

AGRICULTURAL 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/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
005-004-001-00	101 S CRYSTAL RD	11/02/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,300	48.10	\$288,585	\$300,000	\$288,585	0.0	0.0	66.88	66.88	\$4,486	\$0.10	4000	2023R-10574		4000 AGRICULTURAL	102
005-004-002-01	S CRYSTAL RD	09/07/22	\$318,000	WD	03-ARM'S LENGTH	\$318,000	\$149,800	47.11	\$299,655	\$318,000	\$299,655	0.0	0.0	70.34	70.34	\$4,521	\$0.10	4000	2022R-10963		4000 AGRICULTURAL	102
005-023-010-02	3587 S BLACKMER RD	12/20/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$212,900	38.71	\$425,880	\$550,000	\$425,880	0.0	0.0	94.64	94.64	\$5,811	\$0.13	4000	2023R-00299		4000 AGRICULTURAL	102
005-032-010-00	5752 S CRYSTAL RD	02/01/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,500	38.86	\$171,000	\$220,000	\$171,000	0.0	0.0	40.00	40.00	\$5,500	\$0.13	4000	2023R-01414		4000 AGRICULTURAL	102
005-033-014-01	S CRYSTAL RD	04/08/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$0	0.00	\$35,910	\$32,000	\$35,910	0.0	0.0	7.98	7.98	\$4,010	\$0.09	4001	2022R-05071		4000 AGRICULTURAL	102
002-008-002-01	BLOOMER	12/22/22	\$187,500	WD	03-ARM'S LENGTH	\$187,500				\$187,500				30.42	30.42	\$6,164	\$0.14					
002-004-001-50/-	BLOOMER	03/02/23	\$369,050	WD	03-ARM'S LENGTH	\$369,050				\$369,050				67.09	67.09	\$5,501	\$0.13					
		Totals:	\$1,976,550			\$1,976,550	\$592,500		\$1,221,030	\$1,976,550	\$1,221,030	0.0		377.35	377.35							
							Sale. Ratio ==>	29.98			Average		Average			Average						
							Std. Dev. ==>	19.82			per FF=>	#DIV/0!	per Net Acre=>		5,237.98	per SqFt=>	\$0.12					

ALL VACANT LAND SALES

2025 CRYSTAL TOWNSHIP

AGRICULTURAL

LAND ANALYSIS

UTILIZED 5250 *SAME AS 2024

ANALYZED 5238

2024 UTILIZED

5250

2023 UTILIZED