

TOWN 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
005-103-004-00	223 S MAIN ST	06/24/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,700	46.71	\$81,496	\$6,654	\$18,150	66.0	132.0	0.20	0.20	\$101	\$33,270	\$0.76	66.00	4025	2022R-07946		4025 TOWN
005-132-006-00	2951 S SHORE DR	06/30/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$74,100	49.40	\$176,788	\$21,017	\$47,805	166.0	202.0	0.60	0.32	\$127	\$35,028	\$0.80	259.00	4025	2022R-08176	005-132-005-00	4025 TOWN
005-017-008-01	1020 S MAIN ST	01/12/23	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$43,900	54.88	\$104,525	\$25,830	\$50,355	174.5	462.0	0.79	0.46	\$148	\$32,821	\$0.75	148.50	4025	2023R-00512	005-017-008-10	4025 TOWN
005-113-003-00	401 E DIVISION ST	09/07/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$101,000	50.50	\$200,025	\$56,141	\$56,166	204.2	742.5	2.90	0.80	\$275	\$19,359	\$0.44	132.00	4025	2023R-08729	005-113-001-00, 005-105-007-00	4025 TOWN
005-149-210-00	212 W LAKEVIEW ST	10/30/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,300	42.89	\$39,876	\$23,293	\$18,169	66.1	99.0	0.19	0.19	\$353	\$123,243	\$2.83	83.25	4025	2023R-10569		4025 TOWN
005-139-001-01	628 S GROVE ST	08/02/22	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$5,700	28.50	\$12,445	\$20,000	\$12,445	45.3	70.5	0.08	0.08	\$442	\$240,964	\$5.53	51.25	4025	2022R-10753		4025 TOWN
005-109-002-00	304 E SMITH ST	06/16/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$69,000	41.07	\$145,907	\$46,042	\$23,949	87.1	264.0	0.40	0.40	\$529	\$115,105	\$2.64	66.00	4025	2023R-06084		4025 TOWN
005-134-001-00	803 S PARKER ST	01/17/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,600	36.14	\$114,060	\$46,919	\$20,979	76.3	99.0	0.25	0.25	\$615	\$186,187	\$4.27	111.00	4025	2024R-00910		4025 TOWN
005-150-002-00	410 S MAIN ST	04/26/22	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$31,000	21.99	\$106,451	\$52,699	\$18,150	66.0	132.0	0.20	0.20	\$798	\$263,495	\$6.05	66.00	4025	2022R-05904		4025 TOWN
005-017-010-00	1006 S MAIN ST	06/30/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$52,900	29.39	\$110,775	\$97,031	\$27,806	101.1	231.0	0.53	0.53	\$960	\$184,821	\$4.24	99.00	4025	2023R-07298		4025 TOWN
Totals:			\$1,194,000			\$1,194,000	\$480,200		\$1,092,348	\$395,626	\$293,974	1,052.6		6.14	3.43								
							Sale. Ratio =>	40.22			Average			Average					Average				
							Std. Dev. =>	10.84			per FF=>	\$376		per Net Acre=>	64,476.21			per SqFt=>	\$1.48				

2025 CRYSTAL TOWNSHIP
TOWN
LAND ANALYSIS
UTILIZE
ANALYZED

300 FF
340 FF