

OFF LAKE LAND TABLE (FAR/AVERAGE) - CRYSTAL 2025

	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
FAR	005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$223,705	\$5,491	\$27,596	89.0	171.0	0.39	0.39	\$62	\$13,972	\$0.32	100.00	4035	2023R-03806		4010 OFF LAKE AVERAGE	401
FAR	005-007-017-00	1099 S SENATOR RD	09/30/22	\$21,200	WD	03-ARM'S LENGTH	\$21,200	\$13,000	61.32	\$29,821	\$6,879	\$15,500	50.0	100.0	0.12	0.12	\$138	\$59,817	\$1.37	50.00	4012	2022R-11683		4010 OFF LAKE AVERAGE	402
FAR - (LAND LOCKED)	005-370-016-00	MERLE DR	02/29/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$0	0.00	\$29,717	\$20,000	\$29,717	95.9	152.0	0.42	0.42	\$209	\$47,733	\$1.10	120.00	4035	2024R-01640		4010 OFF LAKE AVERAGE	402
FAR	005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$176,995	\$18,160	\$26,155	84.4	143.0	0.33	0.33	\$215	\$55,366	\$1.27	100.00	4035	2023R-05951		4010 OFF LAKE AVERAGE	402
FAR	005-650-015-00	9688 SANDRA LOU DR	06/26/23	\$75,000		03-ARM'S LENGTH	\$75,000	\$38,200	50.93	\$80,464	\$13,330	\$18,794	60.6	132.0	0.18	0.18	\$220	\$73,242	\$1.68	60.00	4035	2023R-06394		4010 OFF LAKE AVERAGE	401
FAR	005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$100,457	\$47,275	\$49,882	160.9	135.6	0.99	0.99	\$294	\$47,995	\$1.10	316.65	4012	2022R-11719		4010 OFF LAKE AVERAGE	401
FAR	005-400-051-00	1985 MILDRED ST	12/09/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$102,500	34.17	\$337,275	\$65,642	\$102,917	216.7	264.0	0.46	0.20	\$303	\$144,268	\$3.31	200.00	4012	2022R-14280	005-400-049-00, 005-400-050-00	4010 OFF LAKE AVERAGE	402
FAR	005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$137,369	\$45,817	\$43,686	140.9	161.0	0.82	0.82	\$325	\$55,943	\$1.28	221.60	4035	2023R-00790		4010 OFF LAKE AVERAGE	401
FAR	005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,745	\$16,755	\$15,500	50.0	100.0	0.12	0.12	\$335	\$145,696	\$3.34	50.00	4012	2023R-11814		4010 OFF LAKE AVERAGE	402
FAR	005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$158,006	\$34,019	\$47,025	99.0	66.0	0.15	0.15	\$344	\$226,793	\$5.21	99.00	4012	2022R-10354		4010 OFF LAKE AVERAGE	401
FAR	005-370-014-00	9309 MERLE DR	06/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$109,421	\$68,706	\$43,127	139.1	156.5	0.79	0.79	\$494	\$86,970	\$2.00	220.00	4035	2023R-05819		4010 OFF LAKE AVERAGE	402
FAR	005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$92,060	\$48,146	\$28,206	91.0	152.0	0.38	0.38	\$529	\$125,380	\$2.88	110.00	4035	2022R-05274		4010 OFF LAKE AVERAGE	401
FAR	005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$137,097	\$58,532	\$32,629	105.3	226.0	0.60	0.60	\$556	\$98,044	\$2.25	115.00	4035	2023R-06769		4010 OFF LAKE AVERAGE	401
FAR	005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$144,642	\$57,009	\$31,651	102.1	155.0	0.47	0.47	\$558	\$121,296	\$2.78	132.00	4035	2022R-06643		4010 OFF LAKE AVERAGE	402
FAR	005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$123,558	\$62,596	\$31,154	100.5	292.0	0.61	0.61	\$623	\$102,114	\$2.34	98.00	4035	2022R-10207		4010 OFF LAKE AVERAGE	401
FAR	005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$49,184	\$35,625	75.0	100.0	0.17	0.17	\$656	\$285,953	\$6.56	75.00	4012	2022R-07508		4010 OFF LAKE AVERAGE	402
FAR	005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$139,550	\$66,213	\$29,763	96.0	220.0	0.51	0.51	\$690	\$131,115	\$3.01	100.00	4035	2022R-09523		4010 OFF LAKE AVERAGE	401
Totals:				\$2,270,150			\$2,270,150	\$836,200		\$2,195,323	\$683,754	\$608,927	1,756.3		7.49	7.24									
									Sale. Ratio ==>	36.83	Average				Average		Average			Average					
									Std. Dev. ==>	13.64	per FF==>		\$389		per Net Acre==>	91,264.55	Average		per SqFt==>	\$2.10					

2025 CRYSTAL

OFF LAKE

"FAR"/BACKLOTS

UTILIZED	330
ANALYZED	389

LOTS THAT ARE NOT "TOWN"

LOTS AROUND LAKES

"LAKE ACCESS" IDENTIFIED PARCELS ARE NOT CONFIRMED TO HAVE LAKE ACCESS

ASSR HAS NO DOCUMENTATION CONFIRMING WHO HAS LAKE ACCESS AT THIS TIME

FAR = FURTHER AWAY FROM THE LAKE THAN "AVG"/BACKLOT TO LAKE LOTS

AVG WOULD BE A LOT CLOSER TO THE LAKE, POSSIBLE ACCESS, POSSIBLE VIEW

	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
AVG - LAKE ACCESS	005-400-045-10	2018 THELMA ST	08/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,600	57.82	\$115,743	\$65,507	\$71,250	150.0	88.0	0.30	0.30	\$437	\$216,195	\$4.96	150.00	4012	2023R-08381		4010 OFF LAKE AVERAGE	401
AVG/OBSTRUCTURED	005-600-004-00	1896 STRAIT TOW BLVD	06/07/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$62,187	\$25,046	\$27,233	57.3	245.2	0.33	0.33	\$437	\$76,828	\$1.76	56.00	4012	2023R-05707		4010 OFF LAKE AVERAGE	401
FAR - LAKE ACCESS	005-553-085-00	40 PARK AVE	07/20/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$79,300	49.56	\$157,418	\$80,957	\$78,375	165.0	660.0	0.59	0.25	\$491	\$136,983	\$3.14	165.00	4012	2023R-07325	005-552-060-00, 005-552-061-00, 005-552-062-00	4010 OFF LAKE AVERAGE	401
FAR - LAKE ACCESS	005-460-012-01	458 JEAN ST	02/23/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$0	0.00	\$182,507	\$47,456	\$37,963	95.7	86.2	0.22	0.22	\$496	\$216,694	\$4.97	141.20	4012	2024R-01330		4010 OFF LAKE AVERAGE	402
AVG/OBSTRCTUED/LOON F	005-560-188-00	255 PETERMAN AVE	12/09/22	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$135,800	33.12	\$408,341	\$143,884	\$142,225	271.0	624.3	3.03	1.47	\$531	\$47,486	\$1.09	271.00	4012	2022R-13777	005-560-191-10, 005-008-033-01	4010 OFF LAKE AVERAGE	401
FAR - OBSTRUCTURED VIEW	005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$46,956	\$38,000	80.0	155.0	0.29	0.29	\$587	\$164,758	\$3.78	80.00	4035	2022R-11621		4010 OFF LAKE AVERAGE	401
FAR - LAKE ACCESS	005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$126,747	\$23,917	\$10,664	34.4	66.0	0.05	0.05	\$695	\$478,340	\$10.98	33.00	4012	2022R-14077		4010 OFF LAKE AVERAGE	401
FAR - LAKE ACCESS	005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$146,390	\$107,335	\$71,725	151.0	214.0	0.74	0.74	\$711	\$144,656	\$3.32	151.00	4012	2023R-06986		4010 OFF LAKE AVERAGE	401
Totals:				\$1,374,000			\$1,374,000	\$463,800		\$1,310,377	\$541,058	\$477,435	1,004.5		5.55	3.65									
									Sale. Ratio =>	33.76	Average				Average			Average							
									Std. Dev. =>	17.21	per FF=>		\$539		per Net Acre=>	97,558.24	Average		per SqFt=>	\$2.24					

2025 CRYSTAL

OFF WATER

AVERAGE

UTILIZED	500
ANALYZED	539

OUTLIERS

AVG	005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$97,631	\$84,789	\$25,420	82.0	180.0	0.35	0.35	\$1,034	\$241,564	\$5.55	85.00	4035	2022R-07168		4010 OFF LAKE AVERAGE	402
FAR - LAKE ACCESS	005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$138,777	\$67,387	\$16,164	52.1	66.0	0.10	0.10	\$1,292	\$673,870	\$15.47	66.00	4012	2022R-12330		4010 OFF LAKE AVERAGE	401
AVG/OBSTRUCTURED	005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$105,351	\$71,399	\$23,750	50.0	100.0	0.12	0.12	\$1,428	\$620,861	\$14.25	50.00	4035	2022R-12796		4010 OFF LAKE AVERAGE	402
AVG/OBSTRCTUED/LOON F	005-620-018-00	1222 SWAN DR	02/03/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,600	40.46	\$116,773	\$130,000	\$116,773	157.3	230.2	21.18	1.18	\$826	\$6,138	\$0.14	223.54	4001	2023R-01300	005-009-009-50	4010 OFF LAKE AVERAGE	401