

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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
WATERFRONT	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
Totals:							\$5,143,040	\$1,834,900		\$4,504,673	\$1,927,241	\$1,288,874	714.2		1.74	1.14										
									Sale. Ratio =>		35.68		Average		Average			Average								
									Std. Dev. =>		9.87		Average		Average			Average								
													per FF=>		per Net Acre=>		1,110,801.73			per SqFt=>						\$25.50

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																										
WATERFRONT	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
WATERFRONT	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

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BACKLOT	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
BACKLOT	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
Totals:							\$575,000	\$237,000		\$516,700	\$162,696	\$104,396	149.1		0.35	0.35										
									Sale. Ratio =>		41.22		Average		Average			Average								
									Std. Dev. =>		3.94		Average		Average			Average								
													per FF=>		per Net Acre=>		471,582.61			per SqFt=>						\$10.83

BACKLOTS
UTILIZED 950
ANALYZED 1091