

Table I01 Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	I01 19TH TO 24TH, STATE TO LINC	\$2,013,935	2,223	\$906	40
Ottawa	I02 MICH, CENTRAL, 27TH TO 31ST	-	-	-	-
Ottawa	I03 LAWINDALE, ELMDALE, 23RD TO 28TH	-	-	-	-
Ottawa	I04 STATE ST, 26TH TO 31ST	-	-	-	-
Ottawa	I05 LINCOLN, 25TH TO 27TH	-	-	-	-
Ottawa	I06 NORTH SIDE 32ND, MI, STATE	-	-	-	-
Ottawa	I07 BAKER LOFTS CONDO (RES)	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
I01 'A' (Base)	\$2,013,935	2,223	\$906	40	Use \$900/FF	Use \$800/FF	Use \$625/FF
I02 'A' (Base)	-	-	-	-			
I03 'A' (Base)	-	-	-	-			
I04 'A' (Base)	-	-	-	-			
I05 'A' (Base)	-	-	-	-			
I06 'A' (Base)	-	-	-	-			
I07 'A' (Facing Park)	-	-	-	-			
I07 'B' (Facing Lot)	-	-	-	-			
I07 'C' (Garage Site)	-	-	-	-			
I07 'D' (Baker Lofts 2)	-	-	-	-			
I07 'E' (Baker Lofts 3)	-	-	-	-			

Total Sales in Table 40 Sums >> \$8,020,500 \$3,003,200 37.44% \$7,785,207 \$2,013,935 \$1,778,642

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Effec. Rate	Dollars/FF	New lot value	Difference	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-32-252-002	485 COLLEGE AVE	12/3/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,100	33.05	\$167,343	\$65,659	\$33,002	I01 19TH TO 24TH, STATE TO LINC	41.30	86.00	0.08	\$799	\$1,592	\$37,419	\$4,417	42	101	2021/0059810	0
70-16-32-207-003	50 E 19TH ST	2/17/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,500	41.00	\$171,257	\$17,428	\$38,685	I01 19TH TO 24TH, STATE TO LINC	48.40	132.00	0.14	\$799	\$360	\$43,852	\$5,167	45	101	2021/0010010	0
70-16-32-426-000	166 E 24TH ST	1/25/2021	\$175,100	WD	03-ARM'S LENGTH	\$175,100	\$74,600	42.60	\$175,509	\$38,918	\$39,327	I01 19TH TO 24TH, STATE TO LINC	49.20	132.00	0.14	\$799	\$792	\$44,577	\$5,250	46	101	2021/0007515	0
70-16-32-183-005	58 W 22ND ST	4/24/2020	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$76,700	42.26	\$194,667	\$25,442	\$38,609	I01 19TH TO 24TH, STATE TO LINC	48.30	99.00	0.11	\$799	\$527	\$43,761	\$5,152	49.4	101	2020/0016127	0
70-16-32-183-009	40 W 22ND ST	9/20/2021	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,000	32.34	\$181,198	\$92,411	\$38,609	I01 19TH TO 24TH, STATE TO LINC	48.30	99.00	0.11	\$799	\$1,915	\$43,761	\$5,152	49.4	101	2021/0049739	0
70-16-32-207-021	39 E 20TH ST	8/27/2020	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$77,300	40.05	\$209,293	\$19,121	\$35,414	I01 19TH TO 24TH, STATE TO LINC	44.30	132.00	0.12	\$799	\$432	\$40,137	\$4,723	40	101	2020/0036935	0
70-16-32-180-004	50 W 21ST ST	7/23/2021	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,600	40.22	\$267,731	\$44,399	\$42,130	I01 19TH TO 24TH, STATE TO LINC	52.70	153.00	0.17	\$799	\$843	\$47,748	\$5,618	48	101	2021/0039511	0
70-16-32-205-030	23 E 19TH ST	7/28/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,500	41.94	\$164,708	\$51,829	\$36,537	I01 19TH TO 24TH, STATE TO LINC	45.70	132.00	0.13	\$799	\$1,135	\$41,406	\$4,869	41.7	101	2021/0038875	0
70-16-32-254-007	34 E 21ST ST	1/19/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,300	37.53	\$175,366	\$51,976	\$37,342	I01 19TH TO 24TH, STATE TO LINC	46.70	126.00	0.13	\$800	\$1,114	\$42,312	\$4,970	43.6	101	2022/0003264	0
70-16-32-131-011	5 W 19TH ST	8/13/2020	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,500	36.61	\$171,324	\$32,508	\$35,832	I01 19TH TO 24TH, STATE TO LINC	44.80	126.00	0.12	\$800	\$726	\$40,590	\$4,758	41.25	101	2020/0034221	0
70-16-32-133-007	6 W 19TH ST	3/8/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,300	39.06	\$193,225	\$22,607	\$35,832	I01 19TH TO 24TH, STATE TO LINC	44.80	126.00	0.12	\$800	\$505	\$40,590	\$4,758	41.25	101	2021/0013495	0
70-16-32-180-020	15 W 22ND ST	7/30/2021	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$98,100	39.26	\$242,695	\$50,240	\$43,035	I01 19TH TO 24TH, STATE TO LINC	53.80	117.00	0.15	\$800	\$934	\$48,745	\$5,710	54	101	2021/0039293	0
70-16-33-100-002	507 LINCOLN AVE	6/19/2020	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$86,600	44.18	\$228,550	\$90,976	\$123,526	I01 19TH TO 24TH, STATE TO LINC	154.40	610.50	1.78	\$800	\$589	\$139,892	\$16,366	127	101	2020/0025929	0
70-16-32-180-008	38 W 21ST ST	4/16/2021	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$93,000	33.70	\$222,662	\$94,144	\$40,806	I01 19TH TO 24TH, STATE TO LINC	51.00	153.00	0.16	\$800	\$1,846	\$46,208	\$5,402	46	101	2021/0021219	0
70-16-32-133-013	15 W 20TH ST	1/5/2022	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$103,400	43.10	\$225,609	\$70,947	\$56,656	I01 19TH TO 24TH, STATE TO LINC	70.80	86.00	0.19	\$800	\$1,002	\$64,147	\$7,491	70	101	2022/0000856	0
70-16-32-258-028	77 E 23RD ST	9/17/2020	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$199,792	\$55,184	\$54,976	I01 19TH TO 24TH, STATE TO LINC	68.70	114.00	0.2	\$800	\$803	\$62,245	\$7,269	75.5	101	2020/0047412	0
70-16-32-258-028	77 E 23RD ST	4/30/2020	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$72,500	42.03	\$199,792	\$27,684	\$54,976	I01 19TH TO 24TH, STATE TO LINC	68.70	114.00	0.2	\$800	\$403	\$62,245	\$7,269	75.5	101	2020/0018073	0
70-16-32-259-008	566 STATE ST	11/5/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,200	41.29	\$193,354	\$24,981	\$48,335	I01 19TH TO 24TH, STATE TO LINC	60.40	114.50	0.17	\$800	\$413	\$54,725	\$6,390	63.5	101	2020/0050056	0
70-16-32-426-005	180 E 24TH ST	8/27/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,000	49.76	\$238,906	\$40,687	\$74,593	I01 19TH TO 24TH, STATE TO LINC	93.20	132.00	0.33	\$800	\$436	\$84,442	\$9,849	108	101	2020/0037082	0
70-16-32-251-014	55 E 21ST ST	3/18/2022	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$73,900	35.87	\$176,109	\$67,669	\$37,778	I01 19TH TO 24TH, STATE TO LINC	47.20	132.00	0.13	\$800	\$1,433	\$42,765	\$4,987	43.6	101	2022/0010973	0
70-16-32-251-018	41 E 21ST ST	4/1/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,400	32.10	\$167,338	\$80,440	\$37,778	I01 19TH TO 24TH, STATE TO LINC	47.20	132.00	0.13	\$800	\$1,703	\$42,765	\$4,987	43.6	101	2022/0022374	0
70-16-32-251-022	25 E 21ST ST	5/20/2020	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$62,500	31.89	\$198,738	\$35,040	\$37,778	I01 19TH TO 24TH, STATE TO LINC	47.20	132.00	0.13	\$800	\$742	\$42,765	\$4,987	43.6	101	2020/0019664	0
70-16-33-103-043	495 LINCOLN AVE	10/29/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,500	39.73	\$168,994	\$80,522	\$64,516	I01 19TH TO 24TH, STATE TO LINC	80.60	132.00	0.27	\$800	\$998	\$73,026	\$8,510	89	101	2021/0054924	0
70-16-32-206-025	139 E 19TH ST	9/29/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$80,500	38.33	\$191,837	\$60,028	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$1,147	\$47,386	\$5,521	50	101	2021/0049369	0
70-16-32-208-016	137 E 20TH ST	11/24/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,200	36.00	\$169,758	\$42,107	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$805	\$47,386	\$5,521	50	101	2020/0053344	0
70-16-32-208-021	115 E 20TH ST	6/19/2020	\$186,100	WD	03-ARM'S LENGTH	\$186,100	\$70,500	37.88	\$199,130	\$28,835	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$551	\$47,386	\$5,521	50	101	2020/0025015	0
70-16-32-252-015	116 E 20TH ST	6/25/2021	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$57,300	49.83	\$132,936	\$23,929	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$457	\$47,386	\$5,521	50	101	2021/0034644	0
70-16-32-252-025	125 E 21ST ST	2/11/2022	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$63,300	17.96	\$333,021	\$61,344	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$1,172	\$47,386	\$5,521	50	101	2022/0005981	0
70-16-32-255-021	148 E 21ST ST	3/31/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$82,500	27.50	\$203,017	\$138,848	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$2,653	\$47,386	\$5,521	50	101	2022/0013493	0
70-16-32-255-022	154 E 21ST ST	7/13/2021	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$97,600	32.00	\$249,612	\$97,253	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$1,858	\$47,386	\$5,521	50	101	2021/0036431	0
70-16-32-255-025	143 E 22ND ST	10/21/2021	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,100	43.23	\$227,984	\$33,881	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$647	\$47,386	\$5,521	50	101	2021/0055283	0
70-16-32-255-045	138 E 21ST ST	5/29/2020	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$87,700	47.15	\$205,707	\$22,158	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$423	\$47,386	\$5,521	50	101	2020/0022263	0
70-16-32-258-023	539 COLLEGE AVE	11/13/2020	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$74,300	40.16	\$195,643	\$31,222	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$597	\$47,386	\$5,521	50	101	2020/0052033	0
70-16-32-402-011	118 E 24TH ST	5/7/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,900	44.65	\$185,926	\$25,939	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$496	\$47,386	\$5,521	50	101	2021/0025481	0
70-16-33-103-011	487 LINCOLN AVE	9/21/2020	\$165,100	WD	03-ARM'S LENGTH	\$165,100	\$55,300	33.49	\$148,820	\$58,145	\$41,865	I01 19TH TO 24TH, STATE TO LINC	52.30	132.00	0.15	\$800	\$1,111	\$47,386	\$5,521	50	101	2020/0043096	0
70-16-32-207-020	41 E 20TH ST	11/24/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,30																