

**2024 SHERMAN TOWNSHIP  
CRY LK LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Less Imp	Land Residual	FF	\$ Per FF	Acre	\$ Per Acre	ECF Area	Other Parcels	Land Table	Class	Land Detail	Time Adjust
14-16-475-002	6/24/2022	\$140,000	\$140,000	\$132,001	\$7,999	76.32	\$105	0.401	\$19,948	CRYLK		CRYSTAL LAKE AREA	401	BACK LOTS	
					\$7,999	76.32									
							\$104.81								
												BACK LOTS USED \$140 PER FF			
Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Less Imp	Land Residual	FF	\$ Per FF	Acre	\$ Per Acre	ECF Area	Other Parcels	Land Table	Class	Land Detail	Time Adjust
14-21-251-021	3/30/2022	\$464,500	\$464,500	\$298,120	\$166,380	125.00	\$1,331	0.24	\$693,250	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	
14-21-299-008	9/14/2021	\$480,000	\$480,000	\$313,193	\$168,807	65.95	\$2,529	0.22	\$758,214	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	
14-21-401-004	8/19/2022	\$407,000	\$407,000	\$238,212	\$168,788	75.00	\$2,251	0.23	\$733,861	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	
14-21-426-012	9/10/2021	\$550,000	\$550,000	\$371,940	\$178,060	76.33	\$2,333	0.27	\$659,481	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	
14-22-100-021	8/4/2021	\$195,000	\$195,000	\$0	\$195,000	323.00	\$604	8.053	\$24,215	CRYLK		CRYSTAL LAKE AREA	402	LAKE FRONT	
14-21-426-020	3/27/2020	\$453,500	\$571,410	\$522,098	\$49,312	156.38	\$315	0.65	\$75,865	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	26%
14-21-251-029	12/20/2019	\$200,000	\$264,000	\$158,666	\$105,334	185.00	\$569	0.42	\$250,795	CRYLK		CRYSTAL LAKE AREA	401	LAKE FRONT	32%
					\$1,029,681	1006.66									
							\$1,022.87								
												LAKE FRONT LOTS USES \$1,000 PER FRONT FOOT(NO CHANGE)			

\*\*\*USED RES STUDY FOR ACREAGE TABLE