

LAND ANALYSIS - COMMERCIAL INDUSTRIAL ACREAGE TABLE - CRYSTAL TOWNSHIP 2026

Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Indicate										Other	
										Imprvmnts Value	Land Residual	d LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	in Sale	Comments
006-009-014-00	4800 N Wyman Rd	5/17/2023	\$50,000		2023R-06598	2.750	119,790		12,545	12000	\$38,000	0.7600	2.462	107,245	\$15,435	\$0.35	\$38,000	\$15,435	\$0.35		
006-009-014-00	4800 N Wyman Rd	5/17/2023	\$50,000		2023R-06598	2.750	119,790		12,545	0	\$10,820	0.2164	2.462	107,245	\$4,395	\$0.10	\$10,820	\$4,395	\$0.10		
010-014-022-10	1918 W Carson City Rd	6/1/2023	\$110,000		2023R-05510	1.460	63,597		4,791	92905	\$17,095	0.1554	1.350	58,806	\$12,663	\$0.29	\$17,095	\$12,663	\$0.29		
014-034-010-54	5451 S Greenville Rd	6/1/2023	\$325,000		2023R-05510	3.928	171,104		9,931	279002	\$45,998	0.1415	3.700	161,173	\$12,432	\$0.29	\$45,998	\$12,432	\$0.29		
014-034-010-54	5451 S Greenville Rd	6/1/2023	\$325,000		2023R-05510	3.928	171,104		9,931	279002	\$70,330	0.2164	3.700	161,173	\$19,008	\$0.44	\$70,330	\$19,008	\$0.44		
018-028-007-20	8900 E HC Edmore Rd	7/31/2023	\$80,000		2023R-07618	0.880	38,333		5,793	60899	\$19,101	0.2388	0.747	32,540	\$25,570	\$0.59	\$19,101	\$25,570	\$0.59		
018-028-007-20	8900 E HC Edmore Rd	7/31/2023	\$80,000		2023R-07618	0.880	38,333		5,793	60899	\$17,312	0.2164	0.747	32,540	\$23,175	\$0.53	\$17,312	\$23,175	\$0.53		
002-011-029-00	S Garlock Rd	8/15/2023	\$115,000		2023R-08020	18.253	795,101		76,060	44389	\$70,611	0.6140	16.507	719,041	\$4,278	\$0.10	\$70,611	\$4,278	\$0.10		
010-017-024-00	4220 W Carspn City Rd	8/22/2023	\$250,000		2023R-08225	3.667	159,735		9,636	208686	\$41,314	0.1653	3.446	150,099	\$11,989	\$0.28	\$41,314	\$11,989	\$0.28		
010-017-024-00	4220 W Carson City Rd	8/22/2023	\$250,000		2023R-08225	3.667	159,735		96	208686	\$54,100	0.2164	3.665	159,638	\$14,761	\$0.34	\$54,100	\$14,761	\$0.34		
001-103-001-00	118 Center	10/13/2023	\$150,000		2023R-09944	0.460	20,038		0	134117	\$15,883	0.1059	0.460	20,038	\$34,528	\$0.79	\$15,883	\$34,528	\$0.79	no row	
001-103-001-00	118 Center	10/13/2023	\$150,000		2023R-09944	0.460	20,038		0	134117	\$32,460	0.2164	0.460	20,038	\$70,565	\$1.62	\$32,460	\$70,565	\$1.62	no row	
018-030-025-21	6390 Almy Rd	10/16/2023	\$149,900		2023R-09660	3.420	148,975		10,461	92883	\$57,017	0.3804	3.180	138,514	\$17,930	\$0.41	\$57,017	\$17,930	\$0.41		
018-030-025-21	6390 Almy Rd	10/16/2023	\$149,900		2023R-09960	3.420	148,975		10,461	92883	\$32,438	0.2164	3.180	138,514	\$10,201	\$0.23	\$32,438	\$10,201	\$0.23		
006-007-002-01	V/L KENDAVILLE RD	11/9/2023	\$90,000		2023R-11235	8.414	366,514		29,882	0	\$90,000	N/A	7.728	336,632	\$11,646	\$0.27	\$90,000	\$11,646	\$0.27		
019-013-020-11	2650 Stoney Lake Blvd	12/1/2023	\$200,000		2023R-12041	4.540	197,762			125430	\$74,570	0.3729	4.540	197,762	\$16,425	\$0.38	\$74,570	\$16,425	\$0.38	no row	
019-013-020-11	2650 Stoney Lake Blvd	12/18/2023	\$200,000		2023R-12041	4.540	197,762			125430	\$43,280	0.2164	4.540	197,762	\$9,533	\$0.22	\$43,280	\$9,533	\$0.22	no row	
001-016-077-01	3265 W HC Edmore Rd	1/26/2024	\$325,000		2024R-00732	1.370	59,677		9,583	245840	\$79,160	0.2436	1.150	50,094	\$68,835	\$1.58	\$79,160	\$68,835	\$1.58		
001-016-077-01	3265 W HC Edmore Rd	1/26/2024	\$325,000		2024R-00732	1.370	59,677		9,583	245840	\$70,330	0.2164	1.150	50,094	\$61,157	\$1.40	\$70,330	\$61,157	\$1.40		
018-033-028-00	6417 N CRYSTAL RD	2/7/2024	\$160,000		2024R-00961	36.034	1,569,641		25,003		\$160,000	N/A	35.460	1,544,638	\$4,512	\$0.10	\$160,000	\$4,512	\$0.10		
014-034-010-60	8898 W PECK RD	3/15/2024	\$141,766		2024R-02883	0.780	33,977		7,405	125645	\$16,121	0.1137	0.610	26,572	\$26,428	\$0.61	\$16,121	\$26,428	\$0.61		
014-034-010-60	8898 W PECK RD	3/15/2024	\$141,766		2024R-02883	0.780	33,977		7,405	125645	\$30,678	0.2164	0.610	26,572	\$50,292	\$1.15	\$30,678	\$50,292	\$1.15		
007-005-006-20	4443 WATERWHEEL	4/2/2024	\$49,900		2024R-03274	18.905	823,502		21,126	0	\$49,900	N/A	18.420	802,376	\$2,709	\$0.06	\$49,900	\$2,709	\$0.06		
006-007-008-00	4680 N SHERIDAN RD	5/3/2024	\$250,000		2024RR-04321	11.850	516,186		16,236	187407	\$62,593	0.2504	11.477	499,950	\$5,454	\$0.13	\$62,593	\$5,454	\$0.13		
006-007-008-00	4680 N SHERIDAN RD	5/3/2024	\$250,000		2024R-04321	11.850	516,186		16,236	187407	\$54,100	0.2164	11.477	499,950	\$4,714	\$0.11	\$54,100	\$4,714	\$0.11		
017-014-019-02	19499 W HC EDMORE	5/12/2024	\$350,000		2024R-05067	3.430	149,411		10,018	157384	\$192,616	0.5503	3.200	139,393	\$60,193	\$1.38	\$192,616	\$60,193	\$1.38		
017-014-019-02	19499 W HC EDMORE	5/12/2024	\$350,000		2024R-05067	3.430	149,411		10,018	157384	\$75,740	0.2164	3.200	139,393	\$23,669	\$0.54	\$75,740	\$23,669	\$0.54		
017-013-024-11	9462 N REED RD	8/30/2024	\$45,000		2024R-08019	2.506	109,161		12,371	0	\$45,000	N/A	2.222	96,790	\$20,252	\$0.46	\$45,000	\$20,252	\$0.46		
017-013-024-20	V/L REED	12/10/2024	\$70,000		2024R-11502	4.620	201,247		53,143	0	\$70,000	N/A	3.400	148,104	\$20,588	\$0.47	\$70,000	\$20,588	\$0.47		

SQFT	ACRES	\$/SF	\$/AC	CONCLUDED \$
43,560	1	0.71	\$ 30,728	\$ 30,728
65,340	1.5	0.55	\$ 23,830	\$ 35,746
87,120	2	0.46	\$ 19,898	\$ 39,796
108,900	2.5	0.4	\$ 17,300	\$ 43,250
130,680	3	0.35	\$ 15,432	\$ 46,295
174,240	4	0.3	\$ 12,885	\$ 51,540
217,800	5	0.26	\$ 11,203	\$ 56,014
304,920	7	0.21	\$ 9,072	\$ 63,506
435,600	10	0.17	\$ 7,254	\$ 72,545
653,400	15	0.13	\$ 5,626	\$ 84,392
871,200	20	0.11	\$ 4,698	\$ 93,954
1,089,000	25	0.09	\$ 4,084	\$ 102,110
1,306,800	30	0.08	\$ 3,643	\$ 109,297
1,742,400	40	0.07	\$ 3,042	\$ 121,681
2,178,000	50	0.06	\$ 2,645	\$ 132,244
4,356,000	100	0.04	\$ 1,713	\$ 171,271