

RURAL RESIDENTIAL & AGRICULTURAL ECF - 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	\$90,650	\$13,547	\$86,453	\$81,161	1.065	968	\$89.31	4001	4.7928	1 STORY		\$13,500		4001 RURAL RESIDENTIAL	401	53
005-033-014-52	5985 S CRYSTAL RD	04/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$0	0.00	\$156,496	\$19,028	\$110,972	\$144,703	0.767	1,363	\$81.42	4001	9.9519	TRADITIONAL		\$20,200		4001 RURAL RESIDENTIAL	1	69
005-005-010-10	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,600	41.41	\$258,506	\$21,123	\$233,877	\$298,241	0.784	7,392	\$31.64	4001	78.4189	1.5 STORY		\$21,620		4001 RURAL RESIDENTIAL	401	67
005-028-006-00	8290 E MUSKRAT RD	05/06/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,300	43.95	\$210,422	\$17,355	\$167,645	\$203,228	0.825	1,584	\$105.84	4001	12.1932	1.25-1.75 STY		\$9,315		4001 RURAL RESIDENTIAL	401	49
005-009-002-00	1158 S MINER RD	11/03/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,600	59.38	\$72,968	\$11,538	\$53,462	\$64,663	0.827	992	\$53.89	4001	82.6777	1 STORY		\$13,800		4001 RURAL RESIDENTIAL	401	0
005-036-013-21	5575 S MT HOPE RD	12/07/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$231,958	\$39,224	\$175,776	\$202,878	0.866	1,904	\$92.32	4001	3.7053	1 STORY		\$49,000		4001 RURAL RESIDENTIAL	401	48
005-004-002-10	190 S CRYSTAL RD	04/01/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$89,200	47.45	\$203,102	\$22,748	\$165,252	\$189,846	0.870	1,788	\$92.42	4000	87.0451	1 STORY		\$17,000		4001 RURAL RESIDENTIAL	401	83
005-015-017-00	9271 E SIDNEY RD	09/15/23	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$138,900	58.36	\$251,015	\$36,936	\$201,064	\$225,346	0.892	2,656	\$75.70	4001	#REF!	1.5 STORY		\$47,280		4001 RURAL RESIDENTIAL	401	63
005-620-007-00	1086 SWAN DR	06/16/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$94,100	64.01	\$152,745	\$35,461	\$111,539	\$123,457	0.903	1,263	\$88.31	4001	#REF!	1 STORY		\$35,920		4001 RURAL RESIDENTIAL	401	49
005-009-017-00	1692 S CRYSTAL RD	08/17/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,100	32.93	\$230,063	\$31,929	\$193,071	\$208,562	0.926	1,584	\$121.89	4001	92.5724	TRADITIONAL		\$17,000		4001 RURAL RESIDENTIAL	401	53
005-002-012-01	10051 E SPENCER RD	08/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,200	30.72	\$235,362	\$126,496	\$108,504	\$114,596	0.947	800	\$135.63	4001	94.6841	COTTAGE		\$46,100		4001 RURAL RESIDENTIAL	401	83
005-005-010-12	550 S WALDRON RD	08/29/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$0	0.00	\$250,122	\$32,509	\$222,491	\$229,066	0.971	1,504	\$147.93	4001	97.1295	1.5 STORY		\$30,875		4001 RURAL RESIDENTIAL	402	81
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	\$314,271	\$75,302	\$244,698	\$251,546	0.973	1,880	\$130.16	4001	97.2775	1 STORY		\$31,500		4001 RURAL RESIDENTIAL	401	67
005-004-002-10	190 S CRYSTAL RD	06/16/23	\$209,000	WD	04-BUYERS INTEREST IN A LC	\$209,000	\$99,100	47.42	\$203,102	\$22,748	\$186,252	\$189,846	0.981	1,788	\$104.17	4000	98.1067	1 STORY		\$28,865		4001 RURAL RESIDENTIAL	401	68
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	\$129,378	\$15,026	\$119,974	\$120,371	0.997	1,152	\$104.14	4001	105.2073	1 STORY		\$30,275		4001 RURAL RESIDENTIAL	401	54
005-016-012-02	8591 E SIDNEY RD	08/30/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,700	33.36	\$129,990	\$38,041	\$101,959	\$96,788	1.053	1,524	\$66.90	4001	105.3421	1 STORY		\$49,760		4001 RURAL RESIDENTIAL	1	51
005-009-004-24	8602 E PAKES	07/22/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$18,400	17.52	\$68,496	\$18,516	\$86,484	\$81,934	1.056	1,792	\$48.26	4001	105.5527			\$49,760		4001 RURAL RESIDENTIAL	1	51
005-003-008-33	9350 E SPENCER RD	05/12/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$92,000	36.36	\$229,789	\$32,669	\$220,331	\$207,495	1.062	1,536	\$143.44	4001	106.1863	1 STORY		\$13,500		4001 RURAL RESIDENTIAL	401	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	\$197,656	\$24,587	\$205,413	\$190,983	1.076	4,193	\$48.99	4001	107.5555	TRADITIONAL		\$52,600		4001 RURAL RESIDENTIAL	401	75
005-010-008-11	9231 E COLBY RD	10/12/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$55,600	34.11	\$144,687	\$24,887	\$138,113	\$126,105	1.095	1,032	\$133.83	4001	109.5220	1 STORY		\$135,636		4001 RURAL RESIDENTIAL	401	88
005-015-001-51	9623 E SIDNEY RD	08/04/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$154,700	35.56	\$360,859	\$33,926	\$401,074	\$344,140	1.165	1,488	\$269.54	4001	116.5438	1 STORY		\$104,000		4000 AGRICULTURAL	101	98
005-015-031-00	2703 S BOLLINGER RD	10/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	32.86	\$283,884	\$72,095	\$277,905	\$222,936	1.247	1,368	\$203.15	4001	124.6570	1.5 STORY		\$13,800		4001 RURAL RESIDENTIAL	401	64
005-026-019-40	10011 E MUSKRAT RD	04/21/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$151,644	\$14,730	\$295,270	\$144,120	2.049	1,728	\$170.87	4001	204.8779	TRADITIONAL		\$13,509		4001 RURAL RESIDENTIAL	401	58
Totals:			\$4,888,000			\$4,888,000	\$1,581,400		\$4,557,165		\$4,107,579	\$4,062,013			\$110.42		0.6058							
							Sale. Ratio =>	32.35			E.C.F. =>	1.011			Std. Deviation=>	0.255614								
							Std. Dev. =>	18.70			Ave. E.C.F. =>	1.017			Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!						

2025 CRYSTAL
RURAL RESIDENTIAL
AGRICULTURAL
ECF ANALYSIS
UTILIZED 1.011
ANALYZED 1.011