

# Ottawa Commercial

CM010  
CM340

<<<<< Applies to >>>>>

**1.028**

CM010 - DOWNTOWN (OTT CO)  
CM340 - CCRC (OTT CO)

Used  
Average  
\$10,450,126 \$11,517,638 **1.028**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-29-327-011	8 W 8TH ST	7/18/2022	678,900	WD	03-ARM'S LENG	678,900	231,400	34.08	498,327	103,373	575,527	379,399	1.52	4,848	119	CM010	x
70-16-29-401-008	26 E 8TH ST	12/14/2021	600,000	WD	03-ARM'S LENG	600,000	208,600	34.77	452,298	125,588	474,412	313,842	1.51	3,909	121	CM010	x
70-16-29-329-744	17 W 10TH ST	5/20/2020	107,500	WD	03-ARM'S LENG	107,500	0	0.00	80,988	12,535	94,965	65,757	1.44	545	174	CM010	x
70-16-29-401-045	36 E 8TH ST	6/17/2022	4,425,000	CD	19-MULTI PARC	4,425,000	1,687,100	38.13	3,601,593	1,095,721	3,329,279	2,407,178	1.38	16,400	203	CM010	x
70-16-29-401-017	54 E 8TH ST	11/21/2021	675,005	WD	03-ARM'S LENG	675,005	327,300	48.49	670,967	172,800	502,205	478,547	1.05	6,800	74	CM010	x
70-16-29-288-709	99 E 8TH ST	3/31/2022	1,450,000	WD	03-ARM'S LENG	1,450,000	671,100	46.28	1,513,598	112,388	1,337,612	1,346,023	0.99	4,765	281	CM010	x
70-16-29-287-707	85 E 8TH ST	8/31/2022	3,470,000	WD	03-ARM'S LENG	3,470,000	2,311,200	66.61	4,950,112	874,491	2,595,509	3,915,102	0.66	19,491	133	CM010	x
70-16-29-288-714	99 E 8TH ST	10/13/2022	545,000	WD	03-ARM'S LENG	545,000	323,900	59.43	854,810	47,160	497,840	775,841	0.64	1,693	294	CM010	x
70-16-29-328-030	238 RIVER AVE	9/17/2020	700,000	WD	03-ARM'S LENG	700,000	487,400	69.63	1,098,948	148,005	551,995	913,490	0.60	7,240	76	CM010	x
70-16-29-288-715	99 E 8TH ST	12/16/2021	452,510	WD	03-ARM'S LENG	452,510	0	0.00	928,914	52,438	400,072	841,956	0.48	2,083	192	CM010	x

# Ottawa Commercial

CM100 - SOUTH SHORE VILLAGE (OTT CO)  
 CM110 - WASHINGTON SQUARE (OTT CO)  
 CM200 - GENERAL COMMERCIAL (OTT CO)  
 CM210 - RETAIL/SHOPPING (OTT CO)  
 CM600 - GAS STATIONS (OTT CO)

<<<<< Applies to >>>>>

**0.769**

Used  
 Average  
 \$5,555,191    \$7,075,785    **0.769**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. S	Cur. Appra	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-32-105-023	453 WASHINGTON AVE	10/8/2020	190000	WD	03-ARM'S LENGTH	190000	59900	31.53	183065	28138	161862	186210.337	0.87	2550	63.47529	CM110	x
70-16-31-228-040	436 WASHINGTON AVE	10/27/2020	140000	WD	03-ARM'S LENGTH	140000	71000	50.71	156718	23255	116745	160412.26	0.73	1484	78.66914	CM110	x
03-02-15-200-026	1816 M-40	12/2/2021	215000	WD	03-ARM'S LENGTH	215000	212300	98.74	555014	79946	135054	494862.5	0.27	4954	27.26161	CM20A	x
70-16-32-279-767	217 E 24TH ST	10/30/2020	99000	WD	03-ARM'S LENGTH	99000	43000	43.43	94131	6766	92234	105006.01	0.88	569	162.0984	CM200	x
70-16-33-200-075	500 WAVERLY RD	7/13/2020	1994460	WD	03-ARM'S LENGTH	1994460	1096400	54.97	2088609	535766	1458694	1866397.84	0.78	20825	70.04533	CM200	x
70-16-33-205-701	482 CENTURY LN	2/9/2022	506500	WD	03-ARM'S LENGTH	506500	268300	52.97	550003	97496	409004	543878.606	0.75	6492	63.00123	CM200	x
03-02-05-151-027	877 WASHINGTON AVE	3/26/2021	500000	WD	03-ARM'S LENGTH	500000	0	0.00	522014	217088	282912	317631.25	0.89	4185	67.60143	CM21A	x
03-02-05-300-081	1191 WASHINGTON AVE	7/15/2020	1990000	WD	03-ARM'S LENGTH	1990000	809500	40.68	2147306	478387	1511613	1738457.29	0.87	16509	91.56297	CM21A	x
03-02-05-202-014	778 COLUMBIA AVE	4/9/2021	175000	WD	03-ARM'S LENGTH	175000	83600	47.77	193489	8314	166686	192890.625	0.86	3264	51.06801	CM21A	x
03-02-04-100-049	835 LINCOLN AVE	10/21/2021	530000	WD	03-ARM'S LENGTH	530000	412900	77.91	711826	219758	310242	512570.833	0.61	17814	17.41563	CM21A	x
70-16-29-383-007	9 W 16TH ST	12/31/2021	490000	WD	03-ARM'S LENGTH	490000	216600	44.20	467027	76541	413459	453526.132	0.91	8919	46.3571	CM210	x
70-16-32-102-014	114 W 16TH ST	7/28/2021	169000	LC	03-ARM'S LENGTH	169000	72500	42.90	174757	23143	145857	182228.365	0.80	2480	58.81331	CM210	x

# Ottawa Commercial

CM300 - APARTMENTS (OTT CO)

<<<<< Applies to >>>>>

**1.101**

Used

**Average**

\$2,641,126      \$2,254,887

**1.101**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land + Yarc	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-33-205-701	482 CENTURY LN	2/9/2022	506500	WD	03-ARM'S LENGTH	506500	268300	52.97	550003	97496	409004	543878.6058	0.75	6492	63.00123	CM200	x
70-16-27-470-017	1061 ABBEY CT	6/21/2022	675000	WD	03-ARM'S LENGTH	675000	172200	25.51	631058	157397	517603	364354.6154	1.42	6291	82.27674	CM300	x
70-16-29-329-745	17 W 10TH ST	5/20/2020	107500	WD	03-ARM'S LENGTH	107500	0	0.00	100595	16790	90710	80504.32277	1.13	730	124.2603	CM010	x
70-16-33-200-075	500 WAVERLY RD	7/13/2020	1994460	WD	03-ARM'S LENGTH	1994460	1096400	54.97	2088609	535766	1458694	1866397.837	0.78	20825	70.04533	CM200	x
70-16-27-400-043	1041 E 16TH ST	11/4/2022	1452000	WD	03-ARM'S LENGTH	1452000	445300	30.67	1450578	331223	1120777	861042.3077	1.30	18381	60.97476	CM300	x
70-16-33-103-035	451 LINCOLN AVE	12/20/2021	775000	WD	03-ARM'S LENGTH	775000	250700	32.35	812553	181258	593742	485611.5385	1.22	6412	92.59857	CM300	x

# Ottawa Commercial

CM330 - SENIOR HOUSING (OTT CO)

<<<<< Applies to >>>>>

**0.813**

Used  
 Average  
 \$5,555,191    \$7,075,785    **0.813**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-32-105-023	453 WASHINGTON AVE	10/8/2020	190000	WD	03-ARM'S LENGTH	190000	59900	31.53	183065	28138	161862	186210.337	0.87	2550	63.47529	CM11O	x
70-16-31-228-040	436 WASHINGTON AVE	10/27/2020	140000	WD	03-ARM'S LENGTH	140000	71000	50.71	156718	23255	116745	160412.26	0.73	1484	78.66914	CM11O	x
03-02-15-200-026	1816 M-40	12/2/2021	215000	WD	03-ARM'S LENGTH	215000	212300	98.74	555014	79946	135054	494862.5	0.27	4954	27.26161	CM20A	x
70-16-32-279-767	217 E 24TH ST	10/30/2020	99000	WD	03-ARM'S LENGTH	99000	43000	43.43	94131	6766	92234	105006.01	0.88	569	162.0984	CM20O	x
70-16-33-200-075	500 WAVERLY RD	7/13/2020	1994460	WD	03-ARM'S LENGTH	1994460	1096400	54.97	2088609	535766	1458694	1866397.84	0.78	20825	70.04533	CM20O	x
70-16-33-205-701	482 CENTURY LN	2/9/2022	506500	WD	03-ARM'S LENGTH	506500	268300	52.97	550003	97496	409004	543878.606	0.75	6492	63.00123	CM20O	x
03-02-05-151-027	877 WASHINGTON AVE	3/26/2021	500000	WD	03-ARM'S LENGTH	500000	0	0.00	522014	217088	282912	317631.25	0.89	4185	67.60143	CM21A	x
03-02-05-300-081	1191 WASHINGTON AVE	7/15/2020	1990000	WD	03-ARM'S LENGTH	1990000	809500	40.68	2147306	478387	1511613	1738457.29	0.87	16509	91.56297	CM21A	x
03-02-05-202-014	778 COLUMBIA AVE	4/9/2021	175000	WD	03-ARM'S LENGTH	175000	83600	47.77	193489	8314	166686	192890.625	0.86	3264	51.06801	CM21A	x
03-02-04-100-049	835 LINCOLN AVE	10/21/2021	530000	WD	03-ARM'S LENGTH	530000	412900	77.91	711826	219758	310242	512570.833	0.61	17814	17.41563	CM21A	x
70-16-27-179-002	761 E 8TH ST	9/23/2022	320000	WD	03-ARM'S LENGTH	320000	123900	38.72	263683	99366	220634	197496.394	1.12	3000	73.54467	CM21O	x
70-16-32-354-008	701 WASHINGTON AVE	5/26/2022	190000	WD	03-ARM'S LENGTH	190000	76900	40.47	163153	59805	130195	124216.346	1.05	2640	49.31629	CM21O	x
70-16-29-383-007	9 W 16TH ST	12/31/2021	490000	WD	03-ARM'S LENGTH	490000	216600	44.20	467027	76541	413459	453526.132	0.91	8919	46.3571	CM21O	x
70-16-32-102-014	114 W 16TH ST	7/28/2021	169000	LC	03-ARM'S LENGTH	169000	72500	42.90	174757	23143	145857	182228.365	0.80	2480	58.81331	CM21O	x

# Ottawa Commercial

CM350 - HOTELS/MOTELS (OTT CO)

<<<<< Applies to >>>>>

**0.887**

Used  
 Average  
 \$11,430,808    \$13,978,100    **0.887**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-29-401-017	54 E 8TH ST	11/21/2021	675005	WD	03-ARM'S LENGTH	675005	327300	48.49	670967	172800	502205	478546.5898	1.05	6800	73.85368	CM01O	x
70-16-29-288-709	99 E 8TH ST	3/31/2022	1450000	WD	03-ARM'S LENGTH	1450000	671100	46.28	1513598	112388	1337612	1346023.055	0.99	4765	280.7161	CM01O	x
70-16-29-287-707	85 E 8TH ST	8/31/2022	3470000	WD	03-ARM'S LENGTH	3470000	2311200	66.61	4950112	874491	2595509	3915101.825	0.66	19491	133.1645	CM01O	x
70-16-29-288-714	99 E 8TH ST	10/13/2022	545000	WD	03-ARM'S LENGTH	545000	323900	59.43	854810	47160	497840	775840.5379	0.64	1693	294.0579	CM01O	x
70-16-29-328-030	238 RIVER AVE	9/17/2020	700000	WD	03-ARM'S LENGTH	700000	487400	69.63	1098948	148005	551995	913489.9135	0.60	7240	76.2424	CM01O	x
70-16-29-288-715	99 E 8TH ST	12/16/2021	452510	WD	03-ARM'S LENGTH	452510	0	0.00	928914	52438	400072	841955.8117	0.48	2083	192.0653	CM01O	x
70-16-31-104-003	578 SOUTH SHORE DR	3/18/2022	340000	WD	03-ARM'S LENGTH	340000	84900	24.97	188633	31082	308918	189364.1827	1.63	3146	98.1939	CM10O	x
70-16-32-105-023	453 WASHINGTON AVE	10/8/2020	190000	WD	03-ARM'S LENGTH	190000	59900	31.53	183065	28138	161862	186210.3365	0.87	2550	63.47529	CM11O	x
70-16-31-228-040	436 WASHINGTON AVE	10/27/2020	140000	WD	03-ARM'S LENGTH	140000	71000	50.71	156718	23255	116745	160412.2596	0.73	1484	78.66914	CM11O	x
70-16-34-300-030	623 WAVERLY RD	8/11/2021	2175000	WD	03-ARM'S LENGTH	2175000	781300	35.92	1790958	297659	1877341	1794830.529	1.05	11816	158.8813	CM20O	x
70-16-32-279-767	217 E 24TH ST	10/30/2020	99000	WD	03-ARM'S LENGTH	99000	43000	43.43	94131	6766	92234	105006.0096	0.88	569	162.0984	CM20O	x
70-16-33-200-075	500 WAVERLY RD	7/13/2020	1994460	WD	03-ARM'S LENGTH	1994460	1096400	54.97	2088609	535766	1458694	1866397.837	0.78	20825	70.04533	CM20O	x
70-16-33-205-701	482 CENTURY LN	2/9/2022	506500	WD	03-ARM'S LENGTH	506500	268300	52.97	550003	97496	409004	543878.6058	0.75	6492	63.00123	CM20O	x
70-16-27-400-043	1041 E 16TH ST	11/4/2022	1452000	WD	03-ARM'S LENGTH	1452000	445300	30.67	1450578	331223	1120777	861042.3077	1.30	18381	60.97476	CM30O	x

# Ottawa Commercial

CM400 - FOOD - FAST (OTT CO)

<<<< Applies to >>>>

**1.068**

Used  
 Average  
 \$3,705,509    \$2,972,019    **1.068**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
03-02-06-499-002	1162 WASHINGTON AVE	8/6/2020	2008929	WD	03-ARM'S LENGTH	2008929	502900	25.03	1645707	315711	1693218	1127115.254	1.50	2603	650.4871	CM40A	x
03-02-06-400-061	1000 WASHINGTON AVE	1/27/2022	575000	WD	03-ARM'S LENGTH	575000	253300	44.05	608286	288410	286590	271081.3559	1.06	2502	114.5444	CM40A	x
03-02-05-152-001	917 WASHINGTON AVE	5/3/2022	575000	WD	03-ARM'S LENGTH	575000	299400	52.07	627445	316558	258442	263463.5593	0.98	3165	81.65624	CM40A	x
03-02-05-152-001	917 WASHINGTON AVE	12/2/2020	500000	WD	03-ARM'S LENGTH	500000	305900	61.18	627445	316558	183442	263463.5593	0.70	3165	57.95956	CM40A	x
70-16-32-358-001	735 MICHIGAN AVE	3/22/2021	1700000	CD	03-ARM'S LENGTH	1700000	734500	43.21	1523119	582628	1117372	854991.8182	1.31	5373	207.9605	CM400	x
03-02-06-427-701	1012 WASHINGTON AVE	5/18/2021	217500	WD	03-ARM'S LENGTH	217500	104800	48.18	231060	51055	166445	191902.9851	0.87	4916	33.85781	CM41A	x

# Ottawa Commercial

CM410 - FOOD - RESTAURANT (OTT CO)

<<<<< Applies to >>>>>

**0.848**

Used

**Average**

**0.848**

\$608,329    \$718,830

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yarc	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chooosen
03-02-05-152-001	917 WASHINGTON AVE	5/3/2022	575000	WD	03-ARM'S LENGTH	575000	299400	52.07	627445	316558	258442	263463.559	0.98	3165	81.65624	CM40A	x
03-02-05-152-001	917 WASHINGTON AVE	12/2/2020	500000	WD	03-ARM'S LENGTH	500000	305900	61.18	627445	316558	183442	263463.559	0.70	3165	57.95956	CM40A	x
03-02-06-427-701	1012 WASHINGTON AVE	5/18/2021	217500	WD	03-ARM'S LENGTH	217500	104800	48.18	231060	51055	166445	191902.985	0.87	4916	33.85781	CM41A	x

# Ottawa Commercial

CM500 - MEDICAL OFFICES (OTT CO)

<<<< Applies to >>>>

**0.800**

Used  
 Average  
 \$9,211,551    \$9,579,220    **0.800**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
03-02-06-200-096	854 WASHINGTON AVE	3/28/2022	7305000	WD	03-ARM'S LENGTH	7305000	2406800	32.95	5858367	1316553	5988447	5343310.588	1.12	39297	152.3894	CM50A	x
03-02-05-105-027	181 W 35TH ST	8/23/2022	620000	WD	03-ARM'S LENGTH	620000	323100	52.11	693640	106556	513444	637441.911	0.81	3719	138.0597	CM50A	x
03-02-06-200-093	904 WASHINGTON AVE	3/15/2021	1265000	WD	03-ARM'S LENGTH	1265000	652400	51.57	1613173	373280	891720	1346246.471	0.66	11022	80.90365	CM50A	x
03-02-06-200-104	844 WASHINGTON AVE	2/18/2022	425000	WD	03-ARM'S LENGTH	425000	267600	62.96	782776	121423	303577	718081.4332	0.42	3774	80.43906	CM50A	x
70-16-32-351-006	205 W 29TH ST	2/22/2022	1750000	WD	03-ARM'S LENGTH	1750000	425300	24.30	1519712	235637	1514363	1534139.785	0.99	10979	137.9327	CM500	x



# Ottawa Commercial

CM510 - OFFICES (OTT CO)

<<<< Applies to >>>>

**0.817**

Used  
 Average  
 \$16,174,376    \$14,942,034    **0.817**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. \$	Cur. Appra	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
03-02-06-200-104	844 WASHINGTON AVE	2/18/2022	425000	WD	03-ARM'S LENGTH	425000	267600	62.96	782776	121423	303577	718081.4332	0.42	3774	80.43906	CM50A	x
70-16-32-351-006	205 W 29TH ST	2/22/2022	1750000	WD	03-ARM'S LENGTH	1750000	425300	24.30	1519712	235637	1514363	1534139.785	0.99	10979	137.9327	CM500	x
70-16-33-477-028	700 WAVERLY RD	6/30/2022	10300000	WD	03-ARM'S LENGTH	10300000	3046600	29.58	6646527	490671	9809329	7083838.895	1.38	71388	137.4087	CM510	x
70-16-27-300-072	877 E 16TH ST	3/4/2022	1191550	WD	03-ARM'S LENGTH	1191550	740300	62.13	1088413	233108	958442	984240.5063	0.97	6948	137.945	CM510	x
70-16-28-479-021	675 E 16TH ST	11/18/2022	2100000	WD	03-ARM'S LENGTH	2100000	882700	42.03	2041860	391386	1708614	1899279.632	0.90	18548	92.1185	CM510	x
70-16-27-300-075	833 E 16TH ST	12/31/2020	847000	WD	03-ARM'S LENGTH	847000	415200	49.02	922894	234102	612898	792626.0069	0.77	6648	92.19284	CM510	x
70-16-33-400-057	636 E 24TH ST	10/28/2021	700000	WD	03-ARM'S LENGTH	700000	355100	50.73	746076	439416	260584	352888.3775	0.74	8365	31.1517	CM510	x
70-16-28-478-035	348 WAVERLY RD	12/1/2020	860000	WD	03-ARM'S LENGTH	860000	565100	65.71	1059174	228191	631809	956252.0138	0.66	20844	30.31131	CM510	x
70-16-33-400-064	607 HERITAGE CT	4/19/2022	375000	WD	03-ARM'S LENGTH	375000	256900	68.51	555381	114068	260932	507840.046	0.51	6764	38.57658	CM510	x

# Ottawa Commercial

CM700 - BANKS (OTT CO)

<<<< Applies to >>>>

**0.832**

Used  
 Average  
 \$16,104,784    \$15,932,769    **0.832**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Appra	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
70-16-33-477-028	700 WAVERLY RD	6/30/2022	10300000	WD	03-ARM'S LENGTH	10300000	3046600	29.58	6646527	490671	9809329	7083838.895	1.38	71388	137.4087	CM510	x
70-16-27-306-004	728 E 8TH ST	11/4/2021	150000	WD	03-ARM'S LENGTH	150000	59900	39.93	134236	36172	113828	112846.9505	1.01	1008	112.9246	CM510	x
70-16-27-300-072	877 E 16TH ST	3/4/2022	1191550	WD	03-ARM'S LENGTH	1191550	740300	62.13	1088413	233108	958442	984240.5063	0.97	6948	137.945	CM510	x
70-16-28-479-021	675 E 16TH ST	11/18/2022	2100000	WD	03-ARM'S LENGTH	2100000	882700	42.03	2041860	391386	1708614	1899279.632	0.90	18548	92.1185	CM510	x
70-16-27-300-075	833 E 16TH ST	12/31/2020	847000	WD	03-ARM'S LENGTH	847000	415200	49.02	922894	234102	612898	792626.0069	0.77	6648	92.19284	CM510	x
70-16-33-400-057	636 E 24TH ST	10/28/2021	700000	WD	03-ARM'S LENGTH	700000	355100	50.73	746076	439416	260584	352888.3775	0.74	8365	31.1517	CM510	x
70-16-28-478-035	348 WAVERLY RD	12/1/2020	860000	WD	03-ARM'S LENGTH	860000	565100	65.71	1059174	228191	631809	956252.0138	0.66	20844	30.31131	CM510	x
70-16-33-400-064	607 HERITAGE CT	4/19/2022	375000	WD	03-ARM'S LENGTH	375000	256900	68.51	555381	114068	260932	507840.046	0.51	6764	38.57658	CM510	x
70-16-34-100-041	880 E 16TH ST	5/10/2021	2575000	WD	03-ARM'S LENGTH	2575000	1967300	76.40	3589651	826652	1748348	3242956.573	0.54	19902	87.84785	CM700	x

# Ottawa Commercial

CM900 - WAREHOUSES - CONDO (OTT CO)  
 CM910 - WAREHOUSES - GARAGE/STORAGE (OTT CO)

<<<< Applies to >>>>

**0.895**

Used

**Average**

**0.873**

\$991,487    \$1,294,961

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when	Asd/Adj. Sa	Cur. Apprai	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Chosen
03-02-05-467-701	39 VETERANS DR	4/8/2021	212000	WD	03-ARM'S LENGTH	212000	102600	48.40	258714	48924	163076	155630.5638	1.05	3000	54.35867	CM90A	x
03-02-05-104-003	850 MAPLE AVE	8/2/2022	450000	WD	03-ARM'S LENGTH	450000	366400	81.42	788386	122967	327033	633129.4006	0.52	9134	35.80392	CM91A	x
03-02-03-100-027	832 PRODUCTIONS PL	8/13/2021	700000	WD	03-ARM'S LENGTH	700000	303900	43.41	674451	198622	501378	506201.0638	0.99	9515	52.69343	IND03	x
03-02-03-100-030	864 PRODUCTIONS PL	3/19/2021	2000000	WD	03-ARM'S LENGTH	2000000	797100	39.86	1857863	509840	1490160	1434067.021	1.04	40636	36.67093	IND03	x
03-02-03-300-007	694 E 40TH ST	4/30/2020	3100000	WD	03-ARM'S LENGTH	3100000	892800	28.80	2998736	552703	2547297	2443589.411	1.04	93927	27.11997	IND03	x
03-02-04-400-020	510 E 40TH ST	11/12/2020	1950000	WD	03-ARM'S LENGTH	1950000	441100	22.62	1748846	203709	1746291	1643762.766	1.06	29919	58.36729	IND03	x
03-02-08-100-026	74 E 48TH ST	12/29/2020	3800000	WD	03-ARM'S LENGTH	3800000	1918800	50.49	5323216	1684190	2115810	3635390.609	0.58	99050	21.36103	IND03	x
03-02-10-100-026	1261 WAVERLY RD	12/30/2020	1261925	WD	03-ARM'S LENGTH	1261925	0	0.00	1419126	198194	1063731	1298863.83	0.82	24684	43.09395	IND03	x
03-02-17-100-034	60 W 64TH ST	4/1/2022	509500	WD	03-ARM'S LENGTH	509500	172600	33.88	507169	144119	365381	386223.4043	0.95	10480	34.8646	IND03	x
03-02-17-200-023	40 E 64TH ST	4/1/2021	3755000	WD	03-ARM'S LENGTH	3755000	1377000	36.67	3998957	661176	3093824	3550830.851	0.87	107578	28.75889	IND03	x
70-16-31-401-008	611 OTTAWA AVE	10/15/2020	2000000	WD	03-ARM'S LENGTH	2000000	707600	35.38	1854901	270753	1729247	1641604.145	1.05	72618	23.81293	IND70	x
70-16-33-200-012	510 E 16TH ST	6/27/2022	915000	WD	03-ARM'S LENGTH	915000	588300	64.30	1427719	341022	573978	1126110.881	0.51	99132	5.790038	IND70	x