

NORTH & NORTHWEST 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
OBSTRUCTED	005-520-008-00	1200 N SHORE DR	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$93,300	26.66	\$213,451	\$206,941	\$70,392	64.0	79.1	0.15	0.15	\$3,234	\$1,427,179	\$32.76	83.50	4012	2023R-09544		4003 NORTH, NW & EAST LAKE	402
WATERFRONT	005-007-033-00	1218 N SHORE DR	05/10/23	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$72,300	29.51	\$145,354	\$234,507	\$134,861	61.3	48.0	0.08	0.08	\$3,826	\$2,791,750	\$64.09	100.00	4004	2023R-04772	005-520-015-00	4003 NORTH, NW & EAST LAKE	401
OBSTRUCTED	005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	402
WATERFRONT	005-230-024-00	409 N SHORE DR	05/26/22	\$450,000	MLC	04-BUYERS INTEREST IN A LC	\$450,000	\$149,900	33.31	\$414,702	\$149,122	\$113,824	51.7	64.0	0.08	0.08	\$2,882	\$1,841,012	\$42.26	50.00	4004	2022R-06735		4003 NORTH, NW & EAST LAKE	402
WATERFRONT	005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401
WATERFRONT	005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401
OBSTRUCTED	005-551-002-00	10 SUNSET BLVD	09/30/22	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$140,900	43.35	\$352,128	\$134,833	\$161,961	170.4	154.0	0.70	0.70	\$791	\$192,619	\$4.42	198.00	4012	2022R-11573	005-551-060-00, 005-552-054-00	4003 NORTH, NW & EAST LAKE	401
BACKLOT	005-007-878-21	6559 SPINNAKER	05/06/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$30,300	70.47	\$85,368	\$43,000	\$84,621	98.6	267.7	0.56	0.56	\$436	\$76,923	\$1.77	91.00	4012	2022R-06905		4003 NORTH, NW & EAST LAKE	401
BACKLOT	005-007-878-27	6642 SPINNAKER	07/08/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$58,100	105.64	\$49,937	\$55,000	\$49,167	103.5	121.0	0.29	0.29	\$531	\$190,972	\$4.38	103.51	4004	2022R-09291		4010 OFF LAKE AVERAGE	401
BACKLOT	005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	401
Totals:							\$2,958,000	\$1,115,400		\$2,750,991	\$1,208,600	\$999,327	846.2		3.05	3.05									
								Sale. Ratio =>	37.71			Average													
								Std. Dev. =>	27.58			per FF=>	\$1,428		Average										
															per Net Acre=>	395,872.91			Average						
																			per SqFt=>						\$9.09

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WATERFRONT	005-008-021-00	486 N SHORE DR	09/21/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,000	33.73	\$345,802	\$206,202	\$137,004	62.3	190.0	0.22	0.22	\$3,311	\$945,881	\$21.71	50.00	4004	2022R-11156		4003 NORTH, NW & EAST LAKE	401
WATERFRONT	005-007-034-00	1233 N SHORE DR	06/27/22	\$780,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$780,000	\$319,700	40.99	\$858,538	\$49,802	\$128,340	64.2	75.0	0.13	0.13	\$776	\$374,451	\$8.60	77.00	4004	2022R-07898	005-520-017-00	4003 NORTH, NW & EAST LAKE	401
Totals:							\$1,890,000	\$681,900		\$1,764,396	\$639,633	\$514,029	239.5		0.52	0.52									
								Sale. Ratio =>	36.08			Average													
								Std. Dev. =>	4.79			per FF=>	\$2,671		Average										
															per Net Acre=>	1,239,598.84			Average						
																			per SqFt=>						\$28.46

WATERFRONT

UTILIZED 2400

ANALYZED 2671

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OBSTRUCTED	005-008-042-10	2 SUNSET BLVD	03/17/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$223,136	\$94,193	\$57,329	81.9	122.8	0.28	0.28	\$1,150	\$336,404	\$7.72	110.61	4012	2023R-03037		4003 NORTH, NW & EAST LAKE	402
Totals:							\$610,000	\$173,900		\$436,587	\$301,134	\$127,721	145.9		0.43	0.43									
								Sale. Ratio =>	28.51			Average													
								Std. Dev. =>	3.07			per FF=>	\$2,064		Average										
															per Net Acre=>	708,550.59			Average						
																			per SqFt=>						\$16.27

OBSTRUCTED VIEW

UTILIZED 1400

ANALYZED 2064

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BACKLOT	005-007-021-50	1779 NORWEST TAC	06/02/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$12,000	57.14	\$24,841	\$21,000	\$24,841	80.1	188.2	0.35	0.35	\$262	\$60,694	\$1.39	80.00	4012	2022R-07188		4010 OFF LAKE AVERAGE	401
BACKLOT	005-007-878-27	6642 SPINNAKER	07/08/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$58,100	105.64	\$49,937	\$55,000	\$49,167	103.5	121.0	0.29	0.29	\$531	\$190,972	\$4.38	103.51	4004	2022R-09291		4010 OFF LAKE AVERAGE	401
BACKLOT	005-007-878-20	6561 SPINNAKER	04/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$30,300	86.57	\$62,575	\$35,000	\$61,828	88.3	289.4	0.57	0.57	\$396	\$61,947	\$1.42	85.00	4012	2022R-05006		4003 NORTH, NW & EAST LAKE	401
Totals:							\$154,000	\$130,700		\$222,721	\$154,000	\$220,457	370.5		1.76	1.76									
								Sale. Ratio =>	84.87			Average													
								Std. Dev. =>	20.93			per FF=>	\$416		Average										
															per Net Acre=>	87,599.54			Average						
																			per SqFt=>						\$2.01

BACKLOT

UTILIZED 415

ANALYZED 416