

ECF ANALYSIS - RURAL RESIDENTIAL AND AGRICULTURAL - 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 + 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	Property Class	Building Depr.
005-002-004-00	318 S MT HOPE RD	10/20/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$133,700	41.78	\$336,787	\$75,248	\$244,752	\$258,693	0.946	1,880	\$130.19	4001	13.9674	1 STORY	\$72,800		4001 RURAL RESIDENTIAL	401	70
005-002-006-00	10465 E SPENCER RD	10/31/24	\$280,500	WD	03-ARM'S LENGTH	\$280,500	\$122,900	43.81	\$218,571	\$125,618	\$154,882	\$91,942	1.685	1,280	\$121.00	4001	59.8786	1 STORY	\$124,128		4001 RURAL RESIDENTIAL	401	79
005-002-012-01	10051 E SPENCER RD	08/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,200	30.72	\$244,835	\$126,496	\$108,504	\$117,051	0.927	800	\$135.63	4001	15.8806	COTTAGE	\$126,496		4001 RURAL RESIDENTIAL	401	73
005-003-005-10	280 S BLACKMER RD	01/13/25	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$88,000	42.31	\$192,617	\$38,063	\$169,937	\$152,872	1.112	1,144	\$148.55	4001	2.5844	1 STORY	\$30,750		4001 RURAL RESIDENTIAL	401	76
005-003-008-33	9350 E SPENCER RD	05/12/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$92,000	36.36	\$247,995	\$32,634	\$220,366	\$213,018	1.034	1,936	\$113.83	4001	5.1287	1 STORY	\$29,050		4001 RURAL RESIDENTIAL	401	73
005-004-002-10	190 S CRYSTAL RD	06/16/23	\$209,000	WD	04-BUYERS INTEREST IN A LC	\$209,000	\$99,100	47.42	\$220,460	\$22,729	\$186,271	\$195,580	0.952	1,788	\$104.18	4000	13.3378	1 STORY	\$21,000		4001 RURAL RESIDENTIAL	401	61
005-005-010-10	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,600	41.41	\$292,716	\$21,113	\$233,887	\$309,314	0.756	7,392	\$31.64	4001	32.9636	1.5 STORY	\$20,200		4001 RURAL RESIDENTIAL	1	68
005-009-002-00	1158 S MINER RD	02/27/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$37,900	25.27	\$101,635	\$12,851	\$137,149	\$87,818	1.562	992	\$138.26	4001	47.5959	1 STORY	\$9,315		4001 RURAL RESIDENTIAL	401	64
005-013-017-00	11185 E COLBY RD	04/26/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$104,600	38.04	\$292,516	\$70,015	\$204,985	\$220,080	0.931	1,144	\$179.18	4001	15.4372	1 STORY	\$68,000		4001 RURAL RESIDENTIAL	401	69
005-015-001-51	9623 E SIDNEY RD	08/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$154,700	35.56	\$390,830	\$33,890	\$401,110	\$353,056	1.136	1,488	\$269.56	4001	5.0325	1 STORY	\$30,875		4001 RURAL RESIDENTIAL	401	80
005-015-017-00	9271 E SIDNEY RD	09/15/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$138,900	58.36	\$269,307	\$36,806	\$201,194	\$229,971	0.875	2,656	\$75.75	4001	21.0917	1.5 STORY	\$31,500		4001 RURAL RESIDENTIAL	401	66
005-015-031-00	2703 S BOLLINGER RD	07/17/24	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$142,400	47.47	\$302,548	\$72,318	\$227,682	\$227,725	1.000	1,468	\$155.10	4001	8.5972	1.5 STORY	\$68,000		4001 RURAL RESIDENTIAL	401	70
005-016-007-00	8596 E COLBY RD	04/25/24	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$131,400	55.91	\$238,235	\$30,117	\$204,883	\$205,854	0.995	1,820	\$112.57	4001	9.0498	1 STORY	\$28,470	005-016-006-50	4001 RURAL RESIDENTIAL	401	65
005-016-012-02	8591 E SIDNEY RD	08/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$138,755	\$38,739	\$101,261	\$98,928	1.024	1,524	\$66.44	4001	6.2198	1 STORY	\$30,275		4001 RURAL RESIDENTIAL	401	53
005-021-006-00	3135 S CRYSTAL RD	12/04/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,100	38.12	\$215,810	\$24,519	\$235,481	\$196,995	1.195	4,193	\$56.16	4001	10.9581	TRADITIONAL	\$19,000		4001 RURAL RESIDENTIAL	401	68
005-021-011-00	3648 S MINER RD	08/09/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$207,300	47.11	\$452,702	\$99,514	\$340,486	\$349,345	0.975	1,920	\$177.34	4001	11.1142	MODULAR	\$98,400		4001 RURAL RESIDENTIAL	401	95
005-026-001-00	4056 S MT HOPE RD	09/24/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$104,700	41.88	\$251,256	\$47,424	\$202,576	\$201,614	1.005	2,520	\$80.39	4001	8.1012	TRADITIONAL	\$46,000		4001 RURAL RESIDENTIAL	401	54
005-026-008-00	4472 S MT HOPE RD	11/15/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$40,400	25.25	\$105,912	\$13,958	\$146,042	\$90,954	1.606	1,260	\$115.91	4001	51.9895	1.25 STORY	\$12,258		4001 RURAL RESIDENTIAL	401	53
005-028-002-13	4173 S CRYSTAL RD	05/31/24	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$132,200	42.10	\$313,288	\$29,345	\$284,655	\$280,854	1.014	1,424	\$199.90	4001	7.2248	1 STORY	\$23,600		4001 RURAL RESIDENTIAL	401	71
005-036-006-30	11270 E MUSKRAT RD	11/03/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$12,500	38.46	\$28,635	\$14,439	\$18,061	\$14,042	1.286	0	#DIV/0!	4001	20.0472		\$14,439		4001 RURAL RESIDENTIAL	401	0
005-300-011-00	7596 ELDRED RD	07/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$136,000	56.67	\$245,859	\$34,502	\$205,498	\$209,057	0.983	2,052	\$100.15	4001	10.2809	MODULAR	\$34,502		4010 OFF LAKE AVERAGE	401	69
005-620-007-00	1086 SWAN DR	06/16/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$94,100	64.01	\$162,342	\$35,341	\$111,659	\$125,619	0.889	1,263	\$88.41	4001	19.6914	1 STORY	\$31,576		4010 OFF LAKE AVERAGE	401	53
Totals:			\$5,377,000			\$5,377,000	\$2,296,400		\$5,263,611		\$4,341,321	\$4,230,383			#DIV/0!		5.9559						
							Sale. Ratio =>	42.71				E.C.F. =>	1.026			Std. Deviation=>	0.243567						
							Std. Dev. =>	10.06				Ave. E.C.F. =>	1.086			Ave. Variance=>	18.0078	Coefficient of Var=>	16.58511348				

ECF ANALYSIS
RURAL RESIDENTIAL
AGRICULTURAL

2026 ANALYZED 1.026
2026 UTILIZED 1.026