

**CRYSTAL LAKEFRONT LAND ANALYSIS - CRYSTAL TOWNSHIP 2026**

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	Rate Group 2				
LAKEFRONT	005-160-018-00	730 BELDING ST	06/02/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$165,300	27.78	\$467,579	\$246,844	\$119,423	45.1	147.0	0.15	0.15	\$5,477	\$1,679,211	\$38.55	40.00	4004	2023R-05661	4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE					
LAKEFRONT	005-530-004-00	2235 COVE TRAIL	10/15/24	\$728,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$728,000	\$280,400	38.52	\$597,068	\$293,739	\$162,807	91.0	154.0	0.18	0.10	\$3,230	\$1,659,542	\$38.10	100.00	4004	2024R-09328	005-018-041-00	4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE				
LAKEFRONT	005-570-003-00	2483 S SHORE DR	11/27/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$115,100	61.22	\$190,734	\$137,146	\$139,880	52.8	43.0	0.08	0.08	\$2,598	\$1,672,512	\$38.40	83.00	4004	2024R-10882		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE				
LAKEFRONT	005-570-028-00	2669 S SHORE DR	03/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,500	39.30	\$339,984	\$101,807	\$86,791	32.8	44.2	0.04	0.04	\$3,108	\$2,679,132	\$61.50	37.11	4004	2024R-02911		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE				
LAKEFRONT	005-630-014-00	1925 STRAIT TOW BLVD	05/10/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$140,700	38.55	\$299,397	\$146,169	\$80,566	30.4	79.0	0.06	0.06	\$4,808	\$2,564,368	\$58.87	34.00	4005	2024R-04513		4005 WEST LAKE	401	WEST LAKEFRONT				
LAKEFRONT	005-007-033-00	1218 N SHORE DR	05/10/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$89,300	36.45	\$230,975	\$230,363	\$216,338	110.7	145.0	0.18	0.08	\$2,080	\$1,294,174	\$29.71	142.00	4004	2023R-04772	005-520-015-00	4003 NORTH, NW & EAST LAKE	401	NW & E LAKFRONT				
LAKEFRONT	005-230-014-00	402 N SHORE DR	08/01/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$126,100	31.53	\$326,402	\$207,481	\$133,983	55.8	110.0	0.13	0.13	\$3,717	\$1,646,675	\$37.80	50.00	4004	2024R-06888		4003 NORTH, NW & EAST LAKE	401	NW & E LAKFRONT				
LAKEFRONT	005-520-004-00	1240 N SHORE DR	11/01/24	\$335,500	WD	03-ARM'S LENGTH	\$335,500	\$111,000	33.08	\$230,169	\$137,922	\$32,591	67.1	101.8	0.17	0.16	\$2,055	\$835,891	\$19.19	80.55	4012	2024R-09003		4003 NORTH, NW & EAST LAKE	401	BEACH ACCESS LO	OBSTRUCTED VIEW			
LAKEFRONT	005-630-019-00	1943 STRAIT TOW BLVD	08/27/24	\$288,000	MLC	03-ARM'S LENGTH	\$288,000	\$157,300	54.62	\$318,466	\$108,530	\$138,996	97.1	295.0	0.37	0.09	\$1,118	\$295,722	\$6.79	107.00	4005	2024R-07857	005-600-016-00	4005 WEST LAKE	401	WEST LAKEFRONT				
<b>Totals:</b>						<b>\$3,499,400</b>		<b>\$1,324,700</b>		<b>\$3,000,774</b>	<b>\$1,610,001</b>	<b>\$1,111,375</b>	<b>582.7</b>		<b>1.34</b>	<b>0.89</b>														
								<b>Sale. Ratio =&gt;</b>	<b>37.86</b>							<b>Average</b>														
								<b>Std. Dev. =&gt;</b>	<b>10.90</b>							<b>per FF=&gt;</b>	<b>\$2,763</b>							<b>Average</b>						
																<b>per Net Acre=&gt;</b>	<b>1,204,189.23</b>							<b>per SqFt=&gt;</b>						
																	<b>\$27.64</b>													

ALL LAKE FRONT  
 LAND ANALYSIS  
**SOUTH, SOUTHEAST LAKE**  
 WEST LAKE  
 NORTH, NW AND EAST  
 2026 ANALYZED 2763  
 2026 UTILIZED 2700

SALE CONSIDERED, BUT NOT USED

LAKEFRONT	005-400-018-00	2117 STRAIT TOW BLVD	05/29/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$149,200	24.87	\$323,537	\$397,932	\$121,469	45.8	104.0	0.13	0.13	\$8,681	\$3,183,456	\$73.08	50.00	4005	2024R-04952		4005 WEST LAKE	401	WEST LAKEFRONT	
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