LOON LAKE / DUCK 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
WATERFRONT - LOON	005-007-014-00	1243 S SENATOR RD	11/04/22	$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	$200,000	$98,300	49.15	$237,279	$54,538	$91,817	175.7	510.0	1.05	0.67	$310	$51,793	$1.19	180.00	4035	2022R-13116	005-493-037-00	4035 DUCK LOON	401
WATERFRONT	005-010-009-00	9419 E COLBY RD	04/18/22	$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	$245,000	$116,200	47.43	$284,460	$76,540	$116,000	160.0	710.0	1.31	0.83	$478	$58,517	$1.34	160.00	4035	2022R-05789	005-010-010-00	4035 DUCK LOON	401
WATERFRONT	005-010-041-00	9915 E COLBY RD	06/17/22	$297,900	WD	03-ARM'S LENGTH	$297,900	$120,200	40.35	$297,026	$127,749	$126,875	175.0	72.0	0.29	0.29	$730	$442,038	$10.15	175.00	4035	2022R-07684		4035 DUCK LOON	401
WATERFRONT	005-011-006-00	10098 E PAKES RD	06/21/23	$295,000	WD	03-ARM'S LENGTH	$295,000	$106,100	35.97	$219,196	$184,554	$108,750	150.0	1016.4	3.50	3.50	$1,230	$52,730	$1.21	150.00	4035	2023R-06312		4035 DUCK LOON	401
WATERFRONT	005-015-014-00	9570 E COLBY RD	03/21/24	$305,000	WD	19-MULTI PARCEL ARM'S LENGTH	$305,000	$92,700	30.39	$225,355	$167,120	$87,475	161.0	990.0	1.83	0.50	$1,038	$91,322	$2.10	161.00	4035	2024R-02906	005-015-004-00	4035 DUCK LOON	401
WATERFRONT - VACANT	005-200-002-00	1596 COLONEL POINT DR	11/23/22	$55,000	WD	03-ARM'S LENGTH	$55,000	$21,000	38.18	$43,500	$55,000	$43,500	60.0	100.0	0.14	0.14	$917	$398,551	$9.15	60.00	4035	2022R-13390		4035 DUCK LOON	401
WATERFRONT	005-690-026-00	1512 SHEPARD ST	06/30/22	$300,000	WD	03-ARM'S LENGTH	$300,000	$102,800	34.27	$255,995	$79,651	$35,646	49.2	100.0	0.12	0.12	$1,620	$692,617	$15.90	47.50	4035	2022R-08388		4035 DUCK LOON	401
			Totals:	**$1,697,900**			**$1,697,900**	**$657,300**		**$1,562,811**	**$745,152**	**$610,063**	**930.9**		**8.23**	**6.04**									
								Sale. Ratio =>	**38.71**			**Average**			**Average**			**Average**							
								Std. Dev. =>	**6.85**			**per FF=>**	**$800**		**per Net Acre=>**	**90,507.96**		**per SqFt=>**	**$2.08**						

DUCK LAKE
LOON LAKE
LAND ANALYSIS
CHANNEL & LAKE FRONT
UTILIZED 750
ANALYZED 800