

**AGRICULTURAL LAND ANALYSIS - CRYSTAL 2025**

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/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
005-004-001-00	101 S CRYSTAL RD	11/02/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,300	48.10	\$288,585	\$300,000	\$288,585	0.0	0.0	66.88	66.88	\$4,486	\$0.10	4000	2023R-10574		4000 AGRICULTURAL	102		
005-004-002-01	S CRYSTAL RD	09/07/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$149,800	47.11	\$299,655	\$318,000	\$299,655	0.0	0.0	70.34	70.34	\$4,521	\$0.10	4000	2022R-10963		4000 AGRICULTURAL	102		
005-023-010-02	3587 S BLACKMER RD	12/20/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$212,900	38.71	\$425,880	\$550,000	\$425,880	0.0	0.0	94.64	94.64	\$5,811	\$0.13	4000	2023R-00299		4000 AGRICULTURAL	102		
005-032-010-00	5752 S CRYSTAL RD	02/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,500	38.86	\$171,000	\$220,000	\$171,000	0.0	0.0	40.00	40.00	\$5,500	\$0.13	4000	2023R-01414		4000 AGRICULTURAL	102		
005-033-014-01	S CRYSTAL RD	04/08/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$0	0.00	\$35,910	\$32,000	\$35,910	0.0	0.0	7.98	7.98	\$4,010	\$0.09	4001	2022R-05071		4000 AGRICULTURAL	102		
002-008-002-01	BLOOMER	12/22/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500				\$187,500				30.42	30.42	\$6,164	\$0.14							
002-004-001-50/-	BLOOMER	03/02/23	\$369,050	WD	03-ARM'S LENGTH	\$369,050				\$369,050				67.09	67.09	\$5,501	\$0.13							
<b>Totals:</b>			<b>\$1,976,550</b>			<b>\$1,976,550</b>	<b>\$592,500</b>		<b>\$1,221,030</b>	<b>\$1,976,550</b>	<b>\$1,221,030</b>	<b>0.0</b>		<b>377.35</b>	<b>377.35</b>									
								<b>Sale. Ratio =&gt;</b>	<b>29.98</b>					<b>Average</b>										
								<b>Std. Dev. =&gt;</b>	<b>19.82</b>					<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>5,237.98</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.12</b>			

ALL VACANT LAND SALES

2025 CRYSTAL TOWNSHIP  
 AGRICULTURAL  
 LAND ANALYSIS  
 UTILIZED 5250 \*SAME AS 2024  
 ANALYZED 5238  
  
 2024 UTILIZED 5250  
 2023 UTILIZED

**LOON LAKE / DUCK LAKE LAND ANALYSIS - CRYSTAL 2025**

	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	
WATERFRONT - LOON	005-007-014-00	1243 S SENATOR RD	11/04/22	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$98,300	49.15	\$237,279	\$54,538	\$91,817	175.7	510.0	1.05	0.67	\$310	\$51,793	\$1.19	180.00	4035	2022R-13116	005-493-037-00	4035 DUCK LOON	401	
WATERFRONT	005-010-009-00	9419 E COLBY RD	04/18/22	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$116,200	47.43	\$284,460	\$76,540	\$116,000	160.0	710.0	1.31	0.83	\$478	\$58,517	\$1.34	160.00	4035	2022R-05789	005-010-010-00	4035 DUCK LOON	401	
WATERFRONT	005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$297,026	\$127,749	\$126,875	175.0	72.0	0.29	0.29	\$730	\$442,038	\$10.15	175.00	4035	2022R-07684		4035 DUCK LOON	401	
WATERFRONT	005-011-006-00	10098 E PAKES RD	06/21/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,100	35.97	\$219,196	\$184,554	\$108,750	150.0	1016.4	3.50	3.50	\$1,230	\$52,730	\$1.21	150.00	4035	2023R-06312		4035 DUCK LOON	401	
WATERFRONT	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	\$225,355	\$167,120	\$87,475	161.0	990.0	1.83	0.50	\$1,038	\$91,322	\$2.10	161.00	4035	2024R-02906	005-015-004-00	4035 DUCK LOON	401	
WATERFRONT - VACANT	005-200-002-00	1596 COLONEL POINT DR	11/23/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,000	38.18	\$43,500	\$55,000	\$43,500	60.0	100.0	0.14	0.14	\$917	\$398,551	\$9.15	60.00	4035	2022R-13390		4035 DUCK LOON	401	
WATERFRONT	005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$255,995	\$79,651	\$35,646	49.2	100.0	0.12	0.12	\$1,620	\$692,617	\$15.90	47.50	4035	2022R-08388		4035 DUCK LOON	401	
<b>Totals:</b>				<b>\$1,697,900</b>			<b>\$1,697,900</b>	<b>\$657,300</b>		<b>\$1,562,811</b>	<b>\$745,152</b>	<b>\$610,063</b>	<b>930.9</b>		<b>8.23</b>	<b>6.04</b>										
									<b>Sale. Ratio =&gt;</b>	<b>38.71</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>											
									<b>Std. Dev. =&gt;</b>	<b>6.85</b>	<b>per FF=&gt;</b>		<b>\$800</b>		<b>per Net Acre=&gt;</b>		<b>90,507.96</b>		<b>per SqFt=&gt;</b>		<b>\$2.08</b>					

DUCK LAKE  
 LOON LAKE  
 LAND ANALYSIS  
 CHANNEL & LAKE FRONT  
 UTILIZED 750  
 ANALYZED 800

**NORTH & NORTHWEST CRYSTAL LAKE LAND ANALYSIS - CRYSTAL 2025**

	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	
OBSTRUCTED	005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$213,451	\$206,941	\$70,392	64.0	79.1	0.15	0.15	\$3,234	\$1,427,179	\$32.76	83.50	4012	2023R-09544		4003 NORTH, NW & EAST LAKE	402	
WATERFRONT	005-007-033-00	1218 N SHORE DR	05/10/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$72,300	29.51	\$145,354	\$234,507	\$134,861	61.3	48.0	0.08	0.08	\$3,826	\$2,791,750	\$64.09	100.00	4004	2023R-04772	005-520-015-00	4003 NORTH, NW & EAST LAKE	401	
OBSTRUCTED	005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	402	
WATERFRONT	005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-06735		4003 NORTH, NW & EAST LAKE	402	
WATERFRONT	005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401	
WATERFRONT	005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	
OBSTRUCTED	005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$134,833	\$161,961	170.4	154.0	0.70	0.70	\$791	\$192,619	\$4.42	198.00	4012	2022R-11573	005-551-060-00, 005-552-054-00	4003 NORTH, NW & EAST LAKE	401	
BACKLOT	005-007-878-21	6559 SPINNAKER	05/06/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$30,300	70.47	\$85,368	\$43,000	\$84,621	98.6	267.7	0.56	0.56	\$436	\$76,923	\$1.77	91.00	4012	2022R-06905		4003 NORTH, NW & EAST LAKE	401	
BACKLOT	005-007-878-27	6642 SPINNAKER	07/08/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$58,100	105.64	\$49,937	\$55,000	\$49,167	103.5	121.0	0.29	0.29	\$531	\$190,972	\$4.38	103.51	4004	2022R-09291		4010 OFF LAKE AVERAGE	401	
BACKLOT	005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	401	
<b>Totals:</b>							<b>\$2,958,000</b>	<b>\$1,115,400</b>		<b>\$2,750,991</b>	<b>\$1,208,600</b>	<b>\$999,327</b>	<b>846.2</b>		<b>3.05</b>	<b>3.05</b>										
							<b>Sale. Ratio =&gt;</b>		<b>37.71</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
							<b>Std. Dev. =&gt;</b>		<b>27.58</b>		<b>per FF=&gt;</b>		<b>\$1,428</b>		<b>per Net Acre=&gt;</b>		<b>395,872.91</b>		<b>per SqFt=&gt;</b>		<b>\$9.09</b>					

	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	
WATERFRONT	005-007-033-00	1218 N SHORE DR	05/10/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$72,300	29.51	\$145,354	\$234,507	\$134,861	61.3	48.0	0.08	0.08	\$3,826	\$2,791,750	\$64.09	100.00	4004	2023R-04772	005-520-015-00	4003 NORTH, NW & EAST LAKE	401	
WATERFRONT	005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-06735		4003 NORTH, NW & EAST LAKE	402	
WATERFRONT	005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401	
WATERFRONT	005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	
<b>Totals:</b>							<b>\$1,890,000</b>	<b>\$681,900</b>		<b>\$1,764,396</b>	<b>\$639,633</b>	<b>\$514,029</b>	<b>239.5</b>		<b>0.52</b>	<b>0.52</b>										
							<b>Sale. Ratio =&gt;</b>		<b>36.08</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
							<b>Std. Dev. =&gt;</b>		<b>4.79</b>		<b>per FF=&gt;</b>		<b>\$2,671</b>		<b>per Net Acre=&gt;</b>		<b>1,239,598.84</b>		<b>per SqFt=&gt;</b>		<b>\$28.46</b>					

WATERFRONT  
UTILIZED 2400  
ANALYZED 2671

	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	
OBSTRUCTED	005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$213,451	\$206,941	\$70,392	64.0	79.1	0.15	0.15	\$3,234	\$1,427,179	\$32.76	83.50	4012	2023R-09544		4003 NORTH, NW & EAST LAKE	402	
OBSTRUCTED	005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	402	
<b>Totals:</b>							<b>\$610,000</b>	<b>\$173,900</b>		<b>\$436,587</b>	<b>\$301,134</b>	<b>\$127,721</b>	<b>145.9</b>		<b>0.43</b>	<b>0.43</b>										
							<b>Sale. Ratio =&gt;</b>		<b>28.51</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
							<b>Std. Dev. =&gt;</b>		<b>3.07</b>		<b>per FF=&gt;</b>		<b>\$2,064</b>		<b>per Net Acre=&gt;</b>		<b>708,550.59</b>		<b>per SqFt=&gt;</b>		<b>\$16.27</b>					

OBSTRUCTED VIEW  
UTILIZED 1400  
ANALYZED 2064

	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	
BACKLOT	005-007-878-21	6559 SPINNAKER	05/06/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$30,300	70.47	\$85,368	\$43,000	\$84,621	98.6	267.7	0.56	0.56	\$436	\$76,923	\$1.77	91.00	4012	2022R-06905		4003 NORTH, NW & EAST LAKE	401	
BACKLOT	005-007-021-50	1779 NORWEST TAC	06/02/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$12,000	57.14	\$24,841	\$21,000	\$24,841	80.1	188.2	0.35	0.35	\$262	\$60,694	\$1.39	80.00	4012	2022R-07188		4010 OFF LAKE AVERAGE	401	
BACKLOT	005-007-878-27	6642 SPINNAKER	07/08/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$58,100	105.64	\$49,937	\$55,000	\$49,167	103.5	121.0	0.29	0.29	\$531	\$190,972	\$4.38	103.51	4004	2022R-09291		4010 OFF LAKE AVERAGE	401	
BACKLOT	005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	401	
<b>Totals:</b>							<b>\$154,000</b>	<b>\$130,700</b>		<b>\$222,721</b>	<b>\$154,000</b>	<b>\$220,457</b>	<b>370.5</b>		<b>1.76</b>	<b>1.76</b>										
							<b>Sale. Ratio =&gt;</b>		<b>84.87</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>	
							<b>Std. Dev. =&gt;</b>		<b>20.93</b>		<b>per FF=&gt;</b>		<b>\$416</b>		<b>per Net Acre=&gt;</b>		<b>87,599.54</b>		<b>per SqFt=&gt;</b>		<b>\$2.01</b>					

BACKLOT  
UTILIZED 415  
ANALYZED 416

OFF LAKE LAND TABLE (FAR/AVERAGE) - CRYSTAL 2025

	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	
FAR	005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$223,705	\$5,491	\$27,596	89.0	171.0	0.39	0.39	\$62	\$13,972	\$0.32	100.00	4035	2023R-03806		4010 OFF LAKE AVERAGE	401	
FAR	005-007-017-00	1099 S SENATOR RD	09/30/22	\$21,200	WD	03-ARM'S LENGTH	\$21,200	\$13,000	61.32	\$29,821	\$6,879	\$15,500	50.0	100.0	0.12	0.12	\$138	\$59,817	\$1.37	50.00	4012	2022R-11683		4010 OFF LAKE AVERAGE	402	
FAR - (LAND LOCKED)	005-370-016-00	MERLE DR	02/29/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$0	0.00	\$29,717	\$20,000	\$29,717	95.9	152.0	0.42	0.42	\$209	\$47,733	\$1.10	120.00	4035	2024R-01640		4010 OFF LAKE AVERAGE	402	
FAR	005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$176,995	\$18,160	\$26,155	84.4	143.0	0.33	0.33	\$215	\$55,366	\$1.27	100.00	4035	2023R-05951		4010 OFF LAKE AVERAGE	402	
FAR	005-650-015-00	9688 SANDRA LOU DR	06/26/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$38,200	50.93	\$80,464	\$13,330	\$18,794	60.6	132.0	0.18	0.18	\$220	\$73,242	\$1.68	60.00	4035	2023R-06394		4010 OFF LAKE AVERAGE	401	
FAR	005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$100,457	\$47,275	\$49,882	160.9	135.6	0.99	0.99	\$294	\$47,995	\$1.10	316.65	4012	2022R-11719		4010 OFF LAKE AVERAGE	401	
FAR	005-400-051-00	1985 MILDRED ST	12/09/22	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$102,500	34.17	\$337,275	\$65,642	\$102,917	216.7	264.0	0.46	0.20	\$303	\$144,268	\$3.31	200.00	4012	2022R-14280	005-400-049-00, 005-400-050-00	4010 OFF LAKE AVERAGE	402	
FAR	005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$137,369	\$45,817	\$43,686	140.9	161.0	0.82	0.82	\$325	\$55,943	\$1.28	221.60	4035	2023R-00790		4010 OFF LAKE AVERAGE	401	
FAR	005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,745	\$16,755	\$15,500	50.0	100.0	0.12	0.12	\$335	\$145,696	\$3.34	50.00	4012	2023R-11814		4010 OFF LAKE AVERAGE	402	
FAR	005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$158,006	\$34,019	\$47,025	99.0	66.0	0.15	0.15	\$344	\$226,793	\$5.21	99.00	4012	2022R-10354		4010 OFF LAKE AVERAGE	401	
FAR	005-370-014-00	9309 MERLE DR	06/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$109,421	\$68,706	\$43,127	139.1	156.5	0.79	0.79	\$494	\$86,970	\$2.00	220.00	4035	2023R-05819		4010 OFF LAKE AVERAGE	402	
FAR	005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$92,060	\$48,146	\$28,206	91.0	152.0	0.38	0.38	\$529	\$125,380	\$2.88	110.00	4035	2022R-05274		4010 OFF LAKE AVERAGE	401	
FAR	005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$137,097	\$58,532	\$32,629	105.3	226.0	0.60	0.60	\$556	\$98,044	\$2.25	115.00	4035	2023R-06769		4010 OFF LAKE AVERAGE	401	
FAR	005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$144,642	\$57,009	\$31,651	102.1	155.0	0.47	0.47	\$558	\$121,296	\$2.78	132.00	4035	2022R-06643		4010 OFF LAKE AVERAGE	402	
FAR	005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$123,558	\$62,596	\$31,154	100.5	292.0	0.61	0.61	\$623	\$102,114	\$2.34	98.00	4035	2022R-10207		4010 OFF LAKE AVERAGE	401	
FAR	005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$121,441	\$49,184	\$35,625	75.0	100.0	0.17	0.17	\$656	\$285,953	\$6.56	75.00	4012	2022R-07508		4010 OFF LAKE AVERAGE	402	
FAR	005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$139,550	\$66,213	\$29,763	96.0	220.0	0.51	0.51	\$690	\$131,115	\$3.01	100.00	4035	2022R-09523		4010 OFF LAKE AVERAGE	401	
				<b>Totals:</b>			<b>\$2,270,150</b>			<b>\$2,270,150</b>	<b>\$836,200</b>				<b>\$2,195,323</b>	<b>\$683,754</b>	<b>\$608,927</b>	<b>1,756.3</b>								
									<b>Sale. Ratio =&gt;</b>			<b>Average</b>						<b>Average</b>								
									<b>36.83</b>			<b>per FF=&gt;</b>						<b>per Net Acre=&gt;</b>								
									<b>Std. Dev. =&gt;</b>			<b>\$389</b>						<b>per SqFt=&gt;</b>								
									<b>13.64</b>			<b>\$389</b>						<b>91,264.55</b>								
																		<b>\$2.10</b>								

2025 CRYSTAL  
OFF LAKE  
"FAR"/BACKLOTS  
UTILIZED 330  
ANALYZED 389

LOTS THAT ARE NOT "TOWN"  
LOTS AROUND LAKES  
"LAKE ACCESS" IDENTIFIED PARCELS ARE NOT CONFIRMED TO HAVE LAKE ACCESS  
ASSR HAS NO DOCUMENTATION CONFIRMING WHO HAS LAKE ACCESS AT THIS TIME  
FAR = FURTHER AWAY FROM THE LAKE THAN "AVG"/BACKLOT TO LAKE LOTS  
AVG WOULD BE A LOT CLOSER TO THE LAKE, POSSIBLE ACCESS, POSSIBLE VIEW

	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	
AVG - LAKE ACCESS	005-400-045-10	2018 THELMA ST	08/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,600	57.82	\$115,743	\$65,507	\$71,250	150.0	88.0	0.30	0.30	\$437	\$216,195	\$4.96	150.00	4012	2023R-08381		4010 OFF LAKE AVERAGE	401	
AVG/OBSTRUCTURED	005-600-004-00	1896 STRAIT TOW BLVD	06/07/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$62,187	\$25,046	\$27,233	57.3	245.2	0.33	0.33	\$437	\$76,828	\$1.76	56.00	4012	2023R-05707		4010 OFF LAKE AVERAGE	401	
FAR - LAKE ACCESS	005-553-085-00	40 PARK AVE	07/20/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$79,300	49.56	\$157,418	\$80,957	\$78,375	165.0	660.0	0.59	0.25	\$491	\$136,983	\$3.14	165.00	4012	2023R-07325	005-552-060-00, 005-552-061-00, 005-552-062-00	4010 OFF LAKE AVERAGE	401	
FAR - LAKE ACCESS	005-460-012-01	458 JEAN ST	02/23/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$0	0.00	\$182,507	\$47,456	\$37,963	95.7	86.2	0.22	0.22	\$496	\$216,694	\$4.97	141.20	4012	2024R-01330		4010 OFF LAKE AVERAGE	402	
AVG/OBSTRUCTUED/LOON F	005-560-188-00	255 PETERMAN AVE	12/09/22	\$410,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$410,000	\$135,800	33.12	\$408,341	\$143,884	\$142,225	271.0	624.3	3.03	1.47	\$531	\$47,486	\$1.09	271.00	4012	2022R-13777	005-560-191-10, 005-008-033-01	4010 OFF LAKE AVERAGE	401	
FAR - OBSTRUCTURED VIEW	005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$111,044	\$46,956	\$38,000	80.0	155.0	0.29	0.29	\$587	\$164,758	\$3.78	80.00	4035	2022R-11621		4010 OFF LAKE AVERAGE	401	
FAR - LAKE ACCESS	005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$126,747	\$23,917	\$10,664	34.4	66.0	0.05	0.05	\$695	\$478,340	\$10.98	33.00	4012	2022R-14077		4010 OFF LAKE AVERAGE	401	
FAR - LAKE ACCESS	005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$146,390	\$107,335	\$71,725	151.0	214.0	0.74	0.74	\$711	\$144,656	\$3.32	151.00	4012	2023R-06986		4010 OFF LAKE AVERAGE	401	
				<b>Totals:</b>			<b>\$1,374,000</b>			<b>\$1,310,377</b>	<b>\$541,058</b>	<b>\$477,435</b>	<b>1,004.5</b>			<b>5.55</b>	<b>3.65</b>									
									<b>Sale. Ratio =&gt;</b>			<b>Average</b>						<b>Average</b>								
									<b>33.76</b>			<b>per FF=&gt;</b>						<b>per Net Acre=&gt;</b>								
									<b>Std. Dev. =&gt;</b>			<b>\$539</b>						<b>per SqFt=&gt;</b>								
									<b>17.21</b>			<b>\$539</b>						<b>97,558.24</b>								
																		<b>\$2.24</b>								

2025 CRYSTAL  
OFF WATER  
AVERAGE  
UTILIZED 500  
ANALYZED 539

OUTLIERS

AVG	005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$97,631	\$84,789	\$25,420	82.0	180.0	0.35	0.35	\$1,034	\$241,564	\$5.55	85.00	4035	2022R-07168		4010 OFF LAKE AVERAGE	402
FAR - LAKE ACCESS	005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$138,777	\$67,387	\$16,164	52.1	66.0	0.10	0.10	\$1,292	\$673,870	\$15.47	66.00	4012	2022R-12330		4010 OFF LAKE AVERAGE	401
AVG/OBSTRUCTURED	005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$105,351	\$71,399	\$23,750	50.0	100.0	0.12	0.12	\$1,428	\$620,861	\$14.25	50.00	4035	2022R-12796		4010 OFF LAKE AVERAGE	402
AVG/OBSTRUCTUED/LOON F	005-620-018-00	1222 SWAN DR	02/03/23	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$52,600	40.46	\$116,773	\$130,000	\$116,773	157.3	230.2	21.18	1.18	\$826	\$6,138	\$0.14	223.54	4001	2023R-01300	005-009-009-50	4010 OFF LAKE AVERAGE	401

RURAL RESIDENTIAL LAND ANALYSIS - CRYSTAL 2025

1 ACRE

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	
005-009-002-00	1158 S MINER RD	11/03/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,600	59.38	\$69,770	\$4,545	\$9,315	0.0	0.0	0.69	0.69	#DIV/0!	\$6,587	\$0.15	0.00	4001	2023R-10635		4001 RURAL RESIDENTIAL	401	
005-017-020-02	2930 S SHORE DR	03/07/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$179,155	\$27,545	\$13,700	0.0	0.0	1.10	1.10	#DIV/0!	\$25,041	\$0.57	0.00	4025	2024R-02810		4025 TOWN	0	
005-001-019-02	979 S MT HOPE RD	12/15/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$40,900	40.90	\$86,407	\$27,093	\$13,500	0.0	0.0	1.00	1.00	#DIV/0!	\$27,093	\$0.62	0.00	4001	2023R-11993		4001 RURAL RESIDENTIAL	401	
005-025-011-60	4925 S MT HOPE RD	12/22/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37	\$122,472	\$26,228	\$13,700	0.0	0.0	1.10	1.10	#DIV/0!	\$23,844	\$0.55	0.00	4001	2023R-00001		4001 RURAL RESIDENTIAL	402	
<b>Totals:</b>						<b>\$493,000</b>	<b>\$493,000</b>	<b>\$216,700</b>	<b>\$457,804</b>	<b>\$85,411</b>	<b>\$50,215</b>	<b>0.0</b>	<b>0.0</b>	<b>3.89</b>	<b>3.89</b>										
								Sale. Ratio =>	43.96	Average				Average											
								Std. Dev. =>	9.42	per FF=>		#DIV/0!	per Net Acre=>		21,956.56	Average									
													per SqFt=>												

1.5 ACRES

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		
005-036-006-30	11270 E MUSKRAT RD	11/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$12,500	38.46	\$25,418	\$21,208	\$14,126	0.0	0.0	1.31	1.31	#DIV/0!	\$16,152	\$0.37	0.00	4001	2023R-10781		4001 RURAL RESIDENTIAL	401		
005-001-003-01	11899 E SPENCER RD	06/14/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$7,100	88.75	\$14,192	\$8,000	\$14,192	0.0	0.0	1.35	1.35	#DIV/0!	\$5,944	\$0.14	0.00	4001	2023R-05933		4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>						<b>\$40,500</b>	<b>\$40,500</b>	<b>\$19,600</b>	<b>\$39,610</b>	<b>\$29,208</b>	<b>\$28,318</b>	<b>0.0</b>	<b>0.0</b>	<b>2.66</b>	<b>2.66</b>											
								Sale. Ratio =>	48.40	Average				Average												
								Std. Dev. =>	35.56	per FF=>		#DIV/0!	per Net Acre=>		10,984.58	Average										
													per SqFt=>													

2 ACRES

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		
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$130,639	\$15,861	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$7,931	\$0.18	0.00	4001	2022R-05031		4001 RURAL RESIDENTIAL	101		
005-022-007-30	3653 S MINER RD	02/10/23	\$135,000	QC	03-ARM'S LENGTH	\$135,000	\$35,800	26.52	\$95,967	\$55,533	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$27,767	\$0.64	0.00	4001	2023R-01208		4001 RURAL RESIDENTIAL	401		
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$137,093	\$42,407	\$16,500	0.0	0.0	2.00	2.00	#DIV/0!	\$21,204	\$0.49	0.00	4001	2022R-11949		4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>						<b>\$428,000</b>	<b>\$428,000</b>	<b>\$91,400</b>	<b>\$363,699</b>	<b>\$113,801</b>	<b>\$49,500</b>	<b>0.0</b>	<b>0.0</b>	<b>6.00</b>	<b>6.00</b>											
								Sale. Ratio =>	21.36	Average				Average												
								Std. Dev. =>	17.91	per FF=>		#DIV/0!	per Net Acre=>		18,966.83	Average										
													per SqFt=>													

2.5 ACRES

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		
005-009-004-21	S CRYSTAL RD	05/08/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$9,100	70.00	\$18,100	\$13,000	\$18,100	0.0	0.0	2.40	2.40	#DIV/0!	\$5,417	\$0.12	0.00	4001	2023R-04776		4001 RURAL RESIDENTIAL	401		
005-620-001-30	SWAN DR	06/02/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	\$9,300	50.27	\$18,500	\$18,500	\$18,500	0.0	0.0	2.50	2.50	#DIV/0!	\$7,400	\$0.17	0.00	4001	2023R-05764		4010 OFF LAKE AVERAGE	0		
005-021-006-00	3135 S CRYSTAL RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$79,500	34.57	\$181,230	\$67,270	\$18,500	0.0	0.0	2.50	2.50	#DIV/0!	\$26,908	\$0.62	0.00	4001	2022R-06557		4001 RURAL RESIDENTIAL	401		
005-003-008-46	706 EVERGREEN TRAIL	06/08/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,300	41.00	\$24,698	\$30,000	\$18,524	0.0	0.0	2.51	2.51	#DIV/0!	\$11,971	\$0.27	0.00	4001	2023R-05683		4001 RURAL RESIDENTIAL	402		
<b>Totals:</b>						<b>\$291,500</b>	<b>\$291,500</b>	<b>\$110,200</b>	<b>\$242,528</b>	<b>\$128,770</b>	<b>\$73,624</b>	<b>0.0</b>	<b>0.0</b>	<b>9.91</b>	<b>9.91</b>											
								Sale. Ratio =>	37.80	Average				Average												
								Std. Dev. =>	15.44	per FF=>		#DIV/0!	per Net Acre=>		12,999.19	Average										
													per SqFt=>													

3 ACRES

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		
005-005-010-12	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,600	41.41	\$235,377	\$38,203	\$18,580	0.0	0.0	3.04	3.04	#DIV/0!	\$12,567	\$0.29	0.00	4001	2023R-08471		4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>						<b>\$255,000</b>	<b>\$255,000</b>	<b>\$105,600</b>	<b>\$235,377</b>	<b>\$38,203</b>	<b>\$18,580</b>	<b>0.0</b>	<b>0.0</b>	<b>3.04</b>	<b>3.04</b>											
								Sale. Ratio =>	41.41	Average				Average												
								Std. Dev. =>	#DIV/0!	per FF=>		#DIV/0!	per Net Acre=>		12,566.78	Average										
													per SqFt=>													

5 ACRES

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		
005-015-019-60	9091 E SIDNEY RD	02/06/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,200	50.20	\$114,500	\$11,410	\$25,910	0.0	0.0	4.97	4.97	#DIV/0!	\$2,296	\$0.05	0.00	4001	2023R-01106		4001 RURAL RESIDENTIAL	401		
005-007-004-00	6738 E PAKES RD	01/26/24	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$34,900	50.22	\$75,498	\$20,002	\$26,000	0.0	0.0	5.00	5.00	#DIV/0!	\$4,000	\$0.09	0.00	4001	2024R-00722		4001 RURAL RESIDENTIAL	401		
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$219,903	\$31,137	\$26,040	0.0	0.0	5.02	5.02	#DIV/0!	\$6,203	\$0.14	0.00	4001	2022R-09897		4001 RURAL RESIDENTIAL	401		
005-003-008-33	9350 E SPENCER RD	05/12/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$92,000	36.36	\$222,236	\$56,804	\$26,040	0.0	0.0	5.02	5.02	#DIV/0!	\$11,316	\$0.26	0.00	4001	2023R-04900		4001 RURAL RESIDENTIAL	401		
005-016-012-02	8591 E SIDNEY RD	08/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$121,900	\$45,120	\$27,020	0.0	0.0	5.51	5.51	#DIV/0!	\$8,189	\$0.19	0.00	4001	2023R-08812		4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>						<b>\$787,500</b>	<b>\$787,500</b>	<b>\$297,900</b>	<b>\$754,037</b>	<b>\$164,473</b>	<b>\$131,010</b>	<b>0.0</b>	<b>0.0</b>	<b>25.52</b>	<b>25.52</b>											
								Sale. Ratio =>	37.83	Average				Average												
								Std. Dev. =>	8.86	per FF=>		#DIV/0!	per Net Acre=>		6,444.87	Average										
													per SqFt=>													

7 ACRES

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
005-012-004-34	1145 RASHELLE DR	06/17/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$54,200	37.38	\$129,514	\$46,126	\$30,640	0.0	0.0	7.48	7.48	#DIV/0!	\$6,167	\$0.14	0.00	4001	2022R-07582		4001 RURAL RESIDENTIAL	402
005-004-008-02	8593 E PAKES RD	10/07/22	\$80,000	WD	19-MULTI PARCEL AF	\$80,000	\$23,000	28.75	\$23,000	\$80,000	\$23,000	0.0	0.0	8.00	8.00	#DIV/0!	\$10,000	\$0.23	0.00	4001	2022R-11786	005-004-008-03	4001 RURAL RESIDENTIAL	401
005-012-004-01	1025 S MT HOPE RD	05/19/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$70,700	44.47	\$147,211	\$44,322	\$32,533	0.0	0.0	8.90	8.90	#DIV/0!	\$4,980	\$0.11	0.00	4001	2023R-05109		4001 RURAL RESIDENTIAL	401
<b>Totals:</b>						<b>\$384,000</b>	<b>\$384,000</b>	<b>\$147,900</b>	<b>\$299,725</b>	<b>\$170,448</b>	<b>\$86,173</b>	<b>0.0</b>	<b>0.0</b>	<b>24.38</b>	<b>24.3</b>									

005-010-007-10	1850 LAKEWOOD DR	10/06/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,800	57.60	\$61,998	\$25,602	\$37,600	0.0	0.0	11.50	11.50	#DIV/0!	\$2,226	\$0.05	0.00	4001 2022R-11873	4001 RURAL RESIDENTIAL	401		
005-018-004-22	2585 S SENATOR RD	06/01/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$86,700	43.13	\$199,359	\$43,561	\$41,920	0.0	0.0	13.30	13.30	#DIV/0!	\$3,275	\$0.08	0.00	4001 2022R-07154	4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>			<b>\$511,000</b>			<b>\$511,000</b>	<b>\$202,900</b>		<b>\$444,579</b>	<b>\$180,061</b>	<b>\$113,640</b>	<b>0.0</b>		<b>34.85</b>	<b>34.85</b>									
								<b>Sale. Ratio =&gt;</b>	<b>39.71</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>12.08</b>	<b>per FF=&gt;</b>			<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>		<b>5,166.74</b>	<b>per SqFt=&gt;</b>		<b>\$0.12</b>					

20 ACRES

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
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$264,254	\$143,746	\$58,000	0.0	0.0	20.00	20.00	#DIV/0!	\$7,187	\$0.16	0.00	4001 2022R-12351	4001 RURAL RESIDENTIAL	401		
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	\$291,034	\$91,166	\$62,200	0.0	0.0	21.50	21.50	#DIV/0!	\$4,240	\$0.10	0.00	4001 2023R-10314	4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>			<b>\$670,000</b>			<b>\$670,000</b>	<b>\$248,700</b>		<b>\$555,288</b>	<b>\$234,912</b>	<b>\$120,200</b>	<b>0.0</b>		<b>41.50</b>	<b>41.50</b>									
								<b>Sale. Ratio =&gt;</b>	<b>37.12</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>6.31</b>	<b>per FF=&gt;</b>			<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>		<b>5,660.53</b>	<b>per SqFt=&gt;</b>		<b>\$0.13</b>					

40 ACRES

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
005-013-009-11	11612 E COLBY RD	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$122,806	\$198,344	\$111,150	0.0	0.0	36.50	36.50	#DIV/0!	\$5,434	\$0.12	0.00	4001 2024R-01337	4001 RURAL RESIDENTIAL	401		
005-001-020-10	11389 E PAKES RD	06/29/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,200	32.69	\$114,343	\$175,000	\$114,343	0.0	0.0	37.53	37.53	#DIV/0!	\$4,663	\$0.11	0.00	4001 2023R-06920	4001 RURAL RESIDENTIAL	401		
005-002-012-01	10051 E SPENCER RD	08/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,200	30.72	\$218,646	\$133,022	\$116,668	0.0	0.0	38.28	38.28	#DIV/0!	\$3,475	\$0.08	0.00	4001 2023R-08628	4001 RURAL RESIDENTIAL	401		
005-021-002-20	3492 S MINER RD	02/01/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$89,900	30.07	\$185,140	\$241,516	\$127,656	0.0	0.0	42.02	42.02	#DIV/0!	\$5,748	\$0.13	0.00	4001 2023R-01037	4001 RURAL RESIDENTIAL	401		
005-026-019-40	10011 E MUSKRAT RD	04/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$141,900	45.77	\$298,109	\$143,377	\$131,486	0.0	0.0	45.05	1.41	#DIV/0!	\$3,183	\$0.07	0.35	4001 2023R-04286	4001 RURAL RESIDENTIAL	401		
<b>Totals:</b>			<b>\$1,229,000</b>			<b>\$1,229,000</b>	<b>\$361,200</b>		<b>\$939,044</b>	<b>\$891,259</b>	<b>\$601,303</b>	<b>0.0</b>		<b>199.38</b>	<b>155.74</b>									
								<b>Sale. Ratio =&gt;</b>	<b>29.39</b>	<b>Average</b>			<b>Average</b>		<b>Average</b>									
								<b>Std. Dev. =&gt;</b>	<b>16.83</b>	<b>per FF=&gt;</b>			<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>		<b>4,470.15</b>	<b>per SqFt=&gt;</b>		<b>\$0.10</b>					

**SOUTH, SOUTHEAST, & WEST CRYSTAL LAKE LAND ANALYSIS - CRYSTAL 2025**

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	
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$145,426	\$84,574	\$35,000	50.0	100.0	0.12	0.12	\$1,691	\$735,426	\$16.88	50.00	4004	2022R-08682		4004 SOUTH & SOUTHEAST LAKE	401	BACK LOTS	
005-630-026-00	1965 STRAIT TOW BLVD	11/21/22	\$925,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$925,000	\$294,800	31.87	\$925,505	\$177,745	\$178,250	103.0	375.0	0.41	0.12	\$1,726	\$438,877	\$10.08	96.00	4005	2022R-13294	005-600-025-00	4005 WEST LAKE	401	BACK LOTS	
005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$205,842	\$78,554	\$34,396	49.1	107.0	0.12	0.12	\$1,599	\$683,078	\$15.68	47.00	4004	2023R-07888		4004 SOUTH & SOUTHEAST LAKE	401	BACK LOTS	
005-570-003-00	2483 S SHORE DR	11/27/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$115,100	61.22	\$225,153	\$97,449	\$134,602	52.8	43.0	0.08	0.08	\$1,846	\$1,188,402	\$27.28	83.00	4004	2024R-10882		4004 SOUTH & SOUTHEAST LAKE	401	WEST LAKEFRONT	
005-280-070-00	2621 LANSING ST	08/16/24	\$214,040	WD	03-ARM'S LENGTH	\$214,040	\$75,200	35.13	\$148,694	\$100,346	\$35,000	50.0	100.0	0.12	0.12	\$2,007	\$872,574	\$20.03	50.00	4004	2024R-07440		4004 SOUTH & SOUTHEAST LAKE	401	WEST 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	\$550,583	\$344,772	\$167,355	91.0	154.0	0.18	0.10	\$3,791	\$1,947,864	\$44.72	100.00	4004	2024R-09328	005-018-041-00	4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	
005-630-019-00	1943 STRAIT TOW BLVD	08/27/24	\$288,000	MLC	03-ARM'S LENGTH	\$288,000	\$142,700	49.55	\$282,846	\$112,443	\$107,289	42.1	77.0	0.09	0.09	\$2,673	\$1,222,207	\$28.06	52.00	4005	2024R-07857	005-600-016-00	4005 WEST LAKE	401	BACK LOTS	
005-530-027-00	2309 COVE TRAIL	10/07/22	\$565,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$565,000	\$150,700	26.67	\$435,339	\$326,077	\$196,416	117.3	205.0	0.35	0.12	\$2,781	\$928,994	\$21.33	150.00	4004	2022R-11801	005-018-044-00	4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$271,568	\$122,541	\$99,109	39.6	47.0	0.05	0.05	\$3,091	\$2,269,278	\$52.10	50.00	4004	2022R-08751		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	
005-400-001-00	1999 STRAIT TOW BLVD	03/28/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$244,700	31.57	\$733,034	\$182,381	\$140,415	56.2	75.0	0.13	0.13	\$3,247	\$1,361,052	\$31.25	82.50	4005	2022R-04331		4005 WEST LAKE	401	SOUTH & SE LAKE	
005-570-028-00	2669 S SHORE DR	03/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,500	39.30	\$302,030	\$136,486	\$83,516	32.8	44.2	0.04	0.04	\$4,167	\$3,591,737	\$82.45	37.11	4004	2024R-02911		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	
005-630-014-00	1925 STRAIT TOW BLVD	05/10/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$140,700	38.55	\$278,653	\$163,873	\$77,526	30.4	79.0	0.06	0.06	\$5,390	\$2,874,965	\$66.00	34.00	4005	2024R-04513		4005 WEST LAKE	401	SOUTH & SE LAKE	
<b>Totals:</b>						<b>\$5,143,040</b>	<b>\$1,834,900</b>		<b>\$4,504,673</b>	<b>\$1,927,241</b>	<b>\$1,288,874</b>	<b>714.2</b>		<b>1.74</b>	<b>1.14</b>											
						<b>Sale. Ratio =&gt;</b>		<b>35.68</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>9.87</b>		<b>per FF=&gt;</b>		<b>\$2,699</b>		<b>per Net Acre=&gt;</b>		<b>1,110,801.73</b>		<b>per SqFt=&gt;</b>		<b>\$25.50</b>						

2025 CRYSTAL  
 SOUTH, SOUTHEAST & WEST SIDE OF CRYSTAL LAKE  
 LAND ANALYSIS  
**UTILIZED** 2650 FF  
 ANALYZED 2699 FF  
 EXTENDED TIME FRAME TO SUPPORT ANALYSIS  
 1/1/2022-12/31/2024

OUTLIERS																										
005-160-018-00	730 BELDING ST	06/02/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$165,300	27.78	\$372,211	\$335,452	\$112,663	45.1	147.0	0.15	0.15	\$7,444	\$2,281,986	\$52.39	40.00	4004	2023R-05661		4004 SOUTH & SOUTHEAST LAKE	401	WEST 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	\$302,748	\$414,138	\$116,886	45.8	104.0	0.13	0.13	\$9,035	\$3,313,104	\$76.06	50.00	4005	2024R-04952		4005 WEST LAKE	401	WEST LAKEFRONT	

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	
005-280-076-00	2630 LANSING ST	01/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$162,779	\$12,221	\$35,000	50.0	100.0	0.12	0.12	\$244	\$106,270	\$2.44	50.00	4004	2023R-00361		4004 SOUTH & SOUTHEAST LAKE	401	SOUTH & SE LAKE	
005-280-076-00	2630 LANSING ST	08/06/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,000	40.54	\$148,079	\$71,921	\$35,000	50.0	100.0	0.12	0.12	\$1,438	\$625,400	\$14.36	50.00	4012	2024R-07122		4004 SOUTH & SOUTHEAST LAKE	401	BACK LOTS	
005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$205,842	\$78,554	\$34,396	49.1	107.0	0.12	0.12	\$1,599	\$683,078	\$15.68	47.00	4004	2023R-07888		4004 SOUTH & SOUTHEAST LAKE	401	BACK LOTS	
<b>Totals:</b>						<b>\$575,000</b>	<b>\$237,000</b>		<b>\$516,700</b>	<b>\$162,696</b>	<b>\$104,396</b>	<b>149.1</b>		<b>0.35</b>	<b>0.35</b>											
						<b>Sale. Ratio =&gt;</b>		<b>41.22</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>								
						<b>Std. Dev. =&gt;</b>		<b>3.94</b>		<b>per FF=&gt;</b>		<b>\$1,091</b>		<b>per Net Acre=&gt;</b>		<b>471,582.61</b>		<b>per SqFt=&gt;</b>		<b>\$10.83</b>						

**BACKLOTS**  
**UTILIZED** 950  
 ANALYZED 1091

**TOWN LAND ANALYSIS - CRYSTAL 2025**

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		
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,496	\$6,654	\$18,150	66.0	132.0	0.20	0.20	\$101	\$33,270	\$0.76	66.00	4025 2022R-07946		4025 TOWN			
005-132-006-00	2951 S SHORE DR	06/30/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$74,100	49.40	\$176,788	\$21,017	\$47,805	166.0	202.0	0.60	0.32	\$127	\$35,028	\$0.80	259.00	4025 2022R-08176	005-132-005-00	4025 TOWN			
005-017-008-01	1020 S MAIN ST	01/12/23	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$43,900	54.88	\$104,525	\$25,830	\$50,355	174.5	462.0	0.79	0.46	\$148	\$32,821	\$0.75	148.50	4025 2023R-00512	005-017-008-10	4025 TOWN			
005-113-003-00	401 E DIVISION ST	09/07/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$101,000	50.50	\$200,025	\$56,141	\$56,166	204.2	742.5	2.90	0.80	\$275	\$19,359	\$0.44	132.00	4025 2023R-08729	005-113-001-00, 005-105-007-00	4025 TOWN			
005-149-210-00	212 W LAKEVIEW ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,300	42.89	\$39,876	\$23,293	\$18,169	66.1	99.0	0.19	0.19	\$353	\$123,243	\$2.83	83.25	4025 2023R-10569		4025 TOWN			
005-139-001-01	628 S GROVE ST	08/02/22	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$5,700	28.50	\$12,445	\$20,000	\$12,445	45.3	70.5	0.08	0.08	\$442	\$240,964	\$5.53	51.25	4025 2022R-10753		4025 TOWN			
005-109-002-00	304 E SMITH ST	06/16/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,000	41.07	\$145,907	\$46,042	\$23,949	87.1	264.0	0.40	0.40	\$529	\$115,105	\$2.64	66.00	4025 2023R-06084		4025 TOWN			
005-134-001-00	803 S PARKER ST	01/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,600	36.14	\$114,060	\$46,919	\$20,979	76.3	99.0	0.25	0.25	\$615	\$186,187	\$4.27	111.00	4025 2024R-00910		4025 TOWN			
005-150-002-00	410 S MAIN ST	04/26/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$31,000	21.99	\$106,451	\$52,699	\$18,150	66.0	132.0	0.20	0.20	\$798	\$263,495	\$6.05	66.00	4025 2022R-05904		4025 TOWN			
005-017-010-00	1006 S MAIN ST	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$52,900	29.39	\$110,775	\$97,031	\$27,806	101.1	231.0	0.53	0.53	\$960	\$184,821	\$4.24	99.00	4025 2023R-07298		4025 TOWN			
<b>Totals:</b>						<b>\$1,194,000</b>	<b>\$480,200</b>		<b>\$1,092,348</b>	<b>\$395,626</b>	<b>\$293,974</b>	<b>1,052.6</b>		<b>6.14</b>	<b>3.43</b>										
								<b>Sale. Ratio =&gt;</b>	<b>40.22</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>					
								<b>Std. Dev. =&gt;</b>	<b>10.84</b>					<b>per FF=&gt;</b>	<b>\$376</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>64,476.21</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.48</b>				

2025 CRYSTAL TOWNSHIP  
TOWN  
LAND ANALYSIS  
**UTILIZE** 300 FF  
ANALYZED 340 FF