

**OFF WATER LAND ANALYSIS (FAR & AVERAGE) - 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	Rate Group 2
FAR	005-280-031-00	2710 CRAWFORD ST	10/15/24	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$31,200	31.20	\$75,217	\$66,292	\$41,509	125.8	200.0	0.35	0.12	\$527	\$192,151	\$4.41	150.00	4012 2024R-09425	005-280-055-00	4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-300-011-00	7596 ELDRD RD	07/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$136,000	56.67	\$245,859	\$28,643	\$34,502	104.6	152.0	0.49	0.49	\$274	\$59,058	\$1.36	138.00	4001 2024R-06758		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-460-004-01	460 JEAN ST	05/17/24	\$65,000	MLC	04-BUYERS INTEREST IN A LC	\$65,000	\$35,100	54.00	\$68,164	\$13,410	\$16,574	50.1	99.7	0.12	0.12	\$268	\$116,609	\$2.68	50.20	4012 2024R-05731		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	AVG LAKE PROX
FAR	005-557-119-00	115 ST JOHNS AVE	05/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$71,100	47.40	\$153,640	\$7,712	\$11,352	34.4	66.0	0.05	0.05	\$224	\$154,240	\$3.54	33.00	4012 2024R-04526		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	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	\$16,234	\$31,576	95.7	190.0	0.52	0.52	\$170	\$31,159	\$0.72	82.00	4001 2023R-06140		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-650-015-00	9688 SANDRA LOU DR	08/28/23	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$38,200	50.93	\$88,047	\$6,959	\$20,006	60.6	132.0	0.18	0.18	\$115	\$38,236	\$0.88	60.00	4035 2023R-06394		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-670-002-00	9275 MICHELLE DR	02/28/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,600	39.10	\$141,483	\$42,313	\$28,796	87.3	160.0	0.37	0.37	\$485	\$115,294	\$2.65	100.00	4035 2025R-01894		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-670-003-00	9251 MICHELLE DR	06/03/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,200	39.69	\$256,082	\$28,295	\$29,377	89.0	171.0	0.39	0.39	\$318	\$71,997	\$1.65	100.00	4035 2024R-05229		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-670-008-00	1584 BEACH DR	07/06/23	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,200	40.00	\$163,019	\$34,715	\$34,734	105.3	226.0	0.60	0.60	\$330	\$58,149	\$1.33	115.00	4035 2023R-06769		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-670-039-00	9371 MICHELLE DR	06/14/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$83,500	49.41	\$187,275	\$9,567	\$27,842	84.4	143.0	0.33	0.33	\$113	\$29,168	\$0.67	100.00	4035 2023R-05951		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
FAR	005-680-038-00	1960 WATERVIEW WAY	06/20/24	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$54,100	75.14	\$70,860	\$28,072	\$26,932	81.6	200.0	0.37	0.37	\$344	\$76,490	\$1.76	80.00	4035 2024R-05738		4010 OFF LAKE AVERAGE	401	FAR LAKE PROX	
<b>Totals:</b>						<b>\$1,591,000</b>	<b>\$1,591,000</b>	<b>\$770,300</b>	<b>\$1,611,988</b>	<b>\$282,212</b>	<b>\$303,200</b>	<b>918.7</b>	<b>3.75</b>	<b>3.52</b>												
						<b>Sale. Ratio =&gt;</b>	<b>48.42</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$307</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>75,256.53</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.73</b>										
						<b>Std. Dev. =&gt;</b>	<b>12.55</b>																			

LAND ANALYSIS  
OFFWATER  
FAR LOCATION  
2026 ANALYZED  
2026 UTILIZED

307 DECREASE \$30 PER FRONT FOOT  
300

2025 330 PER FRONT FOOT

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	Rate Group 2
AVG	005-015-004-00	9510 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	1.33	\$900	\$79,200	\$1.82	161.00	4035 2024R-02906	005-015-014-00	4010 OFF LAKE AVERAGE	402	AVG LAKE PROX	
AVG	005-139-006-01	430 W BELDING ST	09/08/23	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$59,000	37.22	\$131,816	\$74,994	\$48,310	96.6	73.0	0.16	0.16	\$776	\$462,926	\$10.63	96.62	4025 2023R-08735		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-280-076-00	2630 LANSING ST	08/06/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,000	40.54	\$150,282	\$59,718	\$25,000	50.0	100.0	0.12	0.12	\$1,194	\$519,287	\$11.92	50.00	4012 2024R-07122		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-280-078-00	2640 LANSING ST	08/02/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$66,100	43.20	\$151,941	\$38,559	\$37,500	75.0	100.0	0.17	0.17	\$514	\$224,180	\$5.15	75.00	4012 2024R-07060		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-280-137-00	2463 PORTLAND ST	06/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$86,000	57.33	\$169,574	\$26,691	\$46,265	114.4	100.0	0.34	0.34	\$233	\$77,590	\$1.78	150.00	4012 2023R-06234		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	FAR LAKE PROX
AVG	005-400-045-10	2018 THELMA ST	08/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,600	57.82	\$82,708	\$102,292	\$75,000	150.0	88.0	0.30	0.30	\$682	\$337,597	\$7.75	150.00	4012 2023R-08381		4010 OFF LAKE AVERAGE	402	AVG LAKE PROX	
AVG	005-552-060-00	36 PARK AVE	07/20/23	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$79,300	49.56	\$228,880	\$13,620	\$82,500	165.0	660.0	0.59	0.13	\$83	\$23,046	\$0.53	165.00	4012 2023R-07325	005-553-085-00, 005-552-061-00, 005-553-095-00	4010 OFF LAKE AVERAGE	402	AVG LAKE PROX	
AVG	005-553-135-00	54 PARK AVE	07/11/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$70,900	38.96	\$168,248	\$89,252	\$75,500	151.0	214.0	0.74	0.74	\$591	\$120,286	\$2.76	151.00	4012 2023R-06986		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-559-147-00	167 CLINTON AVE	07/29/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,100	54.07	\$151,936	\$14,564	\$16,500	33.0	99.0	0.08	0.08	\$441	\$194,187	\$4.46	33.00	4012 2024R-06738		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-559-152-00	155 CLINTON AVE	06/01/24	\$77,000	LC	04-BUYERS INTEREST IN A LC	\$77,000	\$44,500	57.79	\$93,613	\$1,887	\$18,500	37.0	69.0	0.06	0.06	\$51	\$31,983	\$0.73	37.00	4012 2024R-06289		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	
AVG	005-600-004-00	1896 STRAITTOW BLVD	06/07/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$25,900	43.17	\$45,021	\$43,646	\$28,667	57.3	245.2	0.33	0.33	\$761	\$133,883	\$3.07	56.00	4012 2023R-05707		4010 OFF LAKE AVERAGE	401	AVG LAKE PROX	AVG LAKE PROX
<b>Totals:</b>						<b>\$1,690,500</b>	<b>\$744,100</b>	<b>\$1,625,583</b>	<b>\$610,159</b>	<b>\$545,242</b>	<b>1,090.4</b>	<b>4.72</b>	<b>3.75</b>													
						<b>Sale. Ratio =&gt;</b>	<b>44.02</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$560</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>129,298.37</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$2.97</b>										
						<b>Std. Dev. =&gt;</b>	<b>9.48</b>																			

LAND ANALYSIS  
OFFWATER  
AVG LOCATION  
BACKLOTS FOR N, NW AND E LAKE

2026 ANALYZED 560  
2026 UTILIZED 525 INCREASE \$25 PER FRONT FOOT

2025 500 PER FRONT FOOT