

DUCK & LOON LAKES 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	
005-011-006-00	10098 E PAKES RD	06/21/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,100	35.97	\$245,636	\$161,864	\$112,500	150.0	1016.4	3.50	3.50	\$1,079	\$46,247	\$1.06	150.00	4035	2023R-06312		4035 DUCK LOON	401	DL CHANNEL	
005-015-014-00	9570 E COLBY RD	03/21/24	\$305,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$305,000	\$92,700	30.39	\$251,564	\$144,936	\$91,500	161.0	990.0	1.83	0.50	\$900	\$79,200	\$1.82	161.00	4035	2024R-02906	005-015-004-00	4035 DUCK LOON	401	LAKE FRONT	
005-015-038-10	9698 E COLBY RD	08/21/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,400	47.60	\$180,341	\$23,659	\$54,000	72.0	200.0	0.33	0.33	\$329	\$71,477	\$1.64	72.00	4035	2024R-07577		4035 DUCK LOON	401	LAKE FRONT	
005-200-008-00	1660 COLONEL POINT DR	10/25/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$125,500	32.18	\$333,092	\$106,408	\$49,500	66.0	100.0	0.14	0.14	\$1,612	\$760,057	\$17.45	76.00	4035	2024R-09831		4035 DUCK LOON	401	LAKE FRONT	
Totals:			\$1,140,000			\$1,140,000	\$395,700		\$1,010,633	\$436,867	\$307,500	449.0		5.80	4.47											
						Sale. Ratio =>	34.71							Average			Average									
						Std. Dev. =>	7.73							per FF=>	\$973	Average	per Net Acre=>	75,308.91	Average	per SqFt=>	\$1.73					

LAND ANALYSIS
DUCK LAKE
LOON LAKE
CRYSTAL TWP

2026 ANALYZED 973 PER FRONT FOOT
2026 UTILIZED 775 PER FRONT FOOT

2025 USED 750 PER FRONT FOOT

NO VACANT LAND SALES