

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	
Totals:			\$988,500			\$988,500	\$375,400		\$888,471		\$793,636	\$900,788			\$87.77		0.7567						
								Sale. Ratio =>	37.98					E.C.F. =>	0.881	Std. Deviation=>		0.30438118					
								Std. Dev. =>	11.83					Ave. E.C.F. =>	0.889	Ave. Variance=>		24.2338		Coefficient of Var=>			27.27151278

2025 CRYSTAL
TOWN
ECF ANALYSIS

UTILIZED 0.881
ANALYZED 0.881