$76,220	\$70,889	1.075	1,344	\$56.71	4035	26.5617	MH-DOUBLE	\$34,780		4010 OFF LAKE AVERAGE
005-650-014-00	9686 SANDRA LOU DR	10/25/19	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$25,600	60.95	\$56,794	\$18,020	\$23,980	\$56,687	0.423	1,248	\$19.21	4035	38.6563	MH-DOUBLE	\$15,156		4010 OFF LAKE AVERAGE
005-670-005-00	1524 BEACH DR	03/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$123,888	\$31,285	\$103,715	\$123,471	0.840	1,372	\$75.59	4035	3.0410	1 STORY	\$23,634		4010 OFF LAKE AVERAGE
005-670-008-00	1584 BEACH DR	04/25/19	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$42,500	43.37	\$103,900	\$30,838	\$67,162	\$97,416	0.689	2,160	\$31.09	4035	12.0152	1 STORY	\$26,314		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	\$40,799	\$71,701	\$113,571	0.631	2,080	\$34.47	4035	17.8254	1 STORY	\$34,559	005-670-018-00	4010 OFF LAKE AVERAGE
005-670-024-00	9299 KAREN DR	09/30/19	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$38,000	42.70	\$88,672	\$27,274	\$61,726	\$81,864	0.754	988	\$62.48	4035	5.5580	1 STORY	\$22,750		4010 OFF LAKE AVERAGE
005-680-016-00	1871 BEACH DR	06/17/19	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$67,000	61.47	\$129,817	\$29,283	\$79,717	\$134,045	0.595	2,342	\$34.04	4035	21.4885	1 STORY	\$29,283		4035 DUCK LOON
005-680-021-00	1820 BEACH DR	03/02/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$41,900	36.28	\$97,820	\$33,945	\$81,555	\$85,167	0.958	988	\$82.55	4035	14.8006	1 STORY	\$27,403		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	\$84,358	\$28,534	\$81,466	\$74,432	1.095	880	\$92.58	4035	28.4916	1 STORY	\$27,351		4010 OFF LAKE AVERAGE
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	10.7181	1.25-1.75 STY	\$90,000	005-690-020-00	4035 DUCK LOON
005-690-022-00	1458 SHEPARD ST	05/03/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$42,200	35.20	\$106,251	\$39,191	\$80,709	\$89,413	0.903	792	\$101.91	4035	9.3064	COTTAGE	\$34,667		4035 DUCK LOON
005-690-023-00	1478 SHEPARD ST	08/09/19	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$74,000	30.33	\$181,417	\$39,011	\$204,989	\$189,875	1.080	2,664	\$76.95	4035	27.0015	1 STORY	\$32,000	005-690-037-00, 005-690-038-00	4035 DUCK LOON
005-690-042-00	1427 SHEPARD ST	10/24/19	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$31,300	42.88	\$80,709	\$23,085	\$49,915	\$76,832	0.650	732	\$68.19	4035	15.9923	1 STORY	\$20,750		4010 OFF LAKE AVERAGE

Totals:	\$2,657,676		\$2,657,676		\$1,063,800	\$1,063,800			\$2,495,013		\$1,855,627	\$2,293,541			\$65.31		0.0521					
					Sale. Ratio =>			40.03			E.C.F. =>		0.809		Std. Deviation=>		0.20569476					
					Std. Dev. =>			10.16			Ave. E.C.F. =>		0.810		Ave. Variance=>		17.8689		Coefficient of Var=>		22.07163625	

CRYSTAL TOWNSHIP - DUCK LAKE / LOON LAKE ECF ANALYSIS
 ANALYZED 0.809
 APPLIED 0.8

ECF ANALYSIS - OFF WATER - CRYSTAL TOWNSHIP 2022

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		
005-007-878-19		01/24/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$140,000	37.33	\$355,420	\$55,547	\$319,453	\$462,767	0.690	2,903	\$110.04	4012	14.7685	1 STORY	\$45,474		4003 NORTH, NW & EAST LAKE		
005-008-002-00	1387 S WALDRON RD	11/25/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$77,200	40.65	\$159,177	\$25,500	\$164,400	\$206,292	0.797	2,095	\$78.47	4012	4.1066	1 STORY	\$25,500	005-540-014-00	4001 RURAL RESIDENTIAL		
005-008-029-00	4 SUNSET BLVD	02/27/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,400	30.72	\$92,061	\$30,106	\$94,894	\$95,610	0.993	1,108	\$85.64	4012	15.4520	1.5 STORY	\$27,390		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	\$19,799	\$12,500	\$11,500	\$9,011	1.276	0	#DIV/0!	4012	43.8206		\$12,500		4010 OFF LAKE AVERAGE		
005-280-066-00	2629 LANSING ST	08/09/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,500	36.09	\$89,833	\$31,860	\$83,140	\$89,465	0.929	860	\$96.67	4012	9.1311	1.25 STORY	\$26,250	005-570-026-20	4010 OFF LAKE AVERAGE		
005-280-095-00	2580 IONIA ST	08/16/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$35,000	48.61	\$81,784	\$47,373	\$24,627	\$53,103	0.464	748	\$32.92	4012	37.4240	1 STORY	\$41,500		4010 OFF LAKE AVERAGE		
005-280-097-00	2586 IONIA ST	08/16/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,900	33.00	\$34,415	\$20,806	\$9,194	\$21,002	0.438	0	#DIV/0!	4012	40.0219	1 STORY	\$20,750		4010 OFF LAKE AVERAGE		
005-280-151-10	2443 OWOSSO ST	04/05/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,900	45.57	\$71,328	\$29,111	\$40,889	\$65,150	0.628	884	\$46.25	4012	21.0380	1 STORY	\$20,750		4010 OFF LAKE AVERAGE		
005-400-051-00	1985 MILDRED ST	07/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,400	35.09	\$135,834	\$39,524	\$135,476	\$148,627	0.912	1,504	\$90.08	4012	7.3524	1.25-1.75 STY	\$35,000	005-400-049-00, 005-400-050-00	4010 OFF LAKE AVERAGE		
005-400-066-00	2070 KATHERYN ST	08/26/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,900	43.19	\$182,759	\$46,024	\$138,976	\$211,011	0.659	1,878	\$74.00	4012	17.9376	1.25-1.75 STY	\$41,500		4010 OFF LAKE AVERAGE		
005-480-025-00	330 HILL ST	11/08/19	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$27,100	38.99	\$68,087	\$17,927	\$51,573	\$77,407	0.666	960	\$53.72	4012	17.1742	1 STORY	\$16,600		4010 OFF LAKE AVERAGE		
005-554-113-00	114 ST JOHNS AVE	07/31/19	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$26,700	42.38	\$60,682	\$8,600	\$54,400	\$80,373	0.677	800	\$68.00	4012	16.1156	1 STORY	\$8,600		4010 OFF LAKE AVERAGE		
005-555-020-00	21 PARK AVE	03/18/20	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$30,800	29.06	\$69,599	\$14,153	\$91,847	\$85,565	1.073	1,142	\$80.43	4012	23.5424	1.5 STORY	\$13,695		4010 OFF LAKE AVERAGE		
005-555-070-00	100 ST JOHNS AVE	02/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,100	32.82	\$85,976	\$47,725	\$62,275	\$59,029	1.055	660	\$94.36	4012	21.6988	1 STORY	\$47,725		4010 OFF LAKE AVERAGE		
005-559-169-00	238 PETERMAN AVE	08/12/19	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$27,300	31.56	\$75,810	\$23,278	\$63,222	\$81,068	0.780	872	\$72.50	4012	5.8131	1.5 STORY	\$20,335		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	\$84,495	\$27,064	\$107,936	\$88,628	1.218	1,456	\$74.13	4012	37.9857	1 STORY	\$23,395		4010 OFF LAKE AVERAGE		
005-600-003-00	1894 STRAIT TOW BLVD	11/26/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,500	28.18	\$119,950	\$34,444	\$130,556	\$131,954	0.989	1,232	\$105.97	4012	15.1412	1 STORY	\$29,050		4010 OFF LAKE AVERAGE		
005-600-006-00	1904 STRAIT TOW BLVD	12/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,100	36.59	\$71,435	\$25,831	\$59,169	\$70,377	0.841	832	\$71.12	4012	0.2753	COTTAGE	\$20,750		4010 OFF LAKE AVERAGE		
Totals:			\$2,180,900			\$2,180,900	\$773,100		\$1,858,444		\$1,643,527	\$2,036,437			#DIV/0!		3.0936						
								Sale. Ratio =>	35.45					E.C.F. =>	0.807	Std. Deviation=>		0.237435635					
								Std. Dev. =>	7.21					Ave. E.C.F. =>	0.838	Ave. Variance=>		19.3777	Coefficient of Var=>		23.1238787		

CRYSTAL TOWNSHIP - OFF WATER ECF ANALYSIS
 ANALYZED 0.807
 APPLIED 0.7

ECF ANALYSIS - RURAL RESIDENTIAL & AGRICULTURAL - CRYSTAL TOWNSHIP 2022

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	
005-003-008-35	735 S EVERGREEN TRL	06/18/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$111,600	44.82	\$245,459	\$36,352	\$212,648	\$258,157	0.824	2,000	\$106.32	4001	5.2872	1 STORY	\$26,009		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	\$422,150	\$39,478	\$375,522	\$515,131	0.729	9,232	\$40.68	4001	14.7605	2 STORY	\$32,000		4001 RURAL RESIDENTIAL	
005-006-004-00	6492 E STANTON RD	08/01/19	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,900	36.87	\$221,593	\$32,734	\$162,266	\$232,570	0.698	2,646	\$61.33	4001	17.8880	2 STORY	\$32,000		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	\$116,580	\$25,234	\$99,766	\$112,773	0.885	825	\$120.93	4001	0.8075	1 STORY	\$25,234		4010 OFF LAKE AVERAGE	
005-009-017-00	1692 S CRYSTAL RD	12/02/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,700	41.80	\$140,197	\$28,527	\$121,473	\$137,864	0.881	1,584	\$76.69	4001	0.4518	TRADITIONAL	\$26,025		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	\$103,884	\$20,972	\$114,028	\$102,360	1.114	1,014	\$112.45	4001	23.7396	1 STORY	\$16,500		4001 RURAL RESIDENTIAL	
005-013-009-02	11568 E COLBY RD	11/18/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$64,700	49.77	\$156,575	\$24,174	\$105,826	\$162,428	0.652	1,506	\$70.27	4001	22.5064	1.25-1.75 STY	\$16,710		4001 RURAL RESIDENTIAL	
005-018-003-02	2122 STRAIT TOW BLVD	12/03/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,800	49.55	\$157,318	\$68,047	\$86,953	\$110,154	0.789	1,248	\$69.67	4001	8.7215	1.25-1.75 STY	\$68,047		4004 SOUTH & SOUTHEAST LAKE	
005-019-015-10	6887 E HOLLAND LAKE RD	01/13/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$54,600	34.56	\$118,759	\$50,483	\$107,517	\$98,616	1.090	1,404	\$76.58	4001	21.3666	1 STORY	\$46,375	005-019-015-12	4001 RURAL RESIDENTIAL	
005-022-001-00	3172 S BLACKMER	10/02/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$77,300	43.18	\$171,207	\$116,076	\$62,924	\$71,554	0.879	2,322	\$27.10	4001	0.2802	TRADITIONAL	\$111,500		4001 RURAL RESIDENTIAL	
005-024-003-60	3257 S NICKERSON RD	10/08/19	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,100	37.10	\$89,766	\$28,057	\$71,943	\$88,915	0.809	1,188	\$60.56	4001	6.7463	1 STORY	\$26,000		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	\$204,931	\$120,295	\$99,705	\$104,217	0.957	1,248	\$79.89	4001	8.0119	TRADITIONAL	\$111,500		4001 RURAL RESIDENTIAL	
005-030-019-00	6568 E KICKLAND RD	10/31/19	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$89,400	44.70	\$194,646	\$119,524	\$80,476	\$92,547	0.870	1,155	\$69.68	4001	0.7020	TRADITIONAL	\$111,500		4001 RURAL RESIDENTIAL	
005-033-012-10	5976 S MINER RD	08/14/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$84,400	44.42	\$190,864	\$18,484	\$171,516	\$212,815	0.806	1,376	\$124.65	4000	7.0648	TRADITIONAL	\$13,960		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	\$184,838	\$85,433	\$169,567	\$145,329	1.167	2,640	\$64.23	4001	29.0192	1 STORY	\$80,628		4001 RURAL RESIDENTIAL	
Totals:			\$2,856,000			\$2,856,000	\$1,209,000		\$2,718,767		\$2,042,130	\$2,445,431			\$77.40		4.1509					
								Sale. Ratio =>	42.33			E.C.F. =>	0.835	Std. Deviation=>		0.15051498						
								Std. Dev. =>	5.19			Ave. E.C.F. =>	0.877	Ave. Variance=>		11.1569	Coefficient of Var=>	12.72763781				

CRYSTAL TOWNSHIP - RURAL RESIDENTIAL & AGRICULTURAL ECF ANALYSIS
 ANALYZED 0.835
 APPLIED 0.835

ECF ANALYSIS - TOWN - CRYSTAL TOWNSHIP 2022

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	
005-009-035-00	524 N OAK ST	09/21/20	\$71,300	QC	03-ARM'S LENGTH	\$71,300	\$27,100	38.01	\$63,768	\$18,400	\$52,900	\$79,454	0.666	1,461	\$36.21	4025	6.0863	1.5 STORY	\$18,400	
005-016-043-00	503 S MAIN ST	09/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$54,600	24.27	\$146,437	\$20,871	\$204,129	\$219,905	0.928	2,139	\$95.43	4025	20.1598	TRADITIONAL	\$20,871	
005-017-029-00	710 S SWEET ST	11/05/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$48,900	37.05	\$158,113	\$43,160	\$88,840	\$201,319	0.441	2,640	\$33.65	4025	28.5370	1 STORY	\$43,160	
005-101-005-00	117 E LAKE ST	09/24/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$64,553	\$17,724	\$72,276	\$82,012	0.881	1,184	\$61.04	4025	15.4622	1.25-1.75 STY	\$13,200	
005-102-008-00	122 E LAKE ST	03/01/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$18,400	51.11	\$40,818	\$18,449	\$17,551	\$39,175	0.448	1,008	\$17.41	4025	27.8647	TRADITIONAL	\$13,977	
005-103-005-50	123 E LaSALLE ST	01/16/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,500	27.22	\$57,986	\$16,013	\$73,987	\$73,508	1.007	1,077	\$68.70	4025	27.9857	1 STORY	\$11,489	
005-105-003-00	321 S LINCOLN ST	07/18/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,700	45.29	\$71,722	\$33,761	\$36,239	\$64,423	0.563	1,082	\$33.49	4025	16.4148	1 STORY	\$27,737	
005-106-001-00	205 S LINCOLN ST	12/27/19	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$50,500	64.74	\$117,015	\$25,913	\$52,087	\$159,548	0.326	1,345	\$38.73	4025	40.0195	1 STORY	\$17,418	
005-108-004-00	222 E SMITH ST	12/03/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,800	26.74	\$129,848	\$13,200	\$161,800	\$204,287	0.792	2,870	\$56.38	4025	6.5362	1.25-1.75 STY	\$13,200	
005-109-002-00	304 E SMITH ST	06/02/20	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$28,600	21.42	\$75,702	\$17,418	\$116,082	\$102,074	1.137	1,404	\$82.68	4025	41.0578	1 STORY	\$17,418	
005-132-006-00	2951 S SHORE DR	06/24/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$40,300	31.00	\$90,895	\$20,067	\$109,933	\$124,042	0.886	1,008	\$109.06	4025	15.9596	1 STORY	\$17,211	
005-140-001-00	307 W PEARL ST	09/10/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$28,500	25.45	\$81,093	\$20,542	\$91,458	\$106,044	0.862	1,247	\$73.34	4025	13.5795	1 STORY	\$18,611	
005-144-002-00	211 W LAKEVIEW ST	06/18/20	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$28,000	40.88	\$62,023	\$16,855	\$51,645	\$79,103	0.653	1,354	\$38.14	4025	7.3780	1 STORY	\$12,331	
005-150-002-00	410 S MAIN ST	03/10/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,600	45.20	\$49,378	\$17,822	\$32,178	\$55,264	0.582	972	\$33.10	4025	14.4405	1 STORY	\$13,200	
Totals:			\$1,461,300			\$1,461,300	\$479,500		\$1,209,351		\$1,161,105	\$1,590,159			\$55.53		0.3521			
								Sale. Ratio =>	32.81					E.C.F. =>	0.730	Std. Deviation=>		0.2379089		
								Std. Dev. =>	12.14					Ave. E.C.F. =>	0.727	Ave. Variance=>		20.1058	Coefficient of Var=>	27.66880485

CRYSTAL TOWNSHIP - TOWN ECF
 ANALYZED 0.73
 APPLIED 0.7

2022 CRYSTAL TOWNSHIP - DUCK LAKE LAND ANALYSIS

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	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Location		
005-010-040-00	9891 E COLBY RD	07/22/19	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$89,600	36.13	\$281,839	\$89,661	\$123,500	190.0	82.0	0.36	0.36	\$472	\$250,450	\$5.75	190.00	4035	2019R-07847		4035 DUCK LOON	LAKEFRONT		
005-200-008-00	1660 COLONEL POINT DR	10/12/20	\$226,600	WD	03-ARM'S LENGTH	\$226,600	\$85,600	37.78	\$184,179	\$85,321	\$42,900	66.0	100.0	0.14	0.14	\$1,293	\$609,436	\$13.99	76.00	4035	2020R-11403		4035 DUCK LOON	LAKEFRONT		
005-200-019-00	1780 COLONEL POINT DR	03/31/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,000	35.42	\$194,342	\$117,158	\$71,500	110.0	100.0	0.25	0.25	\$1,065	\$463,075	\$10.63	110.00	4035	2021R-05353		4035 DUCK LOON	LAKEFRONT		
005-650-001-00	9580 E COLBY RD	06/30/20	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$50,700	32.73	\$117,793	\$76,107	\$39,000	60.0	282.0	0.39	0.39	\$1,268	\$196,152	\$4.50	60.00	4035	2020R-08022		4035 DUCK LOON	LAKEFRONT		
005-680-016-00	1871 BEACH DR	06/17/19	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$67,000	61.47	\$129,817	\$8,466	\$29,283	83.7	216.0	0.42	0.42	\$101	\$20,205	\$0.46	82.00	4035	2019R-06717		4035 DUCK LOON	LAKEFRONT		
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	LAKEFRONT		
005-690-022-00	1458 SHEPARD ST	05/03/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$42,200	35.20	\$106,251	\$48,316	\$34,667	53.3	100.0	0.13	0.13	\$906	\$383,460	\$8.80	50.00	4035	2019R-05101		4035 DUCK LOON	LAKEFRONT		
005-690-023-00	1478 SHEPARD ST	08/09/19	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$74,000	30.33	\$181,417	\$94,583	\$32,000	53.3	100.0	0.13	0.13	\$1,773	\$750,659	\$17.23	50.00	4035	2019R-08607	005-690-037-00, 005-690-038-00	4035 DUCK LOON	LAKEFRONT		
Totals:			\$1,544,176			\$1,544,176	\$589,300		\$1,396,898	\$610,128	\$462,850	766.3		2.16	2.15											
								Sale. Ratio =>	38.16					Average			Average									
								Std. Dev. =>	10.15					per FF=>	\$796	Average	per Net Acre=>	283,122.04	Average	per SqFt=>	\$6.50					

DUCK LAKE
ANALYZED 796
2021 APPLIED 650
2022 APPLIED 700

CHANNEL 400

LAND ANALYSIS - NORTH & NORTHWEST CRYSTAL LAKE - CRYSTAL TOWNSHIP 2022

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	Use Code			
005-007-037-00	1241 N SHORE DR	03/06/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,800	46.27	\$172,518	\$300,000	\$167,414	130.0	50.0	0.15	0.15	\$2,308	\$2,013,423	\$46.22	155.00	4004	2020R-03421		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-007-877-01	6510 SPINNAKER	07/26/19	\$532,000	WD	03-ARM'S LENGTH	\$532,000	\$263,400	49.51	\$553,591	\$128,495	\$150,086	88.3	255.0	0.50	0.50	\$1,455	\$259,586	\$5.96	99.00	4004	2019R-08422		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-007-878-18*		06/02/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$21,200	88.33	\$45,069	\$24,000	\$45,069	64.4	279.8	0.55	0.55	\$373	\$43,956	\$1.01	85.00	4012	2020R-06245		4003 NORTH, NW & EAST LAKE	BACKLOT			
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	BACKLOT			
005-008-021-00	486 N SHORE DR	09/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,900	39.38	\$253,748	\$192,119	\$105,867	62.3	190.0	0.22	0.22	\$3,085	\$881,280	\$20.23	50.00	4004	2020R-11265		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-008-050-01	604 N SHORE DR	10/09/20	\$145,000	LC	03-ARM'S LENGTH	\$145,000	\$34,400	23.72	\$84,569	\$145,000	\$84,569	59.4	87.0	1.15	1.15	\$2,443	\$126,087	\$2.89	81.00	4004	2021R-03483		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-230-010-00	394 N SHORE DR	10/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,000	42.33	\$233,544	\$200,672	\$134,216	79.0	110.0	0.25	0.25	\$2,542	\$793,170	\$18.21	100.00	4004	2020R-11405		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-230-023-00	411 N SHORE DR	10/07/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$81,500	27.26	\$156,327	\$229,791	\$87,118	51.2	65.0	0.08	0.08	\$4,484	\$2,872,388	\$65.94	49.00	4004	2020R-11170		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-520-001-00*	1248 N SHORE DR	08/27/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,200	44.46	\$129,791	\$43,679	\$33,570	48.0	118.0	0.16	0.16	\$911	\$267,969	\$6.15	60.00	4004	2020R-10500		4003 NORTH, NW & EAST LAKE	BACKLOT/O			
005-520-006-00*	1230 N SHORE DR	08/23/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$42,500	24.29	\$113,624	\$121,160	\$59,784	49.8	73.0	0.11	0.11	\$2,432	\$1,081,786	\$24.83	70.00	4012	2019R-08991		4003 NORTH, NW & EAST LAKE	BACKLOT/O			
005-560-202-00	364 N SHORE DR	10/07/20	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$109,700	38.16	\$208,252	\$163,363	\$84,115	49.5	170.0	0.13	0.13	\$3,302	\$1,266,380	\$29.07	33.00	4004	2020R-11695		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
005-561-005-00	215 N SHORE DR	11/20/20	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$120,600	36.27	\$229,554	\$199,420	\$96,474	56.7	67.0	0.10	0.10	\$3,514	\$2,055,876	\$47.20	63.00	4004	2020R-13649		4003 NORTH, NW & EAST LAKE	LAKEFRONT			
Totals:						\$3,249,900	\$1,275,200		\$2,536,007	\$1,812,753	\$1,093,756	803.5		3.96	3.96												
								Sale. Ratio =>	39.24					Average					Average								
								Std. Dev. =>	16.96					per FF=>	\$2,256					per Net Acre=>	457,419.38					per SqFt=>	\$10.50

CRYSTAL TOWNSHIP - NORTH, NORTHWEST, AND EAST LAKE LAND ANALYSIS

	ANALYZED	APPLIED
LAKEFRONT	\$ 2,256.00	\$ 2,000.00
BACKLOTS	\$ 687.08	\$ 680.00
OBSTRUCTED VIEW*	\$ 1,179	\$ 1,100.00

005-007-021-30	1837 NORWEST TACK DR	01/18/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,000	76.00	\$40,915	\$25,000	\$40,915	58.4	129.0	0.29	0.29	\$428	\$86,207	\$1.98	105.20	4012	2021R-01112		4003 NORTH, NW & EAST LAKE	AVG BACK L
005-007-021-40	1805 NORWEST TACK DR	07/13/20	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$18,900	157.50	\$40,659	\$12,000	\$40,659	58.1	185.0	0.34	0.34	\$207	\$35,294	\$0.81	80.33	4012	2020R-07848		4003 NORTH, NW & EAST LAKE	AVG BACK L
005-007-021-50	1779 NORWEST TACK DR	07/13/20	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$18,900	85.91	\$40,758	\$22,000	\$40,758	58.2	188.2	0.35	0.35	\$378	\$63,584	\$1.46	80.00	4012	2020R-07778		4003 NORTH, NW & EAST LAKE	AVG BACK L
005-007-021-55	1763 NORWEST TACK DR	07/13/20	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$18,900	111.18	\$40,758	\$17,000	\$40,758	58.2	188.2	0.35	0.35	\$292	\$49,133	\$1.13	80.00	4012	2020R-07776		4003 NORTH, NW & EAST LAKE	AVG BACK L
						\$76,000				\$76,000		233.0												
												Avg per FF>	326.2											

NOT USED - MULTI PARCEL

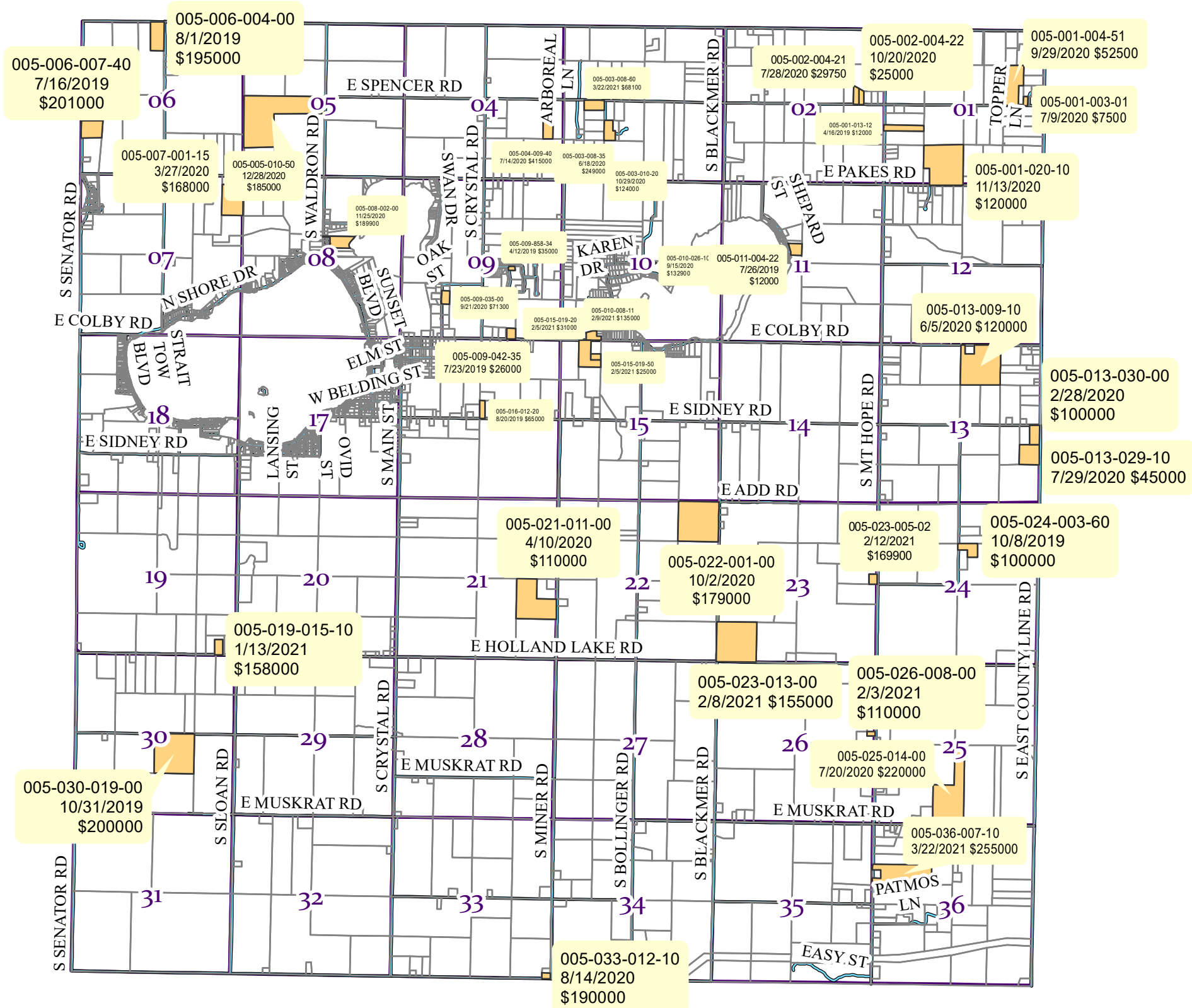
005-590-003-00	446 N SHORE DR	01/04/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,200	34.05	\$166,345	\$139,341	\$90,686	101.2	190.0	0.21	0.12	\$1,377	\$666,703	\$15.31	90.00	4004	2021R-00874	005-460-021-00, 005-008-068-10	4003 NORTH, NW & EAST LAKE	LAKEFRONT
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LAND ANALYSIS - AGRICULTURAL - CRYSTAL TOWNSHIP 2022

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	
005-006-006-00	6002 E STANTON RD	02/19/21	\$207,130	WD	03-ARM'S LENGTH-MULTI PARCEL (EVERGREEN)	\$207,130	\$93,300	45.04	\$198,205	\$207,130	\$198,205	0.0	0.0	59.18	59.18	#DIV/0!	\$3,500	\$0.08	0.00	4000	2021R-02408		4000 AGRICULTURAL	
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	\$100,083	\$125,000	\$100,083	0.0	0.0	26.01	26.01	#DIV/0!	\$4,806	\$0.11	0.00	4000	2019R-08494		4000 AGRICULTURAL	
005-030-012-00	E KICKLAND RD	06/16/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,400	40.25	\$136,500	\$160,000	\$136,500	0.0	0.0	40.00	40.00	#DIV/0!	\$4,000	\$0.09	0.00	4000	2020R-06776		4000 AGRICULTURAL	
002-002-017-02	BLOOMER	8/6/2020	\$35,000	WD		\$35,000				\$45,825				9.75	9.75		\$3,590	BLOOMER	\$4,700	2020-08609				
002-013-013-00	BLOOMER	8/6/2019	\$179,800	WD		\$179,800				\$176,908				37.64	37.64		\$4,777	BLOOMER	\$4,700	2019-08257				
002-006-007-00	BLOOMER	12/14/2020	\$160,000	WD		\$160,000				\$183,300				39	39		\$4,103	BLOOMER	\$4,700	2020-14117				
002-008-01-01	BLOOMER	11*/12/19	\$120,000	WD		\$120,000				\$122,247				26.01	26.01		\$4,614	BLOOMER	\$4,700	2019-11699				
002-003-014-00	BLOOMER	8/6/2019	\$172,400	WD		\$172,400				\$178,271				37.93	37.93		\$4,545	BLOOMER	\$4,700	2019-08257				
005-033-011-04	5972 S MINER RD	03/26/20	\$1,000,000	WD	03-ARM'S LENGTH-MULTI PARCEL (BLOOMER)	\$1,000,000	\$270,600	27.06	\$541,101	\$1,000,000	\$541,101	0.0	0.0	212.12	212.12	#DIV/0!	\$4,714	\$0.11	0.00	4000	2020R-04521	005-034-014-01	4000 AGRICULTURAL	
Totals:						\$2,159,330	\$475,500		\$975,889	\$2,198,681	\$975,889	0.0		487.64	487.64									
						Sale. Ratio =>		22.02		Average				Average			Average							
						Std. Dev. =>		7.61		per FF=>		#DIV/0!		per Net Acre=>	4,508.82		per SqFt=>	\$0.10						

CRYSTAL TOWNSHIP - AGRICULTURAL LAND ANALYSIS
 ANALYZED: \$4,508 PER ACRE
 APPLIED: \$4,500 PER ACRE

Land Analysis - Rural Residential - Crystal Township 2022



LAND ANALYSIS - OFF LAKE - CRYSTAL TOWNSHIP 2022

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	Land Table	Location	
005-008-029-00	4 SUNSET BLVD	02/27/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$38,400	30.72	\$92,061	\$60,329	\$27,390	66.0	280.0	0.42	0.42	\$914	4010 OFF LAKE AVERAGE	AVG	
005-017-029-00	710 S SWEET ST	11/05/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$48,900	37.05	\$158,113	\$17,047	\$43,160	104.0	99.0	0.24	0.24	\$164	4010 OFF LAKE AVERAGE	AVG	
005-280-066-00	2629 LANSING ST	08/09/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,500	36.09	\$89,833	\$51,417	\$26,250	75.0	100.0	0.17	0.17	\$686	4010 OFF LAKE AVERAGE	AVG	
005-280-078-00	2640 LANSING ST	11/20/20	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$31,100	31.73	\$71,665	\$57,460	\$31,125	75.0	100.0	0.17	0.17	\$766	4010 OFF LAKE AVERAGE	AVG	
005-280-095-00	2580 IONIA ST	08/16/19	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$35,000	48.61	\$81,784	\$31,716	\$41,500	100.0	75.0	0.17	0.17	\$317	4010 OFF LAKE AVERAGE	AVG	
005-280-097-00	2586 IONIA ST	08/16/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$9,900	33.00	\$34,415	\$16,335	\$20,750	50.0	100.0	0.12	0.12	\$327	4010 OFF LAKE AVERAGE	AVG	
005-280-151-10	2443 OWOSSO ST	04/05/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,900	45.57	\$71,328	\$19,422	\$20,750	50.0	100.0	0.12	0.12	\$388	4010 OFF LAKE AVERAGE	AVG	
005-400-039-00	1980 MILDRED ST	08/27/20	\$145,000	PTA	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	4010 OFF LAKE AVERAGE	AVG	
005-400-051-00	1985 MILDRED ST	07/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,400	35.09	\$135,834	\$74,166	\$35,000	100.0	88.0	0.20	0.20	\$742	4010 OFF LAKE AVERAGE	AVG	
005-400-066-00	2070 KATHERYN ST	08/26/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,900	43.19	\$182,759	\$43,741	\$41,500	100.0	88.0	0.20	0.20	\$437	4010 OFF LAKE AVERAGE	AVG	
005-690-042-00	1427 SHEPARD ST	10/24/19	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$31,300	42.88	\$80,709	\$13,041	\$20,750	50.0	100.0	0.12	0.12	\$261	4010 OFF LAKE AVERAGE	AVG	
005-480-025-00	330 HILL ST	11/08/19	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$27,100	38.99	\$68,087	\$18,013	\$16,600	40.0	122.0	0.11	0.11	\$450	4010 OFF LAKE AVERAGE	AVG	
005-552-053-00	32 PARK AVE	09/15/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$11,600	33.14	\$23,100	\$35,000	\$23,100	66.0	66.0	0.10	0.10	\$530	4010 OFF LAKE AVERAGE	AVG	
005-555-070-00	100 ST JOHNS AVE	02/14/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,100	32.82	\$85,976	\$71,749	\$47,725	115.0	66.0	0.17	0.17	\$624	4010 OFF LAKE AVERAGE	AVG	
005-559-169-00	238 PETERMAN AVE	08/12/19	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$27,300	31.56	\$75,810	\$31,025	\$20,335	49.0	99.0	0.11	0.11	\$633	4010 OFF LAKE AVERAGE	AVG	
005-580-002-50	494 GARY DR	03/24/21	\$120,000	OTH	03-ARM'S LENGTH	\$120,000	\$32,300	26.92	\$74,098	\$83,223	\$37,321	89.9	93.7	0.19	0.19	\$925	4010 OFF LAKE AVERAGE	AVG	
005-580-012-10	560 RICHARD DR	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$24,000	17.78	\$84,495	\$73,900	\$23,395	93.6	119.5	0.36	0.36	\$790	4010 OFF LAKE AVERAGE	AVG	
005-600-006-00	1904 STRAIT TOW BLVD	12/22/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$31,100	36.59	\$71,435	\$34,315	\$20,750	50.0	94.0	0.11	0.11	\$686	4010 OFF LAKE AVERAGE	AVG	
Totals:			\$1,861,000			\$1,861,000	\$691,100		\$1,665,717	\$788,934	\$593,651	1,548.5		3.66	3.21				
						Sale. Ratio =>		37.14		Average			Average						
						Std. Dev. =>		9.75		per FF=>		\$509		per Net Acre=>	215,791.58				

ANALYZED 509
APPLIED 425

OUTLIERS

005-555-020-00	21 PARK AVE	03/18/20	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$30,800	29.06	\$69,599	\$50,096	\$13,695	33.0	66.0	0.05	0.05	\$1,518	4010 OFF LAKE AVERAGE	AVG
005-600-003-00	1894 STRAIT TOW BLVD	11/26/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,500	28.18	\$119,950	\$74,100	\$29,050	70.0	197.9	0.32	0.32	\$1,059	4010 OFF LAKE AVERAGE	AVG

DISTANCE TO LAKE - FAR

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	Land Table	Location	
005-009-014-00	1114 SWAN DR	05/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,400	41.12	\$116,580	\$33,654	\$25,234	100.9	162.0	0.47	0.47	\$333	4010 OFF LAKE AVERAGE	FAR	
005-280-031-00	2710 CRAWFORD ST	09/30/20	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$8,300	34.58	\$19,799	\$16,701	\$12,500	50.0	100.0	0.12	0.12	\$334	4010 OFF LAKE AVERAGE	FAR	
005-280-048-00	2694 OVID ST	05/23/19	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$9,300	32.07	\$36,675	\$13,075	\$20,750	50.0	100.0	0.12	0.12	\$262	4010 OFF LAKE AVERAGE	FAR	
005-370-003-00	1694 CHERYL LOU DR	03/05/20	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$33,800	28.28	\$93,609	\$48,547	\$22,656	90.6	150.0	0.38	0.38	\$536	4010 OFF LAKE AVERAGE	FAR	
005-370-014-00	9309 MERLE DR	07/31/20	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$36,100	32.52	\$83,268	\$62,512	\$34,780	139.1	156.5	0.79	0.79	\$449	4010 OFF LAKE AVERAGE	FAR	
005-554-113-00	114 ST JOHNS AVE	07/31/19	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$26,700	42.38	\$60,682	\$10,918	\$8,600	34.4	66.0	0.05	0.05	\$317	4010 OFF LAKE AVERAGE	FAR	
005-558-136-00	187 CLINTON AVE	07/11/19	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,900	78.00	\$9,712	\$5,000	\$9,712	38.8	99.0	0.08	0.08	\$129	4010 OFF LAKE AVERAGE	FAR	
005-620-013-00	1172 SWAN DR	04/29/19	\$14,000	QC	03-ARM'S LENGTH	\$14,000	\$9,000	64.29	\$21,713	\$14,000	\$18,401	73.6	252.0	0.35	0.35	\$190	4010 OFF LAKE AVERAGE	FAR	
005-670-005-00	1524 BEACH DR	03/13/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$123,888	\$34,746	\$23,634	94.5	158.0	0.42	0.42	\$368	4010 OFF LAKE AVERAGE	FAR	
005-670-008-00	1584 BEACH DR	04/25/19	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$42,500	43.37	\$103,900	\$20,414	\$26,314	105.3	226.0	0.60	0.60	\$194	4010 OFF LAKE AVERAGE	FAR	
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	4010 OFF LAKE AVERAGE	FAR	
005-670-024-00	9299 KAREN DR	09/30/19	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$38,000	42.70	\$88,672	\$23,078	\$22,750	91.0	184.0	0.42	0.42	\$254	4010 OFF LAKE AVERAGE	FAR	
005-680-021-00	1820 BEACH DR	03/02/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$41,900	36.28	\$97,820	\$45,083	\$27,403	109.6	132.0	0.50	0.50	\$411	4010 OFF LAKE AVERAGE	FAR	
005-680-035-00	1930 WATERVIEW WAY	01/27/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,700	34.27	\$84,358	\$52,993	\$27,351	109.4	340.0	0.78	0.78	\$484	4010 OFF LAKE AVERAGE	FAR	
005-280-067-00	2627 LANSING ST	11/08/19	\$52,000	MLC	03-ARM'S LENGTH	\$52,000	\$29,000	55.77	\$65,273	\$7,477	\$20,750	50.0	100.0	0.12	0.12	\$150	4010 OFF LAKE AVERAGE	FAR	
						\$1,202,500	\$482,300			\$415,072		1,310.1							
						Sale. Ratio =>	40.10810811			Average									
						Std. Dev. =>	13.6678334			per FF=>		316.8							

ANALYZED 316
APPLIED 300

OUTLIERS

005-280-033-00	2693 OVID ST	08/25/20	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$19,500	130.00	\$20,750	\$15,000	\$20,750	50.0	100.0	0.12	0.12	\$300	4010 OFF LAKE AVERAGE	FAR
005-280-034-00	2691 OVID ST	08/25/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$9,000	180.00	\$21,250	\$5,000	\$20,750	50.0	100.0	0.12	0.12	\$100	4010 OFF LAKE AVERAGE	FAR
005-557-129-00	119 ST JOHNS AVE	10/16/19	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$31,300	22.76	\$62,023	\$96,725	\$21,248	106.2	198.0	0.16	0.05	\$910	4010 OFF LAKE AVERAGE	FAR

LAND ANALYSIS - TOWN - CRYSTAL TOWNSHIP 2022

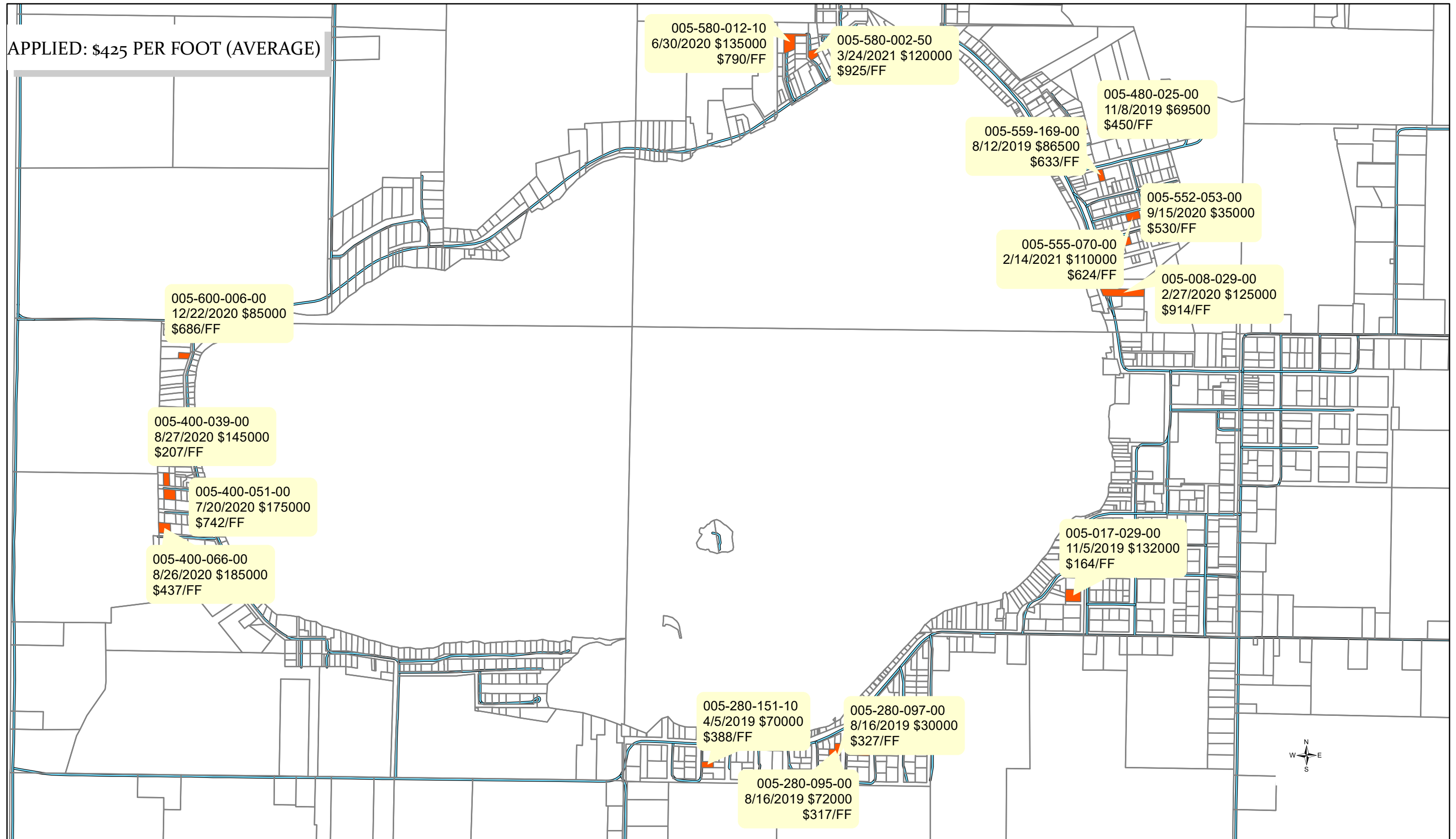
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
005-101-005-00	117 E LAKE ST	09/24/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$29,000	32.22	\$64,553	\$38,647	\$13,200	66.0	132.0	0.20	0.20	\$586	\$193,235	\$4.44	66.00	4025	2020R-10897		4025 TOWN	
005-102-008-00	122 E LAKE ST	03/01/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$18,400	51.11	\$40,818	\$9,159	\$13,977	69.9	132.0	0.22	0.22	\$131	\$40,888	\$0.94	74.00	4025	2021R-03143		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	\$71,722	\$26,015	\$27,737	138.7	396.0	1.50	1.50	\$188	\$17,343	\$0.40	132.00	4025	2020R-07868		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	\$90,895	\$56,316	\$17,211	86.1	101.0	0.32	0.32	\$654	\$174,894	\$4.02	139.00	4025	2020R-07097		4025 TOWN	
005-133-001-00	802 S PARKER ST	02/21/20	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$16,600	19.55	\$47,830	\$50,593	\$13,523	67.6	112.0	0.20	0.20	\$748	\$249,227	\$5.72	79.00	4025	2020R-01944		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	\$75,701	\$39,557	\$15,258	76.3	99.0	0.25	0.25	\$519	\$156,972	\$3.60	111.00	4025	2021R-12988		4025 TOWN	
005-140-001-00	307 W PEARL ST	09/10/19	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$28,500	25.45	\$81,093	\$49,518	\$18,611	93.1	103.0	0.38	0.38	\$532	\$131,000	\$3.01	160.00	4025	2019R-09479		4025 TOWN	
005-144-002-00	211 W LAKEVIEW ST	06/18/20	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$28,000	40.88	\$62,023	\$18,808	\$12,331	61.7	99.0	0.17	0.17	\$305	\$113,988	\$2.62	72.50	4025	2020R-06918		4025 TOWN	
005-150-002-00	410 S MAIN ST	03/10/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$22,600	45.20	\$49,378	\$13,822	\$13,200	66.0	132.0	0.20	0.20	\$209	\$69,110	\$1.59	66.00	4025	2021R-03362		4025 TOWN	
005-160-044-00		08/20/20	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$10,100	44.89	\$22,351	\$22,500	\$17,879	89.4	101.0	0.35	0.35	\$252	\$64,655	\$1.48	150.00	4025	2020R-09151		4025 TOWN	
Totals:			\$763,900			\$763,900	\$251,600		\$606,364	\$324,935	\$162,927	814.6		3.79	3.79									
								Sale. Ratio =>	32.94					Average					Average					
								Std. Dev. =>	10.62					per FF=>	\$399	per Net Acre=>	85,689.61	Average	per SqFt=>	\$1.97				

ANALYZED 399
 2021 APPLIED 200
 2022 APPLIED 250

OUTLIERS (HIGH END OF FF)

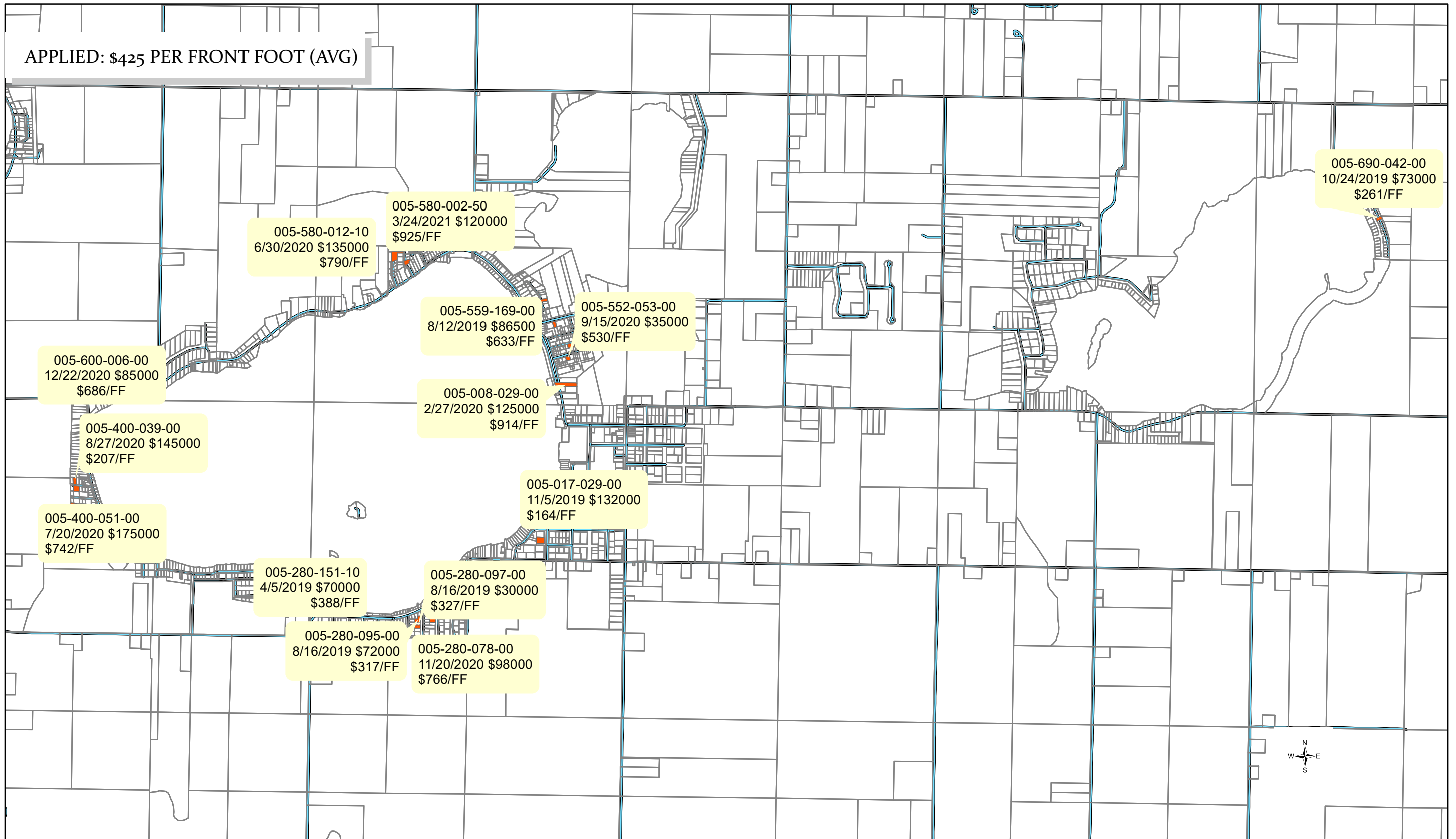
005-149-102-00	280 W PEARL ST	01/07/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$29,300	23.82	\$67,656	\$69,159	\$13,815	69.1	99.0	0.21	0.21	\$1,001	\$334,101	\$7.67	91.00	4025	2021R-00916		4025 TOWN
005-016-043-00	503 S MAIN ST	09/28/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$54,600	24.27	\$146,437	\$99,434	\$20,871	104.4	132.0	0.50	0.50	\$953	\$198,868	\$4.57	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	\$129,848	\$58,352	\$13,200	66.0	132.0	0.20	0.20	\$884	\$291,760	\$6.70	66.00	4025	2020R-13789		4025 TOWN
005-109-002-00	304 E SMITH ST	06/02/20	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$28,600	21.42	\$75,702	\$75,216	\$17,418	87.1	264.0	0.40	0.40	\$864	\$188,040	\$4.32	66.00	4025	2020R-06313		4025 TOWN
005-103-005-50	123 E LaSALLE ST	01/16/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$24,500	27.22	\$57,986	\$43,503	\$11,489	57.4	132.0	0.15	0.15	\$757	\$286,204	\$6.57	50.00	4025	2020R-01179		4025 TOWN

Land Analysis - Off Lake - Crystal Township 2022

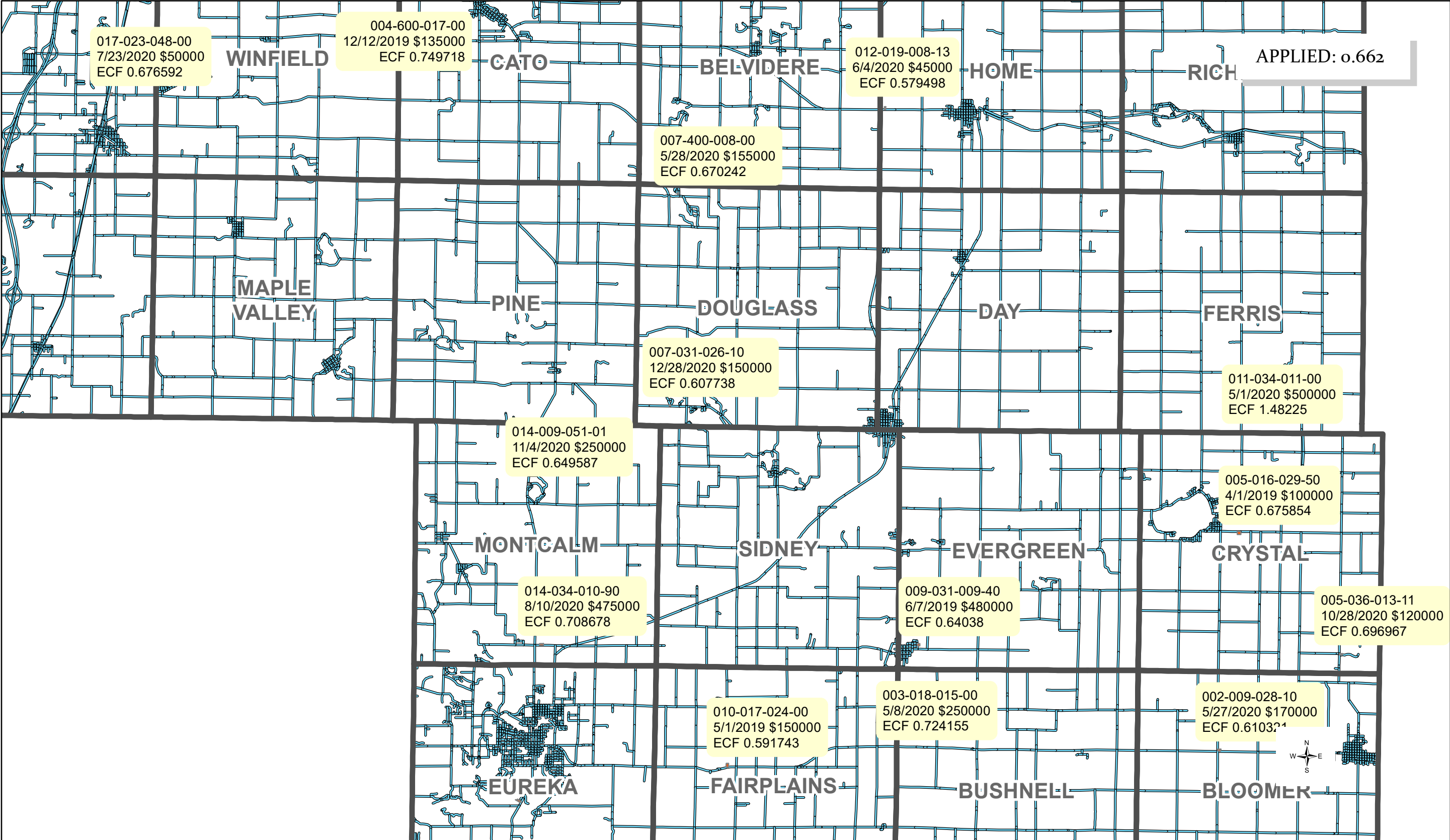


Land Analysis - Off Lake - Crystal Township 2022

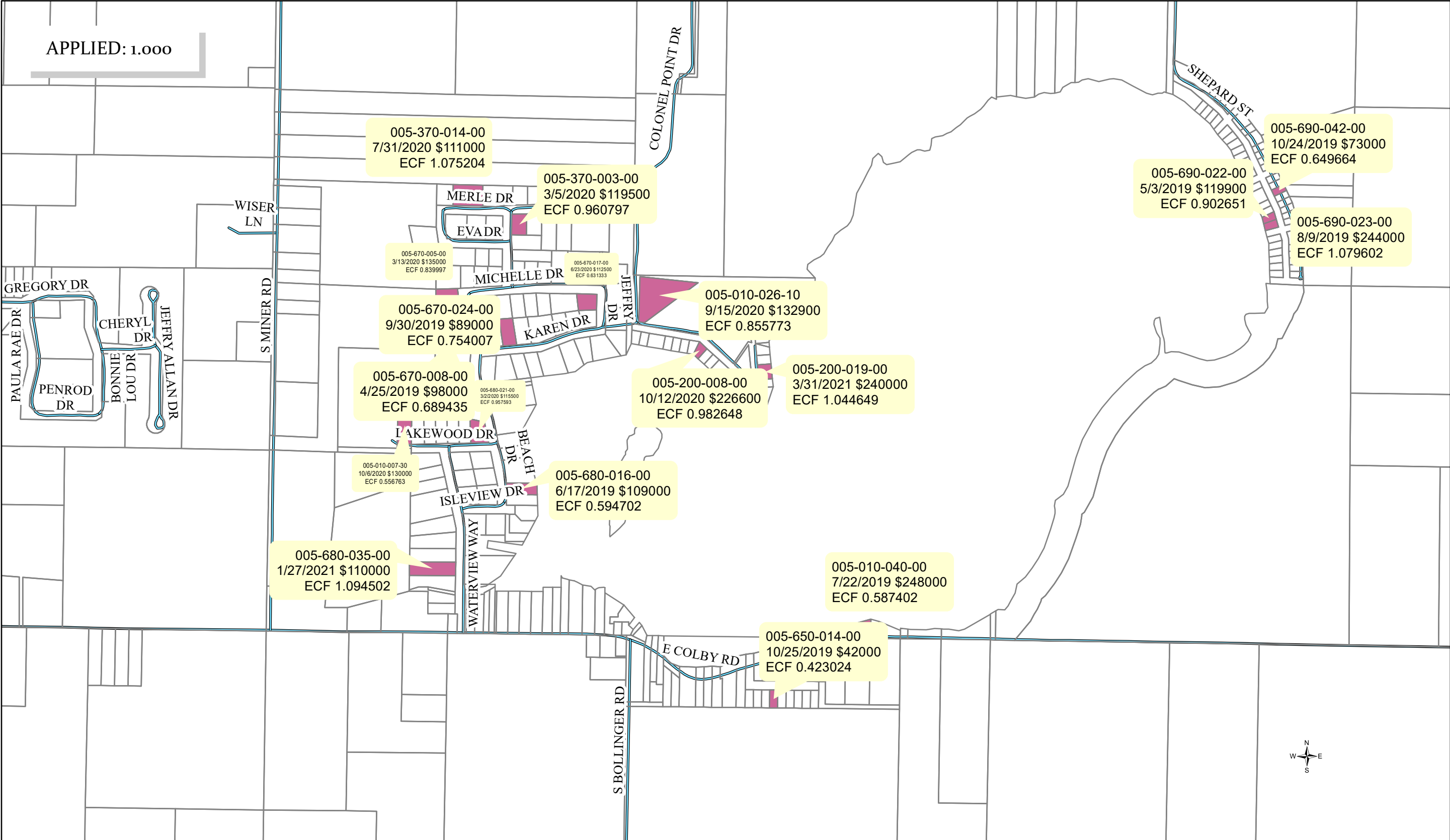
APPLIED: \$425 PER FRONT FOOT (AVG)



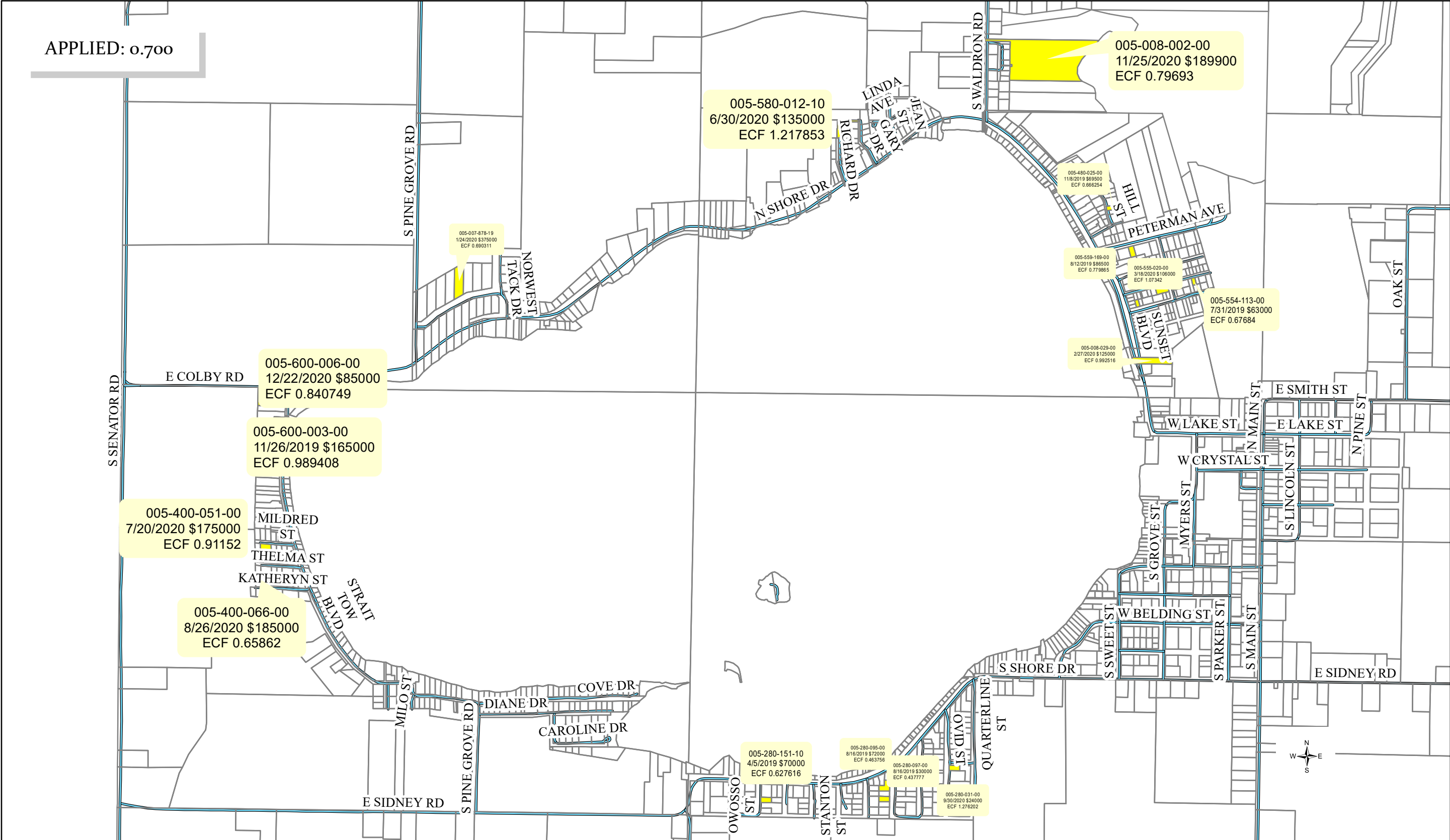
ECF Analysis - Commercial/Industrial - Crystal Township 2022



ECF Analysis - Duck and Loon Lakes - Crystal Township 2022

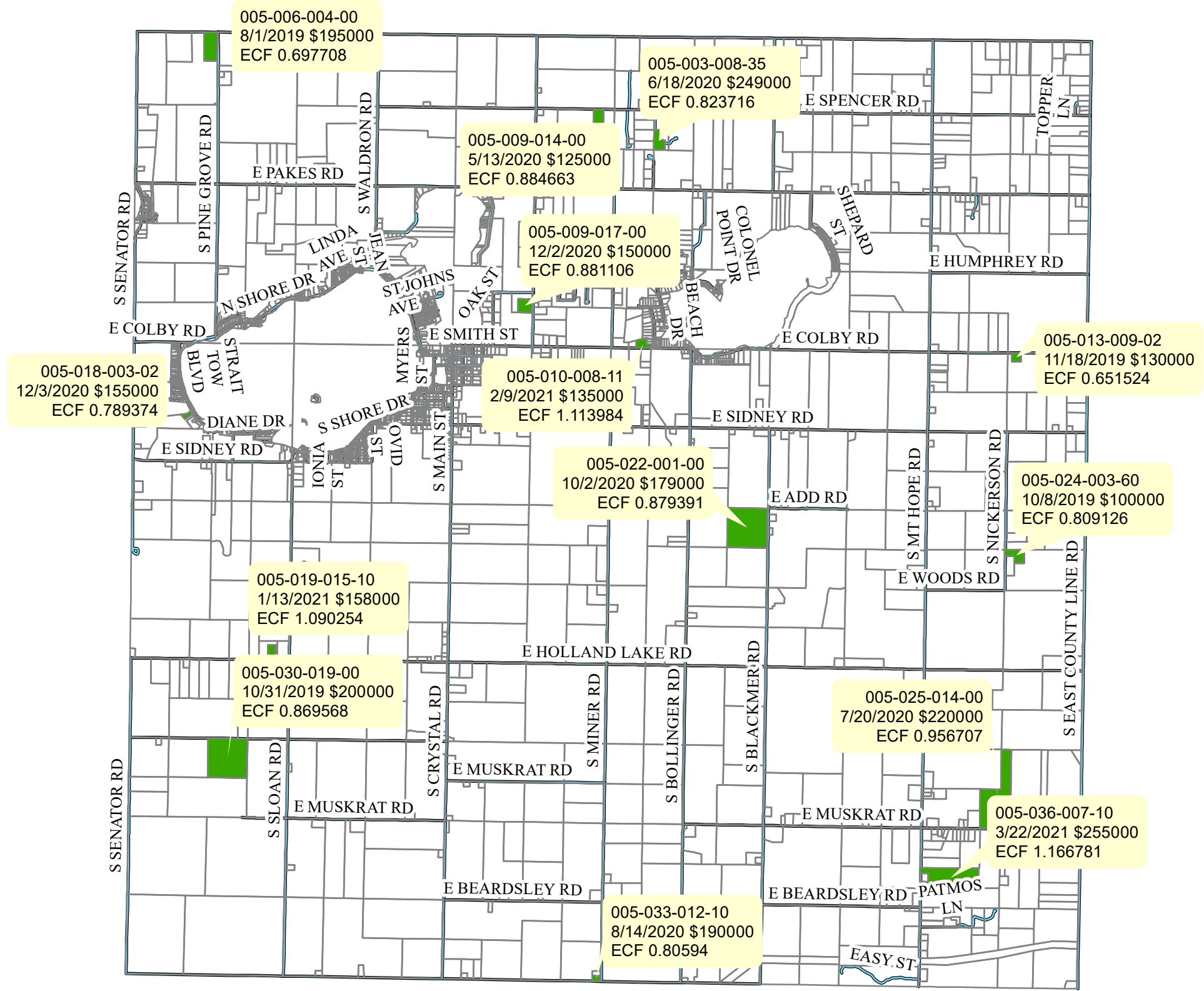


ECF Analysis - Off Water Lake - Crystal Township 2022

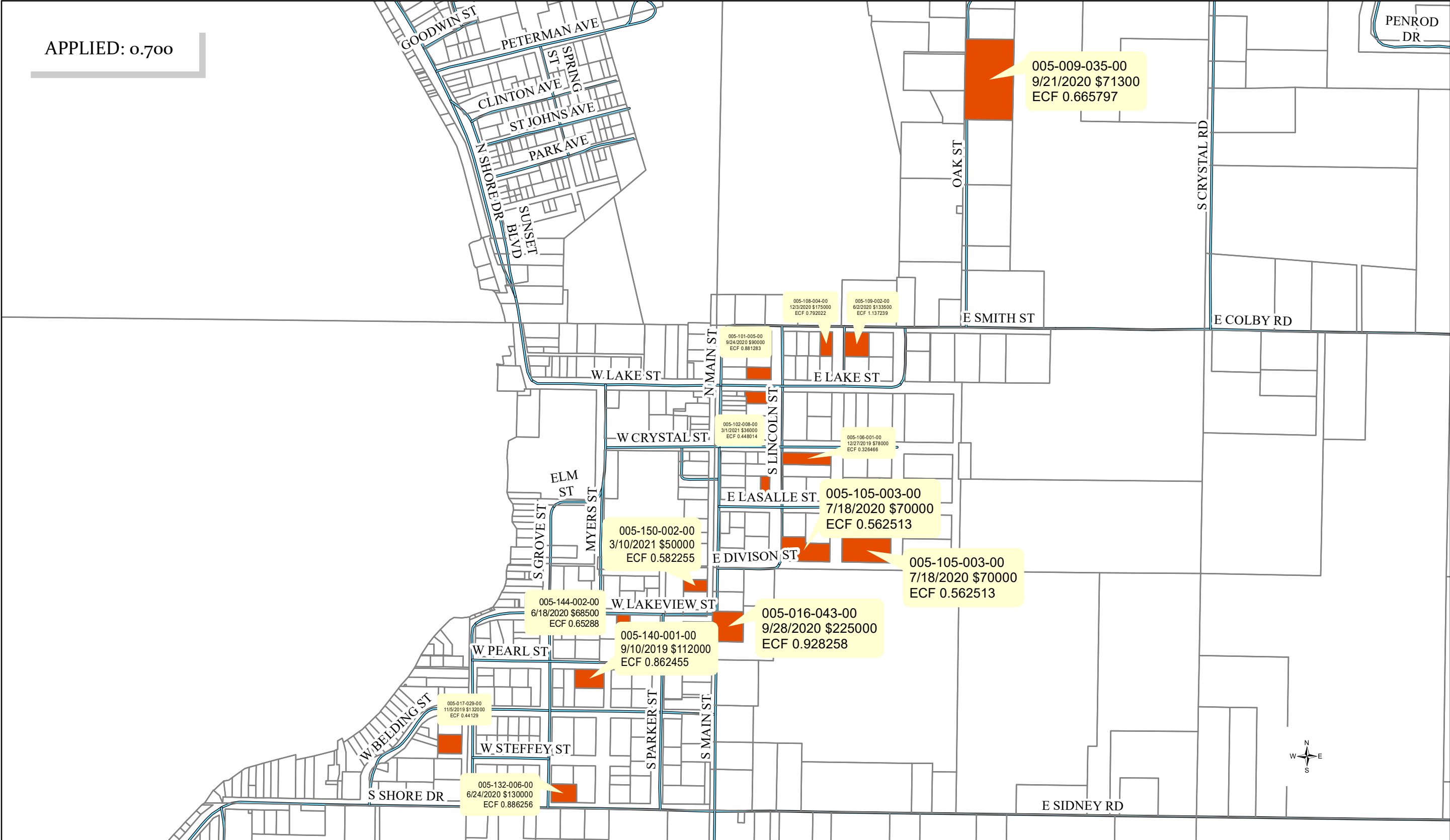


ECF Analysis - Rural Residential & Agricultural - Crystal Township 2022

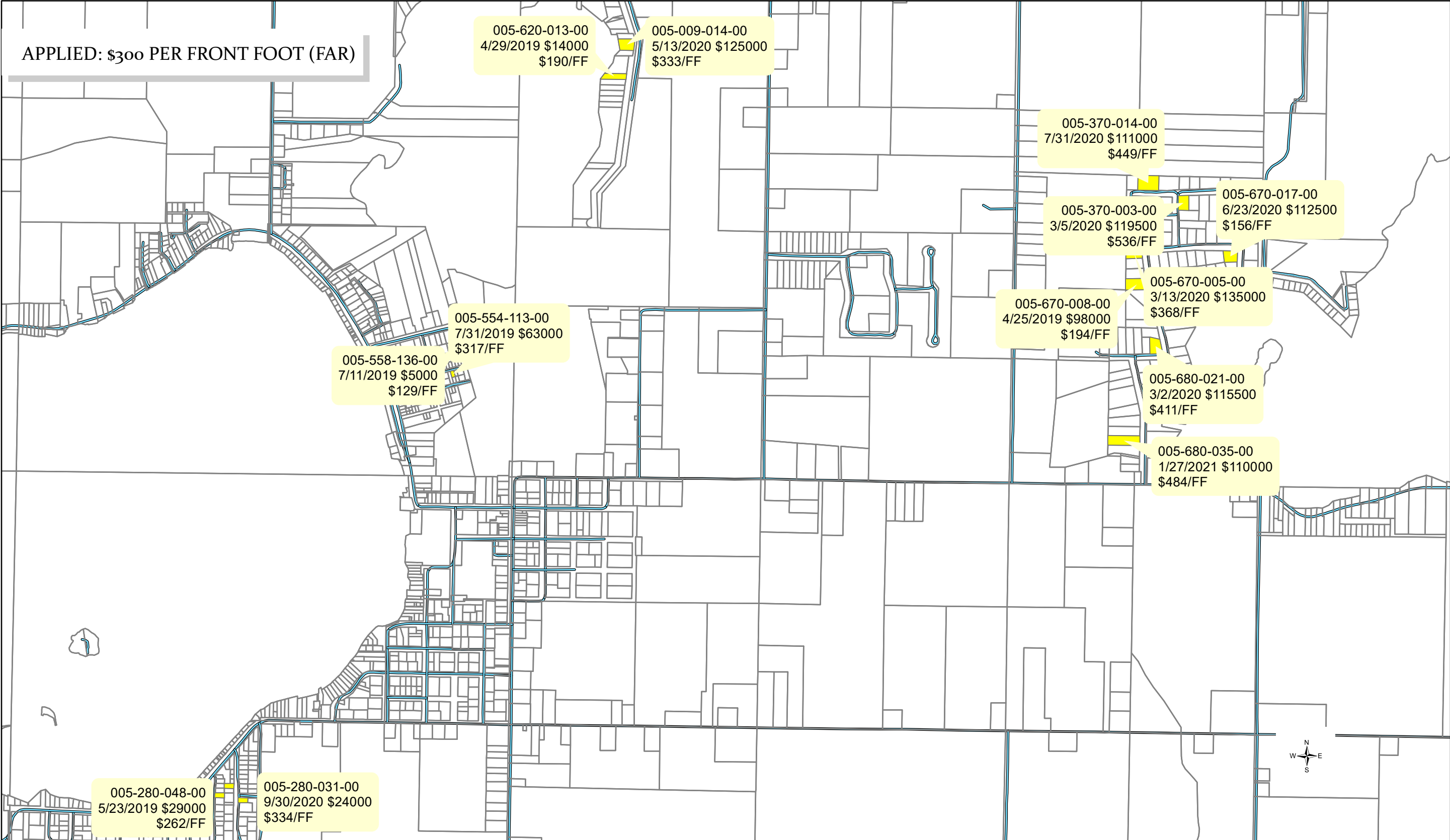
APPLIED: 0.820



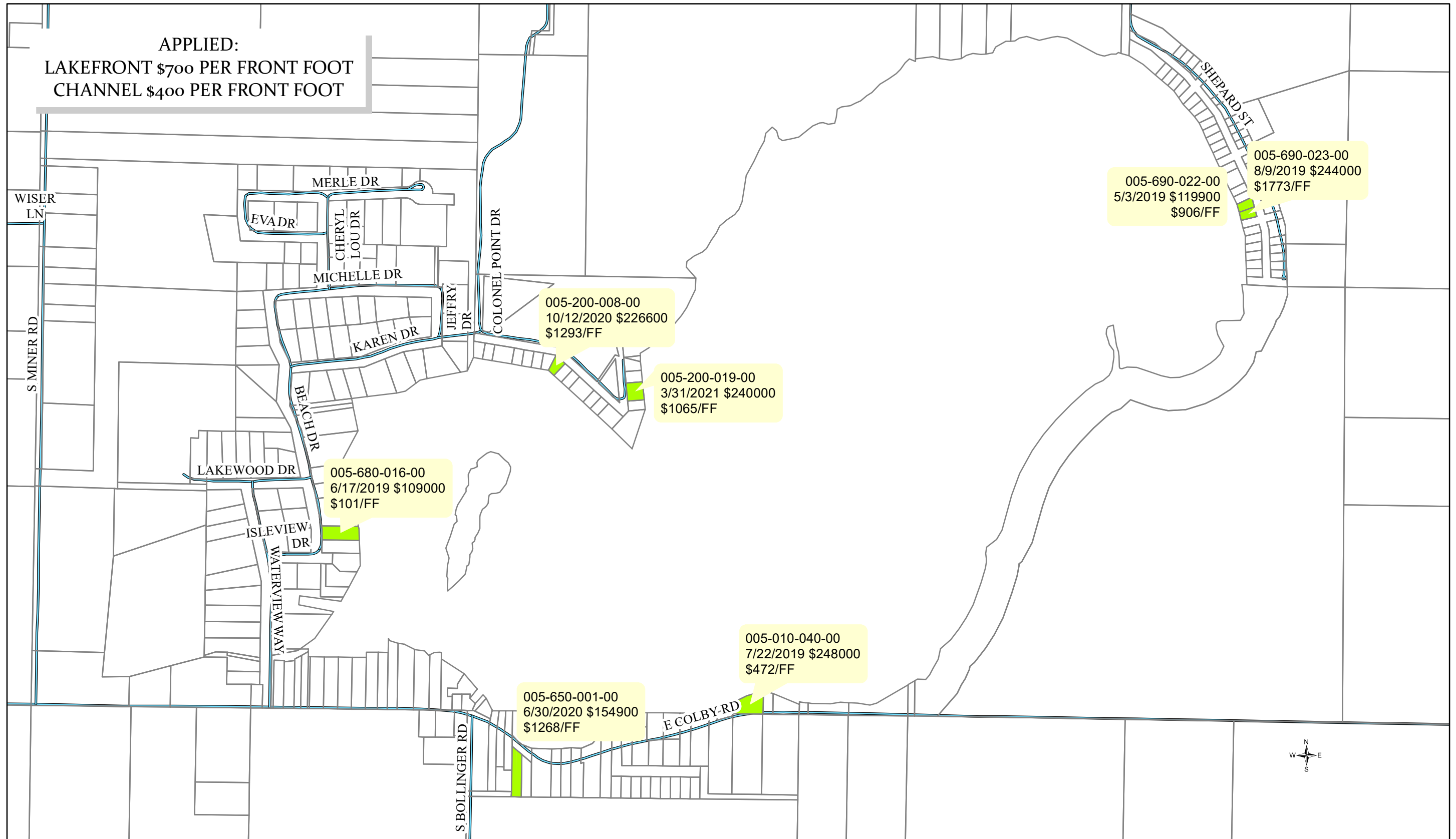
ECF Analysis - Town - Crystal Township 2022



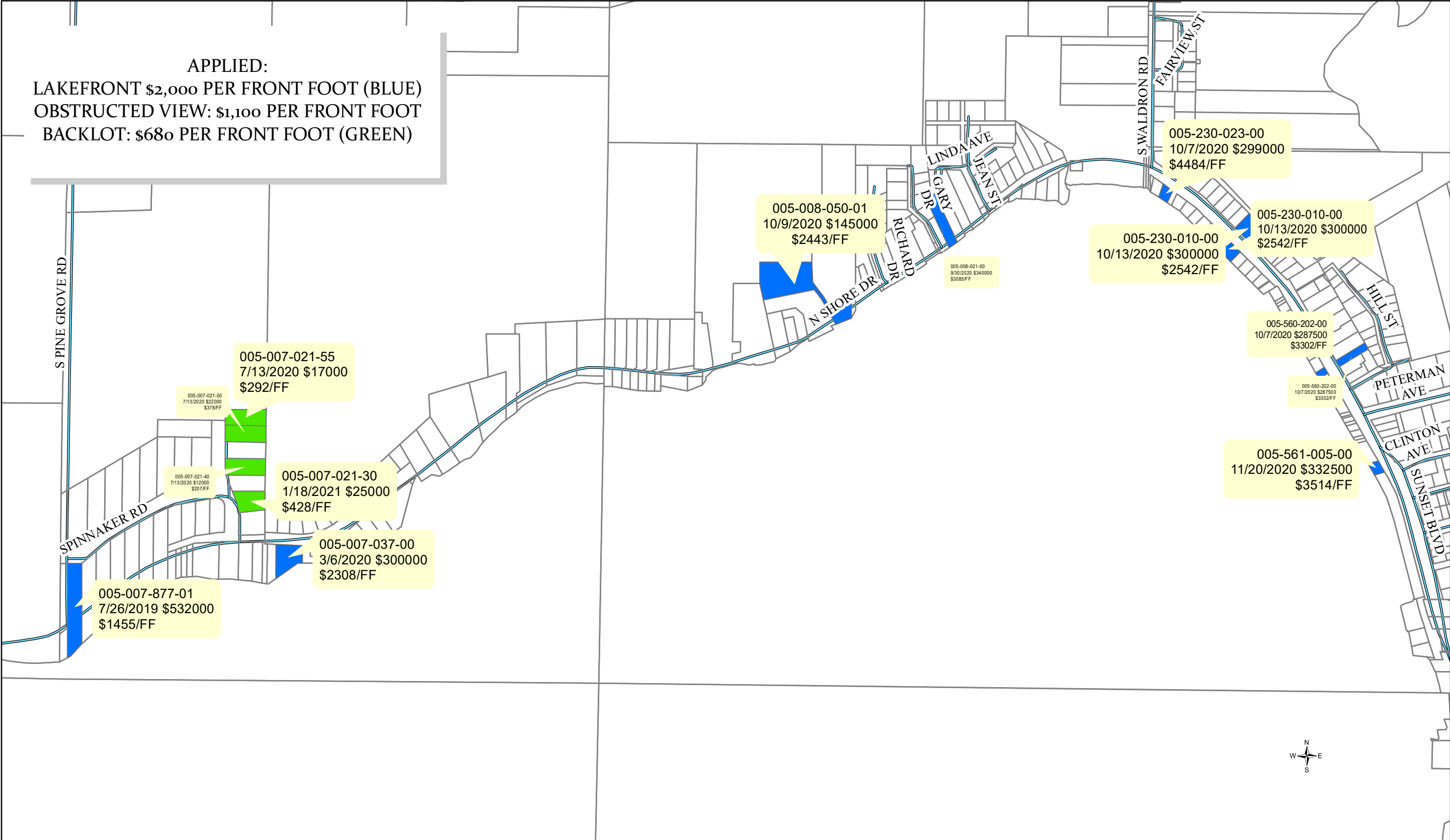
Land Analysis - Off Lake - Crystal Township 2022



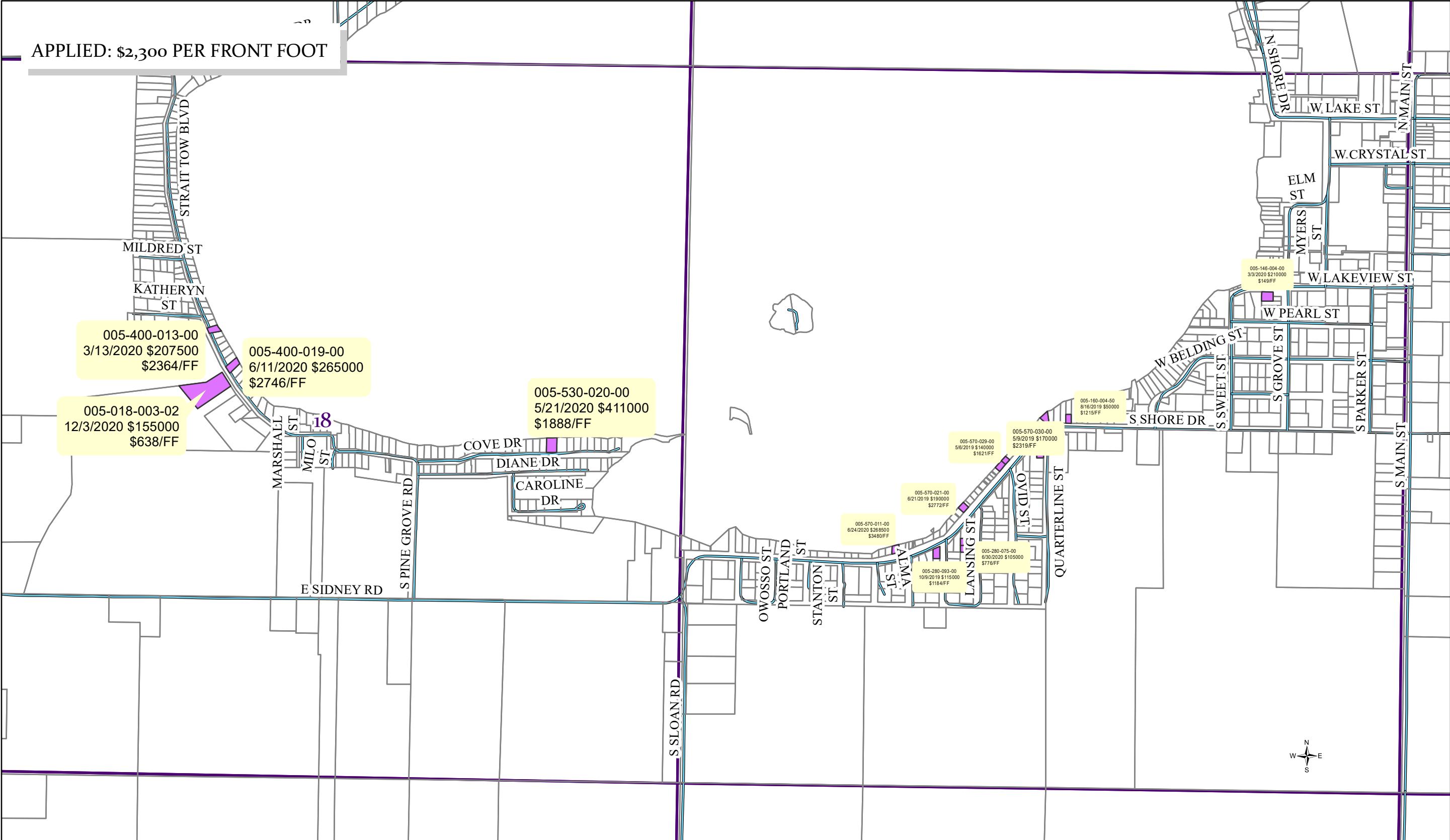
Land Analysis - Duck & Loon Lakes - Crystal Township 2022



Land Analysis - North Crystal Lake - Crystal Township 2022



Land Analysis - South, Southeast & West Crystal Lake - Crystal Township 2022



Land Analysis - Town - Crystal Township 2022

APPLIED: \$250 PER FRONT FOOT

