

RURAL RESIDENTIAL ACREAGE ANALYSIS - CRYSTAL TOWNSHP 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
005-011-005-20	10042 E PAKES RD	04/12/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,900	43.60	\$14,920	\$25,000	\$13,920	250.1	800.0	1.14	1.14	#100	\$21,930	\$0.50	134.00	4035	2024R-03608		4001 RURAL RESIDENTIAL	402
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	\$18,304	\$14,439	0.0	0.0	1.31	1.31	#DIV/0!	\$13,941	\$0.32	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	\$14,538	\$8,000	\$14,538	0.0	0.0	1.35	1.35	#DIV/0!	\$5,944	\$0.14	0.00	4001	2023R-05933		4001 RURAL RESIDENTIAL	401
005-026-019-40	10011 E MUSKRAT RD	04/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$162,309	\$162,421	\$14,730	0.0	0.0	1.41	1.41	#DIV/0!	\$115,192	\$2.64	0.35	4001	2023R-04286		4001 RURAL RESIDENTIAL	401
005-009-004-21	8558 E PAKES	05/08/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$9,100	70.00	\$18,600	\$13,000	\$18,600	0.0	0.0	2.40	2.40	#DIV/0!	\$5,417	\$0.12	0.00	4001	2023R-04776		4001 RURAL RESIDENTIAL	402
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	\$63,190	\$19,000	0.0	0.0	2.50	2.50	#DIV/0!	\$25,276	\$0.58	0.00	4001	2024R-11136		4001 RURAL RESIDENTIAL	001
005-003-008-46	706 EVERGREEN TRAIL	06/08/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,300	41.00	\$20,694	\$30,000	\$19,030	0.0	0.0	2.51	2.51	#DIV/0!	\$11,971	\$0.27	0.00	4001	2023R-05683		4001 RURAL RESIDENTIAL	401
005-026-019-20	10175 E MUSKRAT RD	08/31/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$18,300	13.07	\$95,543	\$63,607	\$19,150	0.0	0.0	2.53	2.53	#DIV/0!	\$25,141	\$0.58	0.00	4001	2023R-08496		4001 RURAL RESIDENTIAL	402
005-010-008-21	S MINER RD	08/22/24	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$9,900	55.00	\$19,600	\$18,000	\$19,600	0.0	0.0	2.81	2.81	#DIV/0!	\$6,406	\$0.15	0.00	4001	2024R-08033		4001 RURAL RESIDENTIAL	401
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	\$9,540	\$21,000	0.0	0.0	2.90	2.90	#DIV/0!	\$3,290	\$0.08	0.00	4000	2023R-06189		4001 RURAL RESIDENTIAL	402
005-005-010-12	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$0	0.00	\$270,853	\$5,767	\$21,620	0.0	0.0	3.04	3.04	#DIV/0!	\$1,897	\$0.04	0.00	4001	2023R-08471		4001 RURAL RESIDENTIAL	401
005-010-006-50	MERLE DR	10/18/24	\$20,000	LC	04-BUYERS INTEREST IN A LC	\$20,000	\$10,600	53.00	\$22,400	\$20,000	\$22,400	0.0	0.0	3.30	3.30	#DIV/0!	\$6,061	\$0.14	0.00	4035	2024R-09427		4001 RURAL RESIDENTIAL	401
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	\$25,235	\$28,470	0.0	0.0	3.49	1.49	#DIV/0!	\$7,231	\$0.17	0.00	4001	2024R-04024	005-016-006-50	4001 RURAL RESIDENTIAL	401
005-011-006-20		04/12/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,900	43.60	\$23,060	\$25,000	\$23,060	250.1	800.0	3.52	3.52	#100	\$7,102	\$0.16	134.00	4035	2024R-03608		4001 RURAL RESIDENTIAL	401
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	\$24,312	\$23,600	0.0	0.0	3.70	3.70	#DIV/0!	\$6,571	\$0.15	0.00	4001	2024R-05017		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	\$77,847	\$20,653	\$29,000	0.0	0.0	5.00	5.00	#DIV/0!	\$4,131	\$0.09	0.00	4001	2024R-00722		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	\$247,995	\$34,055	\$29,050	0.0	0.0	5.02	5.02	#DIV/0!	\$6,784	\$0.16	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	\$138,755	\$31,520	\$30,275	0.0	0.0	5.51	5.51	#DIV/0!	\$5,721	\$0.13	0.00	4001	2023R-08812		4001 RURAL RESIDENTIAL	402
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	\$46,133	\$30,750	0.0	0.0	5.70	5.70	#DIV/0!	\$8,094	\$0.19	0.00	4001	2025R-00481		4001 RURAL RESIDENTIAL	402
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	\$75,045	\$30,875	0.0	0.0	5.75	5.75	#DIV/0!	\$13,051	\$0.30	0.00	4001	2023R-07709		4001 RURAL RESIDENTIAL	402
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	\$193	\$31,500	0.0	0.0	6.00	6.00	#DIV/0!	\$32	\$0.00	0.00	4001	2023R-08983		4001 RURAL RESIDENTIAL	402
005-011-006-40	E PAKES RD	04/12/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,900	43.60	\$33,935	\$25,000	\$33,935	250.1	800.0	6.97	6.97	#100	\$3,585	\$0.08	134.00	4035	2024R-03608		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	\$172,047	\$28,553	\$41,600	0.0	0.0	8.90	8.90	#DIV/0!	\$3,208	\$0.07	0.00	4001	2023R-05109		4001 RURAL RESIDENTIAL	001
005-002-019-10	10261 E PAKES RD	03/13/25	\$61,250	WD	03-ARM'S LENGTH	\$61,250	\$0	0.00	\$42,200	\$61,250	\$42,200	0.0	0.0	9.05	9.05	#DIV/0!	\$6,768	\$0.16	0.00	4001	2025R-03172		4001 RURAL RESIDENTIAL	402
005-002-019-20	E PAKES RD	03/13/25	\$61,250	WD	03-ARM'S LENGTH	\$61,250	\$0	0.00	\$43,240	\$61,250	\$43,240	0.0	0.0	9.31	9.31	#DIV/0!	\$6,579	\$0.15	0.00	4001	2025R-03175		4001 RURAL RESIDENTIAL	401
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	\$44,744	\$46,000	0.0	0.0	10.00	10.00	#DIV/0!	\$4,474	\$0.10	0.00	4001	2024R-08671		4001 RURAL RESIDENTIAL	401
005-012-004-50	11390 E PAKES RD	06/16/23	\$260,000	QC	03-ARM'S LENGTH	\$260,000	\$87,400	33.62	\$216,944	\$89,156	\$46,100	0.0	0.0	10.05	10.05	#DIV/0!	\$8,871	\$0.20	0.00	4001	2023R-06618		4001 RURAL RESIDENTIAL	401
005-002-019-30	10405 E PAKES RD	03/17/25	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$0	0.00	\$46,120	\$68,000	\$46,120	0.0	0.0	10.06	10.06	#DIV/0!	\$6,759	\$0.16	0.00	4001	2025R-03239		4001 RURAL RESIDENTIAL	402
005-002-019-40	10491 E PAKES RD	03/17/25	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$0	0.00	\$46,120	\$68,000	\$46,120	0.0	0.0	10.06	10.06	#DIV/0!	\$6,759	\$0.16	0.00	4001	2025R-03176		4001 RURAL RESIDENTIAL	401
005-016-029-00		07/07/23	\$123,500	WD	03-ARM'S LENGTH	\$123,500	\$62,800	50.85	\$157,577	\$15,683	\$49,760	0.0	0.0	11.88	11.88	#DIV/0!	\$1,320	\$0.03	0.00	4001	2030R-6854		4001 RURAL RESIDENTIAL	401
005-025-016-01	11737 E MUSKRAT RD	06/02/23	\$150,000	MLC	03-ARM'S LENGTH	\$150,000	\$28,400	18.93	\$187,655	\$14,491	\$52,146	0.0	0.0	13.07	13.07	#DIV/0!	\$1,108	\$0.03	0.00	4001	2023R-05446		4001 RURAL RESIDENTIAL	401
005-015-019-14	E SIDNEY	12/09/24	\$40,000	MLC	04-BUYERS INTEREST IN A LC	\$40,000	\$20,800	52.00	\$51,880	\$40,000	\$51,880	0.0	0.0	13.19	13.19	#DIV/0!	\$3,033	\$0.07	0.00	4001	2024R-11054		4001 RURAL RESIDENTIAL	402
005-013-012-00	11627 E SIDNEY RD	08/20/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$29,000	22.83	\$68,712	\$127,000	\$68,000	0.0	0.0	20.00	20.00	#DIV/0!	\$6,350	\$0.15	0.00	4001	2024R-08432		4001 RURAL RESIDENTIAL	401
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	\$50,484	\$68,000	0.0	0.0	20.00	20.00	#DIV/0!	\$2,524	\$0.06	0.00	4001	2024R-04426		4001 RURAL RESIDENTIAL	401
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	\$65,452	\$68,000	0.0	0.0	20.00	20.00	#DIV/0!	\$3,273	\$0.08	0.00	4001	2024R-06562		4001 RURAL RESIDENTIAL	401
005-009-009-50	1223 SWAN DR	12/05/24	\$147,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$147,900	\$53,400	36.11	\$119,920	\$147,900	\$119,920	157.3	230.2	21.18	20.00	#940	\$6,983	\$0.16	223.54	4001	2024R-11192	005-620-018-00	4001 RURAL RESIDENTIAL	001
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	\$56,013	\$72,800	0.0	0.0	21.50	21.50	#DIV/0!	\$2,605	\$0.06	0.00	4001	2023R-10314		4001 RURAL RESIDENTIAL	401
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	\$85,698	\$98,400	0.0	0.0	30.00	30.00	#DIV/0!	\$2,857	\$0.07	0.00	4001	2024R-07283		4001 RURAL RESIDENTIAL	401
005-035-014-01	5930 S MT HOPE	09/18/24	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$0	0.00	\$369,828	\$24,892	\$114,720	0.0	0.0	34.60	34.60	#DIV/0!	\$719	\$0.02	0.00	4001			4001 RURAL RESIDENTIAL	401
005-013-009-11	11612 E COLBY RD	02/23/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$133,174	\$197,626	\$120,800	0.0	0.0	36.50	36.50	#DIV/0!	\$5,414	\$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	\$125,466	\$173,630	\$124,096	0.0	0.0	37.53	37.53	#DIV/0!	\$4,626	\$0.11	0.00	4001	2023R-06920		4001 RURAL RESIDENTIAL	4