

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
Totals:			\$493,000			\$493,000	\$216,700		\$457,804	\$85,411	\$50,215	0.0		3.89	3.89									
								Sale. Ratio =>	43.96			Average		Average										
								Std. Dev. =>	9.42			per FF=>	#DIV/0!	per Net Acre=>	21,956.56			Average						
																		per SqFt=>	\$0.50					

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	Efec. 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	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$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					
Totals:			\$40,500			\$40,500	\$19,600		\$39,610	\$29,208	\$28,318	0.0		2.66	2.66														
								Sale. Ratio ==	48.40									Average											
								Std. Dev. ==	35.56									per FF==	#DIV/0!	Average									
																		per Net Acre==	10,984.58	Average									
																				per SqFt==	\$0.25								

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	Effic. 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
Totals:			\$428,000			\$428,000	\$91,400		\$363,699	\$113,801	\$49,500	0.0		6.00	6.00									
								Sale. Ratio ==	21.36					Average					Average					
								Std. Dev. ==	17.91					per FF==					#DIV/0!					
														per Net Acre==					18,966.83					
																			Average					
																			per SqFt=>					
																			\$0.44					

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			
Totals:			\$291,500			\$291,500	\$110,200		\$242,528	\$128,770	\$73,624	0.0		9.91	9.91											
							Sale. Ratio =>	37.80								Average										
							Std. Dev. =>	15.44								Average		#DIV/0!	per Net Acre=>	12,999.19	Average		per SqFt=>	\$0.30		

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	Effic. 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		
Totals:			\$255,000			\$255,000	\$105,600		\$235,377	\$38,203	\$18,580	0.0		3.04	3.04											
							Sale. Ratio =>	41.41					Average		Average					Average						
							Std. Dev. =>	#DIV/0!					per FF=>	#DIV/0!	per Net Acre=>	12,566.78		per SqFt=>	\$0.29							

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
Totals:			\$787,500			\$787,500	\$297,900		\$754,037	\$164,473	\$131,010	0.0		25.52	25.52									
								Sale. Ratio ==>	37.83					Average										
								Std. Dev. ==>	8.86					per FF==>	#DIV/0!					Average				
														per Net Acre==>	6,444.87					per SqFt=>	\$0.15			

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	Effic. 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					
Totals:			\$384,000			\$384,000	\$147,900		\$299,725	\$170,448	\$86,173	0.0		24.38	24.38														
								Sale. Ratio ==>	38.52									Average											
								Std. Dev. ==>	7.87									per FF==>	#DIV/0!	Average									
																		per Net Acre==>	6,991.30	Average									
																				per SqFt==>	\$0.16								

~10 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	Efec. 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
005-012-004-50	11390 E PAKES RD	06/16/23	\$260,000	QC	03-ARM'S LENGTH	\$260,000	\$87,400	33.62	\$183,222	\$110,898	\$34,120	0.0	0.0	10.05	10.05	#DIV/0!	\$11,035	\$0.25	0.00	4001	2023R-06618		4001 RURAL RESIDENTIAL	401

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
Totals:			\$511,000			\$511,000	\$202,900		\$444,579	\$180,061	\$113,640	0.0		34.85	34.85									
							Sale. Ratio =>	39.71			Average			Average						Average				
							Std. Dev. =>	12.08			per FF=>	#DIV/0!		per Net Acre=>	5,166.74				per SqFt=>	\$0.12				

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
Totals:			\$670,000			\$670,000	\$248,700		\$555,288	\$234,912	\$120,200	0.0		41.50	41.50									
							Sale. Ratio =>	37.12			Average			Average						Average				
							Std. Dev. =>	6.31			per FF=>	#DIV/0!		per Net Acre=>	5,660.53				per SqFt=>	\$0.13				

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
Totals:			\$1,229,000			\$1,229,000	\$361,200		\$939,044	\$891,259	\$601,303	0.0		199.38	155.74									
							Sale. Ratio =>	29.39			Average			Average						Average				
							Std. Dev. =>	16.83			per FF=>	#DIV/0!		per Net Acre=>	4,470.15				per SqFt=>	\$0.10				