

COMMERCIAL / INDUSTRIAL ECF - CRYSTAL 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	
006-009-014-00	4800 N WYMAN RD	05/17/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,300	64.60	\$68,894	\$36,993	\$13,007	\$43,760	0.297	4,800	\$2.71	2004	48.3239		\$36,993	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
005-610-031-32	119 W LAKE ST	12/20/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$29,100	48.50	\$74,590	\$15,801	\$44,199	\$83,745	0.528	1,200	\$36.83	2003	19.1099		\$15,801	2003 MONTCALM VILLAGES COMM/IND		201	
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	54.73	\$126,287	\$25,640	\$84,360	\$138,062	0.611	4,480	\$18.83	2004	15.9003		\$25,640	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
013-101-001-50	4726 BAILEY	06/03/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$37,100	61.83	\$66,315	\$5,102	\$54,898	\$83,968	0.654	880	\$62.38	2004	9.5197		\$5,102	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
016-082-001-00	1210 N GREENVILLE RD	04/18/23	\$128,500	QC	03-ARM'S LENGTH	\$128,500	\$53,400	41.56	\$133,343	\$15,763	\$112,737	\$167,493	0.673	2,620	\$43.03	2003	5.3620	BAR	\$12,199	2003 MONTCALM VILLAGES COMM/IND		201	
002-008-014-00	7895 N BUTTERNUT	01/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$18,000	51.43	\$35,817	\$15,614	\$19,386	\$27,713	0.700	3,334	\$5.81	2004	36.2194		\$15,614	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
009-019-022-00	2999 S SHERIDAN RD	05/16/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,400	47.36	\$257,965	\$38,371	\$211,629	\$301,226	0.703	4,884	\$43.33	2004	17.1800		\$38,371	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
003-018-015-00	8075 S SHERIDAN RD	06/21/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,600	46.20	\$308,330	\$15,373	\$284,627	\$401,861	0.708	2,620	\$108.64	2004	#REF!		\$15,373	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
001-103-001-00	118 CENTER ST	10/13/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,500	49.67	\$150,666	\$124,957	\$25,043	\$35,266	0.710	900	\$27.83	2004	71.0115	1 STORY	\$16,549	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
014-034-010-90	8798 W PECK RD	02/10/23	\$475,000	MLC	03-ARM'S LENGTH	\$475,000	\$201,000	42.32	\$481,174	\$36,448	\$438,552	\$610,049	0.719	9,596	\$45.70	2004	6.1595		\$36,448	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400	38.56	\$250,657	\$41,971	\$208,029	\$286,263	0.727	18,384	\$11.32	2004	18.6951		\$41,971	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	49.82	\$323,905	\$58,269	\$266,731	\$364,384	0.732	10,560	\$25.26	2004	11.4353		\$44,903	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
018-028-007-20	8900 E HC - EDMORE RD	07/31/23	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$40,500	50.63	\$78,843	\$24,771	\$55,229	\$74,173	0.745	660	\$83.68	2004	3.5876		\$17,944	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
014-104-013-00	11468 PINE ST	09/13/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$61,701	\$12,416	\$52,584	\$70,207	0.749	762	\$69.01	2003	9.9948		\$12,014	2003 MONTCALM VILLAGES COMM/IND		201	
044-700-012-01	570 E GRANT ST	11/08/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,700	36.70	\$94,832	\$17,650	\$82,350	\$109,946	0.749	3,780	\$21.79	2003	3.1469		\$16,345	2003 MONTCALM VILLAGES COMM/IND		201	
014-700-008-00	1530 S GREENVILLE RD	06/22/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$41,700	23.17	\$171,112	\$13,212	\$166,788	\$216,598	0.770	3,240	\$51.48	2004	10.4324		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
004-017-006-10	10300 W HC - EDMORE RD	05/23/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$137,700	34.86	\$373,933	\$40,031	\$354,969	\$458,027	0.775	3,470	\$102.30	2004	77.4995	OFFICE BUILDING	\$37,690	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
016-026-001-20	7100 W BRIGGS RD	04/22/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,400	40.70	\$196,023	\$139,699	\$60,301	\$77,262	0.780	3,072	\$19.63	2004	13.3182		\$139,699	2004 MONTCALM RURAL COMMERCIAL/INDU		301	
012-025-039-00	5261 HC - EDMORE RD	10/21/22	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$46,900	58.63	\$75,148	\$14,001	\$65,999	\$83,878	0.787	5,939	\$11.11	2004	3.1579		\$13,212	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
018-511-194-00	THIRD STREET	06/22/23	\$242,844	MLC	03-ARM'S LENGTH	\$242,844	\$74,600	30.72	\$216,450	\$9,409	\$233,435	\$294,930	0.791	12,000	\$19.45	2003	22.0630		\$0	018-511-183-40, 018-511-187-00	2003 MONTCALM VILLAGES COMM/IND		201
043-006-016-02	102 CONDENSERY RD	12/29/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$130,600	27.49	\$399,278	\$31,050	\$443,950	\$524,541	0.846	7,140	\$62.18	2003	16.5763		\$20,585	2003 MONTCALM VILLAGES COMM/IND		201	
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200	39.00	\$163,822	\$65,490	\$114,510	\$134,886	0.849	6,218	\$18.42	2004	84.8938	1 STORY	\$48,662	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	40.60	\$174,990	\$49,560	\$150,440	\$172,058	0.874	0	#DIV/0!	2004	13.7764		\$49,560	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
001-016-077-01	3265 W HC - EDMORE RD	01/26/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$88,500	27.23	\$271,408	\$59,833	\$265,167	\$290,226	0.914	3,472	\$76.37	2004	91.3656		\$25,568	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
005-610-031-00	102 S MAIN ST	10/31/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800	33.19	\$103,658	\$6,149	\$128,851	\$138,902	0.928	4,058	\$31.75	2003	92.7642		\$6,149	2003 MONTCALM VILLAGES COMM/IND		201	
008-011-010-10	7691 W COUNTY FARM RD	06/30/22	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$91,300	26.85	\$275,468	\$109,307	\$230,693	\$227,930	1.012	6,136	\$37.60	2004	101.2122		\$88,061	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
018-030-025-21	6390 ALMY RD	10/16/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$48,000	32.02	\$117,310	\$45,903	\$103,997	\$97,952	1.062	2,400	\$43.33	2004	30.6447		\$41,772	2004 MONTCALM RURAL COMMERCIAL/INDU		201	
<b>Totals:</b>			<b>\$5,776,244</b>			<b>\$5,341,244</b>	<b>\$2,062,000</b>		<b>\$5,051,919</b>		<b>\$4,272,461</b>	<b>\$5,515,308</b>			<b>#DIV/0!</b>		<b>1.9388</b>						
								<b>Sale. Ratio =&gt;</b>	<b>38.61</b>			<b>E.C.F. =&gt;</b>	<b>0.775</b>	<b>Std. Deviation=&gt;</b>		<b>0.14700807</b>							
								<b>Std. Dev. =&gt;</b>	<b>10.98</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.755</b>	<b>Ave. Variance=&gt;</b>		<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>					

2025 CRYSTAL  
COMMERCIAL  
INDUSTRIAL  
ECF ANALYSIS

UTILIZED 0.72  
ANALYZED 0.775  
0.055 DIFFERENCE

**CRYSTAL LAKE ECF - CRYSTAL 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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.	
005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$865,457	\$168,533	\$611,467	\$580,770	1.053	3,038	\$201.27	4004	33.9928	1.75 STORY	\$128,340	005-520-017-00	4003 NORTH, NW & EAST LAKE	401	82	
005-146-004-00	415 W LAKEVIEW ST	09/22/23	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$182,200	57.12	\$353,463	\$47,803	\$271,197	\$254,717	1.065	2,526	\$107.36	4004	24.4400	1.25-1.75 STY	\$149,459		4003 NORTH, NW & EAST LAKE	401	75	
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	\$190,865	\$734,135	\$623,876	1.177	3,295	\$222.80	4005	16.7590	2 STORY	\$119,423	005-600-025-00	4004 SOUTH & SOUTHEAST LAKE	401	64	
005-570-025-00	2661 S SHORE DR	07/01/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,800	35.86	\$279,301	\$105,055	\$189,945	\$145,205	1.308	960	\$197.86	4004	54.0744	1 STORY	\$124,172		4003 NORTH, NW & EAST LAKE	401	78	
005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$232,386	\$54,893	\$195,107	\$147,911	1.319	768	\$254.05	4004	0.9984	1 STORY	\$55,000		4004 SOUTH & SOUTHEAST LAKE	401	68	
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	\$415,769	\$131,149	\$318,851	\$237,183	1.344	1,312	\$243.03	4004	134.4323	1.25-1.75 STY	\$54,051		4004 SOUTH & SOUTHEAST LAKE	401	82	
005-570-028-00	2669 S SHORE DR	03/26/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$139,500	39.30	\$314,511	\$90,431	\$264,569	\$186,733	1.417	960	\$275.59	4004	141.6828	2 STORY	\$196,416		4004 SOUTH & SOUTHEAST LAKE	401	69	
005-280-070-00	2621 LANSING ST	07/15/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$48,200	24.72	\$166,247	\$58,711	\$136,289	\$89,613	1.521	830	\$164.20	4004	152.0856	1 STORY	\$105,055		4004 SOUTH & SOUTHEAST LAKE	401	76	
005-160-018-00	730 BELDING ST	06/02/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$165,300	27.78	\$431,324	\$128,622	\$466,378	\$252,252	1.849	2,084	\$223.79	4004	184.8860	2 STORY	\$86,791		4004 SOUTH & SOUTHEAST LAKE	401	83	
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	\$204,993	\$360,007	\$191,955	1.875	1,560	\$230.77	4004	187.5476	1 STORY	\$178,250	005-018-044-00	4005 WEST LAKE	401	82	
<b>Totals:</b>			<b>\$4,729,000</b>			<b>\$4,729,000</b>	<b>\$1,653,200</b>		<b>\$4,419,302</b>		<b>\$3,547,945</b>	<b>\$2,710,215</b>			<b>\$212.07</b>		<b>8.3682</b>							
								<b>Sale. Ratio =&gt;</b>	<b>34.96</b>					<b>E.C.F. =&gt;</b>	<b>1.309</b>	<b>Std. Deviation=&gt;</b>		<b>0.287285015</b>						
								<b>Std. Dev. =&gt;</b>	<b>9.40</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.393</b>	<b>Ave. Variance=&gt;</b>		<b>93.0899</b>	<b>Coefficient of Var=&gt;</b>		<b>66.8373106</b>			

2025 CRYSTAL  
CRYSTAL LAKE - ALL  
ECF ANALYSIS

UTILIZED 1.309  
ANALYZED 1.309

**DUCK LAKE / LOON LAKE ECF - CRYSTAL 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Property Class	Building Depr.	
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	\$93,266	\$106,734	\$155,832	0.685	960	\$111.18	4035	39.7555	TRADITIONAL	\$91,817	005-493-037-00	401	79	
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	\$117,333	\$127,667	\$185,697	0.688	1,228	\$103.96	4035	39.4980	1 STORY	\$116,000	005-010-010-00	401	71	
005-670-003-00	9251 MICHELLE DR	03/22/23	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$97,700	48.46	\$222,587	\$37,492	\$164,108	\$205,661	0.798	1,792	\$91.58	4035	66.9419	1 STORY	\$131,250		401	60	
005-010-041-00	9915 E COLBY RD	06/17/22	\$297,900	WD	03-ARM'S LENGTH	\$297,900	\$120,200	40.35	\$305,236	\$138,297	\$159,603	\$185,488	0.860	2,150	\$74.23	4035	86.0450	TRADITIONAL	\$112,500		401	61	
005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$165,053	\$36,077	\$132,923	\$143,307	0.928	1,556	\$85.43	4035	53.9830	1 STORY	\$40,000		401	53	
005-015-013-00	9468 E COLBY RD	10/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$46,900	39.08	\$114,712	\$40,000	\$80,000	\$83,013	0.964	1,125	\$71.11	4035	96.3701	1 STORY	\$87,475		401	75	
005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$144,340	\$34,734	\$128,266	\$121,784	1.053	1,080	\$118.76	4035	1.9598	1 STORY	\$29,377		401	70	
005-690-026-00	1512 SHEPARD ST	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,800	34.27	\$258,868	\$38,535	\$261,465	\$244,814	1.068	1,360	\$192.25	4035	36.3324	1 STORY	\$34,734		401	76	
005-680-007-00	1841 WATERVIEW WAY	05/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$48,300	28.41	\$149,526	\$40,403	\$129,597	\$121,248	1.069	988	\$131.17	4035	3.5237	1 STORY	\$27,842		401	70	
005-680-026-00	1830 LAKEWOOD DR	08/19/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$53,100	34.26	\$124,601	\$34,883	\$120,117	\$99,687	1.205	988	\$121.58	4035	120.4946	1 STORY	\$33,693		401	78	
005-690-042-00	1427 SHEPARD ST	08/31/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$43,800	28.63	\$108,677	\$27,737	\$125,263	\$89,933	1.393	732	\$171.12	4035	15.3244	1 STORY	\$27,060		401	68	
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	\$90,449	\$214,551	\$149,896	1.431	973	\$220.50	4035	143.1337	1.25-1.75 STY	\$33,164	005-015-004-00	401	69	
005-011-006-00	10098 E PAKES RD	06/21/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$106,100	35.97	\$225,594	\$115,498	\$179,502	\$122,329	1.467	1,235	\$145.35	4035	146.7372	1.25-1.75 STY	\$36,875		401	80	
005-680-022-00	1790 LAKEWOOD DR	05/17/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$42,100	26.82	\$102,700	\$27,060	\$129,940	\$84,044	1.546	792	\$164.07	4035	154.6087	1 STORY	\$25,000		401	71	
<b>Totals:</b>			<b>\$2,931,500</b>			<b>\$2,931,500</b>	<b>\$1,116,900</b>		<b>\$2,668,988</b>		<b>\$2,059,736</b>	<b>\$1,992,734</b>			<b>\$128.74</b>		<b>4.8859</b>						
								<b>Sale. Ratio =&gt;</b>	<b>38.10</b>					<b>E.C.F. =&gt;</b>	<b>1.034</b>	<b>Std. Deviation=&gt;</b>		<b>0.288199864</b>					
								<b>Std. Dev. =&gt;</b>	<b>8.13</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.082</b>	<b>Ave. Variance=&gt;</b>		<b>71.7648</b>	<b>Coefficient of Var=&gt;</b>	<b>66.29652938</b>			

2025 CRYSTAL  
 DUCK LAKE  
 LOON LAKE  
 ECF ANALYSIS  
 UTILIZED 1.034  
 ANALYZED 1.034

**MOBILE HOME ECF - CRYSTAL 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Property Class	Building Depr.	
005-131-005-00	409 W STEFFEY ST	03/23/23	\$72,600	WD	03-ARM'S LENGTH	\$72,600	\$39,500	54.41	\$77,581	\$22,025	\$50,575	\$64,600	0.783	1,456	\$34.74	4025	78.2895	MH-DOUBLE	\$152,134		401	71	
005-018-004-22	2585 S SENATOR RD	06/01/22	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$86,700	43.13	\$224,910	\$60,939	\$140,061	\$172,601	0.811	1,606	\$87.21	4001	81.1472	MH-DOUBLE	\$131,464		401	72	
005-370-014-00	9309 MERLE DR	06/06/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$53,300	39.48	\$139,104	\$45,910	\$89,090	\$108,365	0.822	1,344	\$66.29	4035	82.2128	MH-DOUBLE	\$75,000		402	45	
005-280-018-00	2710 QUARTERLINE ST	01/02/23	\$55,000	LC	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$56,561	\$16,500	\$38,500	\$46,583	0.826	1,064	\$36.18	4012	82.6490	MH-SINGLE	\$102,917		401	78	
005-007-004-00	6738 E PAKES RD	01/26/24	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$34,900	50.22	\$70,651	\$31,320	\$38,180	\$45,734	0.835	1,080	\$35.35	4001	83.4833	MH-DOUBLE	\$54,051		401	82	
005-370-012-00	9341 MERLE DR	01/25/23	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$51,800	37.13	\$141,721	\$48,118	\$91,382	\$108,841	0.840	1,012	\$90.30	4035	83.9594	MH-DOUBLE	\$40,128		401	58	
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	\$156,354	\$44,435	\$114,565	\$130,138	0.880	1,782	\$64.29	4001	88.0332	MH-DOUBLE	\$53,101		401	68	
005-012-004-34	1145 RASHELLE DR	06/17/22	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$54,200	37.38	\$133,946	\$41,598	\$103,402	\$107,381	0.963	1,872	\$55.24	4001	96.2941	MH-DOUBLE	\$95,989		401	90	
005-134-001-00	803 S PARKER ST	01/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,600	36.14	\$125,473	\$31,097	\$108,903	\$109,740	0.992	1,458	\$74.69	4025	99.2377	MH-DOUBLE	\$196,416		401	69	
005-149-210-00	212 W LAKEVIEW ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,300	42.89	\$41,440	\$19,820	\$25,180	\$25,140	1.002	672	\$37.47	4025	100.1610	MH-SINGLE	\$161,961		401	71	
005-022-007-30	3653 S MINER RD	02/10/23	\$135,000		03-ARM'S LENGTH	\$135,000	\$35,800	26.52	\$123,029	\$53,619	\$81,381	\$80,709	1.008	1,336	\$60.91	4001	100.8322	MH-SINGLE	\$75,500		401	53	
005-370-010-00	9373 MERLE DR	04/19/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$30,500	27.23	\$96,926	\$30,026	\$81,974	\$77,791	1.054	1,012	\$81.00	4035	105.3776	MH-DOUBLE	\$17,206		401	62	
005-370-002-00	1672 CHERYL LOU DR	08/05/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$39,000	22.16	\$141,056	\$49,325	\$126,675	\$106,664	1.188	1,512	\$83.78	4035	118.7608	MH-DOUBLE	\$49,500		401	70	
005-012-004-50	11390 E PAKES RD	06/16/23	\$260,000		03-ARM'S LENGTH	\$260,000	\$87,400	33.62	\$197,479	\$65,251	\$194,749	\$153,753	1.267	2,184	\$89.17	4001	126.6631	MH-DOUBLE	\$11,352		401	76	
<b>Totals:</b>			<b>\$1,844,600</b>			<b>\$1,844,600</b>	<b>\$675,500</b>		<b>\$1,726,231</b>		<b>\$1,284,617</b>	<b>\$1,338,039</b>			<b>\$64.04</b>		<b>1.2145</b>						
								<b>Sale. Ratio =&gt;</b>	<b>36.62</b>					<b>E.C.F. =&gt;</b>	<b>0.960</b>	<b>Std. Deviation=&gt;</b>		<b>0.147929</b>					
								<b>Std. Dev. =&gt;</b>	<b>8.93</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.948</b>	<b>Ave. Variance=&gt;</b>		<b>94.7929</b>	<b>Coefficient of Var=&gt;</b>		<b>100</b>		

2025 CRYSTAL  
ECF  
MOBILE HOMES

UTILIZED                   0.96  
ANALYZED                   0.96

**OFF WATER ECF - CRYSTAL 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Property Class	Building Depr.		
005-492-025-52	1113 S SENATOR RD	09/30/22	\$97,850	WD	03-ARM'S LENGTH	\$97,850	\$41,200	42.11	\$112,446	\$56,040	\$41,810	\$51,844	0.806	480	\$87.10	4012	101.9725	1 STORY	\$37,500		401	73		
005-280-076-00	2630 LANSING ST	01/09/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,900	46.36	\$164,268	\$56,956	\$83,044	\$98,632	0.842	1,416	\$58.65	4012	84.1955	1 STORY	\$75,000		402	45		
005-555-061-00	29 PARK AVE	08/22/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$58,800	40.55	\$170,260	\$53,844	\$91,156	\$107,000	0.852	936	\$97.39	4012	51.7900	1 STORY	\$40,128		401	58		
005-280-078-00	2640 LANSING ST	06/14/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$38,300	28.37	\$142,339	\$42,693	\$92,307	\$91,586	1.008	824	\$112.02	4012	100.7868	1 STORY	\$161,961		401	71		
005-557-119-00	115 ST JOHNS AVE	12/15/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,400	29.57	\$141,594	\$11,429	\$128,571	\$119,637	1.075	840	\$153.06	4012	75.1511	2 STORY	\$78,375		401	57		
005-460-012-01	458 JEAN ST	02/23/24	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$0	0.00	\$187,590	\$42,292	\$149,708	\$133,546	1.121	1,864	\$80.32	4012	112.1022	1.25-1.75 STY	\$17,206		401	62		
005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$214,198	\$37,377	\$222,623	\$162,519	1.370	1,370	\$162.50	4012	136.9825	1 STORY	\$49,500		401	70		
005-554-083-00	102 ST JOHNS AVE	08/04/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$40,100	21.11	\$150,494	\$21,108	\$168,892	\$118,921	1.420	1,488	\$113.50	4012	142.0204	1.25 STORY	\$11,352		401	76		
005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$156,676	\$75,656	\$106,344	\$74,467	1.428	963	\$110.43	4012	142.8070	1.75 STORY	\$16,500		401	54		
005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$248,905	\$99,903	\$250,097	\$136,950	1.826	768	\$325.65	4012	182.6187	COTTAGE	\$142,225		401	88		
<b>Totals:</b>			<b>\$1,831,850</b>			<b>\$1,831,850</b>	<b>\$529,500</b>		<b>\$1,688,770</b>		<b>\$1,334,552</b>	<b>\$1,095,103</b>			<b>\$130.06</b>		<b>4.3835</b>							
								<b>Sale. Ratio =&gt;</b>	<b>28.91</b>					<b>E.C.F. =&gt;</b>	<b>1.219</b>	<b>Std. Deviation=&gt;</b>		<b>0.32968</b>						
								<b>Std. Dev. =&gt;</b>	<b>13.32</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.175</b>	<b>Ave. Variance=&gt;</b>		<b>113.0427</b>	<b>Coefficient of Var=&gt;</b>		<b>96.22131248</b>			

2025 CRYSTAL  
 OFF WATER  
 ECF ANALYSIS  
 UTILIZED 1.219  
 ANALYZED 1.219

\*REMOVED MULTI PARCEL SALES TO CONFIRM -ECF

RURAL RESIDENTIAL & AGRICULTURAL ECF - 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	\$90,650	\$13,547	\$86,453	\$81,161	1.065	968	\$89.31	4001	4.7928	1 STORY		\$13,500		4001 RURAL RESIDENTIAL	401	53
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$156,496	\$19,028	\$110,972	\$144,703	0.767	1,363	\$81.42	4001	9.9519	TRADITIONAL		\$20,200		4001 RURAL RESIDENTIAL	1	69
005-005-010-10	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,600	41.41	\$258,506	\$21,123	\$233,877	\$298,241	0.784	7,392	\$31.64	4001	78.4189	1.5 STORY		\$21,620		4001 RURAL RESIDENTIAL	401	67
005-028-006-00	8290 E MUSKRAT RD	05/06/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,300	43.95	\$210,422	\$17,355	\$167,645	\$203,228	0.825	1,584	\$105.84	4001	12.1932	1.25-1.75 STY		\$9,315		4001 RURAL RESIDENTIAL	401	49
005-009-002-00	1158 S MINER RD	11/03/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,600	59.38	\$72,968	\$11,538	\$53,462	\$64,663	0.827	992	\$53.89	4001	82.6777	1 STORY		\$13,800		4001 RURAL RESIDENTIAL	401	0
005-036-013-21	5575 S MT HOPE RD	12/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$231,958	\$39,224	\$175,776	\$202,878	0.866	1,904	\$92.32	4001	3.7053	1 STORY		\$49,000		4001 RURAL RESIDENTIAL	401	48
005-004-002-10	190 S CRYSTAL RD	04/01/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$89,200	47.45	\$203,102	\$22,748	\$165,252	\$189,846	0.870	1,788	\$92.42	4000	87.0451	1 STORY		\$17,000		4001 RURAL RESIDENTIAL	401	83
005-015-017-00	9271 E SIDNEY RD	09/15/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$138,900	58.36	\$251,015	\$36,936	\$201,064	\$225,346	0.892	2,656	\$75.70	4001	#REF!	1.5 STORY		\$47,280		4001 RURAL RESIDENTIAL	401	63
005-620-007-00	1086 SWAN DR	06/16/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$94,100	64.01	\$152,745	\$35,461	\$111,539	\$123,457	0.903	1,263	\$88.31	4001	#REF!	1 STORY		\$35,920		4001 RURAL RESIDENTIAL	401	49
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$230,063	\$31,929	\$193,071	\$208,562	0.926	1,584	\$121.89	4001	92.5724	TRADITIONAL		\$17,000		4001 RURAL RESIDENTIAL	401	53
005-002-012-01	10051 E SPENCER RD	08/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,200	30.72	\$235,362	\$126,496	\$108,504	\$114,596	0.947	800	\$135.63	4001	94.6841	COTTAGE		\$46,100		4001 RURAL RESIDENTIAL	401	83
005-005-010-12	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$0	0.00	\$250,122	\$32,509	\$222,491	\$229,066	0.971	1,504	\$147.93	4001	97.1295	1.5 STORY		\$30,875		4001 RURAL RESIDENTIAL	402	81
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	\$314,271	\$75,302	\$244,698	\$251,546	0.973	1,880	\$130.16	4001	97.2775	1 STORY		\$31,500		4001 RURAL RESIDENTIAL	401	67
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	\$203,102	\$22,748	\$186,252	\$189,846	0.981	1,788	\$104.17	4000	98.1067	1 STORY		\$28,865		4001 RURAL RESIDENTIAL	401	68
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	\$129,378	\$15,026	\$119,974	\$120,371	0.997	1,152	\$104.14	4001	105.2073	1 STORY		\$30,275		4001 RURAL RESIDENTIAL	401	54
005-016-012-02	8591 E SIDNEY RD	08/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$129,990	\$38,041	\$101,959	\$96,788	1.053	1,524	\$66.90	4001	105.3421	1 STORY		\$49,760		4001 RURAL RESIDENTIAL	1	51
005-009-004-24	8602 E PAKES	07/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$18,400	17.52	\$68,496	\$18,516	\$86,484	\$81,934	1.056	1,792	\$48.26	4001	105.5527			\$49,760		4001 RURAL RESIDENTIAL	1	51
005-003-008-33	9350 E SPENCER RD	05/12/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$92,000	36.36	\$229,789	\$32,669	\$220,331	\$207,495	1.062	1,536	\$143.44	4001	106.1863	1 STORY		\$13,500		4001 RURAL RESIDENTIAL	401	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	\$197,656	\$24,587	\$205,413	\$190,983	1.076	4,193	\$48.99	4001	107.5555	TRADITIONAL		\$52,600		4001 RURAL RESIDENTIAL	401	75
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$144,687	\$24,887	\$138,113	\$126,105	1.095	1,032	\$133.83	4001	109.5220	1 STORY		\$135,636		4001 RURAL RESIDENTIAL	401	88
005-015-001-51	9623 E SIDNEY RD	08/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$154,700	35.56	\$360,859	\$33,926	\$401,074	\$344,140	1.165	1,488	\$269.54	4001	116.5438	1 STORY		\$104,000		4000 AGRICULTURAL	101	98
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$283,884	\$72,095	\$277,905	\$222,936	1.247	1,368	\$203.15	4001	124.6570	1.5 STORY		\$13,800		4001 RURAL RESIDENTIAL	401	64
005-026-019-40	10011 E MUSKRAT RD	04/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$151,644	\$14,730	\$295,270	\$144,120	2.049	1,728	\$170.87	4001	204.8779	TRADITIONAL		\$13,509		4001 RURAL RESIDENTIAL	401	58
<b>Totals:</b>			<b>\$4,888,000</b>			<b>\$4,888,000</b>	<b>\$1,581,400</b>		<b>\$4,557,165</b>		<b>\$4,107,579</b>	<b>\$4,062,013</b>			<b>\$110.42</b>		<b>0.6058</b>							
							Sale. Ratio =>	<b>32.35</b>			E.C.F. =>	<b>1.011</b>			Std. Deviation=>	<b>0.255614</b>								
							Std. Dev. =>	<b>18.70</b>			Ave. E.C.F. =>	<b>1.017</b>			Ave. Variance=>	<b>#REF!</b>	Coefficient of Var=>	<b>#REF!</b>						

2025 CRYSTAL  
RURAL RESIDENTIAL  
AGRICULTURAL  
ECF ANALYSIS  
UTILIZED 1.011  
ANALYZED 1.011

**TOWN ECF - CRYSTAL 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Property Class	Building Depr.		
005-017-010-00	1006 S MAIN ST	07/28/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$45,400	58.21	\$128,699	\$30,434	\$47,566	\$127,617	0.373	1,358	\$35.03	4025	51.5888	1 STORY	\$30,334		401	69		
005-017-010-00	1006 S MAIN ST	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$52,900	29.39	\$128,699	\$30,434	\$149,566	\$127,617	1.172	1,358	\$110.14	4025	28.3379	1 STORY	\$30,334		401	69		
005-017-020-02	2930 S SHORE DR	03/07/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$182,428	\$13,800	\$179,200	\$218,997	0.818	1,694	\$105.79	4025	7.0339	TRADITIONAL	\$13,800		401	74		
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,038	\$21,745	\$48,255	\$77,004	0.627	1,444	\$33.42	4025	26.1957	1.25-1.75 STY	\$19,800		401	45		
005-109-002-00	304 E SMITH ST	06/16/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,000	41.07	\$142,498	\$26,126	\$141,874	\$151,132	0.939	1,404	\$101.05	4025	5.0126	1 STORY	\$26,126		401	67		
005-139-006-01	430 W BELDING ST	09/08/23	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$59,000	37.22	\$120,994	\$48,310	\$110,190	\$94,395	1.167	1,178	\$93.54	4025	27.8718	TRADITIONAL	\$48,310		401	57		
005-150-002-00	410 S MAIN ST	04/26/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$31,000	21.99	\$104,115	\$24,015	\$116,985	\$104,026	1.125	864	\$135.40	4025	23.5961	1 STORY	\$19,800		401	68		
<b>Totals:</b>						<b>\$988,500</b>	<b>\$375,400</b>		<b>\$888,471</b>		<b>\$793,636</b>	<b>\$900,788</b>			<b>\$87.77</b>		<b>0.7567</b>							
								<b>Sale. Ratio =&gt;</b>	<b>37.98</b>					<b>E.C.F. =&gt;</b>	<b>0.881</b>	<b>Std. Deviation=&gt;</b>		<b>0.30438118</b>						
								<b>Std. Dev. =&gt;</b>	<b>11.83</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.889</b>	<b>Ave. Variance=&gt;</b>		<b>24.2338</b>	<b>Coefficient of Var=&gt;</b>		<b>27.27151278</b>			

2025 CRYSTAL  
TOWN  
ECF ANALYSIS

UTILIZED                   0.881  
ANALYZED                 0.881