

TOWN 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	
005-107-007-00	218 E LAKE ST	08/30/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$44,400	28.65	\$134,001	\$52,306	\$31,307	104.4	132.0	0.50	0.50	\$501	\$104,612	\$2.40	165.00	4025	2024R-08192		4025 TOWN	401	FRONT FOOT	
005-109-002-00	304 E SMITH ST	06/16/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,000	41.07	\$161,917	\$32,209	\$26,126	87.1	264.0	0.40	0.40	\$370	\$80,523	\$1.85	66.00	4025	2023R-06084		4025 TOWN	401	FRONT FOOT	
005-133-002-00	814 S PARKER ST	08/29/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$98,300	57.82	\$175,230	\$22,907	\$28,137	93.8	112.0	0.39	0.39	\$244	\$58,586	\$1.34	152.00	4025	2024R-08289		4025 TOWN	401	FRONT FOOT	
005-134-001-00	803 S PARKER ST	01/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,600	36.14	\$139,321	\$23,565	\$22,886	76.3	99.0	0.25	0.25	\$309	\$93,512	\$2.15	111.00	4025	2024R-00910		4025 TOWN	401	FRONT FOOT	
005-138-010-00	W STEFFEY ST	05/30/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$7,500	50.00	\$16,420	\$15,000	\$16,420	54.7	103.3	0.13	0.13	\$274	\$114,504	\$2.63	55.25	4025	2024R-05199		4025 TOWN	402	FRONT FOOT	
005-144-001-00	162 W PEARL ST	06/07/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,200	44.09	\$221,606	\$27,584	\$24,190	80.6	99.0	0.28	0.28	\$342	\$97,816	\$2.25	124.00	4025	2024R-05806		4025 TOWN	401	FRONT FOOT	
005-149-210-00	212 W LAKEVIEW ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,300	42.89	\$45,049	\$19,771	\$19,820	66.1	99.0	0.19	0.19	\$299	\$104,608	\$2.40	83.25	4025	2023R-10569		4025 TOWN	401	FRONT FOOT	
Totals:			\$918,000			\$918,000	\$388,300		\$893,544	\$193,342	\$168,886	563.0		2.15	2.15											
								Sale. Ratio =>	42.30					Average			Average			Average						
								Std. Dev. =>	9.37					per FF=>	\$343	per Net Acre=>	90,136.13	per SqFt=>	\$2.07							

LAND ANALYSIS
TOWN
CRYSTAL TWP

2026 ANALYZED 343 PER FRONT FOOT
2026 UTILIZED 300 PER FRONT FOOT

2025 USED 300 PER FRONT FOOT

VACANT SALE BOLDED
NO CHANGE FROM 2025