

Table I02 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	-	-	-	-
Ottawa	I02 MICH, CENTRAL, 27TH TO 31ST	\$1,136,478	1,352	\$840	22
Ottawa	I03 LAWNSDALE, 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)	-	-	-	-	Use \$850/FF	Use \$775/FF	Use \$650
I02 'A' (Base)	\$1,136,478	1,352	\$840	22			
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 22 Sums >> \$4,605,700 \$1,887,200 40.98% \$4,517,147 \$1,136,478 \$1,047,925

1,352.20 2,844.00 4.38

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effec. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
						Adj. Sale \$	Sold																
70-16-32-331-040	669 PINE AVE	6/12/2020	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,100	41.91	\$221,663	\$42,675	\$49,338	I02 MICH, CENTRAL, 27TH TO 31ST	63.70	132.00	0.21	\$775	\$670	\$53,538	\$4,200	69	102	2020/0024544	0
70-16-32-378-037	737 PINE AVE	9/21/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,000	43.24	\$178,756	\$65,343	\$59,099	I02 MICH, CENTRAL, 27TH TO 31ST	76.30	131.00	0.27	\$775	\$857	\$64,128	\$5,029	88	102	2021/0048389	0
70-16-32-356-012	716 PINE AVE	8/23/2021	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$83,300	42.07	\$187,385	\$59,416	\$48,801	I02 MICH, CENTRAL, 27TH TO 31ST	63.00	132.00	0.21	\$775	\$944	\$52,949	\$4,148	68	102	2021/0044059	0
70-16-32-356-009	118 W 29TH ST	7/24/2020	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$73,500	46.08	\$182,853	\$24,367	\$47,720	I02 MICH, CENTRAL, 27TH TO 31ST	61.60	132.00	0.2	\$775	\$396	\$51,773	\$4,053	66	102	2020/0049778	0
70-16-32-376-009	58 W 28TH ST	10/28/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,600	37.00	\$150,825	\$64,502	\$35,327	I02 MICH, CENTRAL, 27TH TO 31ST	45.60	132.00	0.13	\$775	\$1,415	\$38,325	\$2,998	44.2	102	2021/0054262	0
70-16-32-451-016	689 CENTRAL AVE	5/4/2021	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$104,300	39.96	\$271,137	\$52,077	\$62,214	I02 MICH, CENTRAL, 27TH TO 31ST	80.30	132.00	0.29	\$775	\$649	\$67,489	\$5,275	94	102	2021/0024067	0
70-16-32-455-002	729 CENTRAL AVE	4/8/2020	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$99,400	44.18	\$247,532	\$22,642	\$45,174	I02 MICH, CENTRAL, 27TH TO 31ST	58.30	106.00	0.16	\$775	\$388	\$48,999	\$3,825	66	102	2020/0013607	0
70-16-32-331-041	76 W 27TH ST	6/30/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,800	39.38	\$185,358	\$75,738	\$66,096	I02 MICH, CENTRAL, 27TH TO 31ST	85.30	132.00	0.31	\$775	\$888	\$71,692	\$5,596	101.9	102	2020/0029484	0
70-16-32-359-013	111 W 31ST ST	4/20/2020	\$198,900	WD	03-ARM'S LENGTH	\$198,900	\$71,000	35.70	\$174,496	\$64,311	\$39,907	I02 MICH, CENTRAL, 27TH TO 31ST	51.50	132.00	0.16	\$775	\$1,249	\$43,284	\$3,377	52	102	2020/0015548	0
70-16-32-308-007	106 W 27TH ST	10/13/2021	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$101,100	43.98	\$239,145	\$47,169	\$56,414	I02 MICH, CENTRAL, 27TH TO 31ST	72.80	132.00	0.25	\$775	\$648	\$61,186	\$4,772	82.5	102	2021/0051778	0
70-16-32-378-013	36 W 30TH ST	5/29/2020	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$104,000	49.52	\$256,016	\$8,852	\$54,868	I02 MICH, CENTRAL, 27TH TO 31ST	70.80	132.00	0.24	\$775	\$125	\$59,505	\$4,637	79.5	102	2020/0020632	0
70-16-32-378-031	53 W 31ST ST	1/21/2022	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$85,400	32.72	\$199,464	\$109,662	\$48,126	I02 MICH, CENTRAL, 27TH TO 31ST	62.10	132.00	0.2	\$775	\$1,766	\$52,193	\$4,067	66.75	102	2022/0003190	0
70-16-32-306-008	115 W 27TH ST	5/28/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,900	38.18	\$146,252	\$62,498	\$38,750	I02 MICH, CENTRAL, 27TH TO 31ST	50.00	132.00	0.15	\$775	\$1,250	\$42,023	\$3,273	50	102	2021/0028809	0
70-16-32-353-004	144 W 28TH ST	5/21/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$85,700	37.26	\$195,825	\$69,981	\$35,806	I02 MICH, CENTRAL, 27TH TO 31ST	46.20	132.00	0.14	\$775	\$1,515	\$38,830	\$3,024	45	102	2021/0027450	0
70-16-32-378-026	23 W 31ST ST	8/24/2020	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$68,400	38.00	\$168,516	\$47,290	\$35,806	I02 MICH, CENTRAL, 27TH TO 31ST	46.20	132.00	0.14	\$775	\$1,024	\$38,830	\$3,024	45	102	2020/0036901	0
70-16-32-378-027	27 W 31ST ST	8/19/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$69,800	37.73	\$158,607	\$62,199	\$35,806	I02 MICH, CENTRAL, 27TH TO 31ST	46.20	132.00	0.14	\$775	\$1,346	\$38,830	\$3,024	45	102	2021/0042823	0
70-16-32-353-007	128 W 28TH ST	12/2/2020	\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$95,400	39.50	\$238,447	\$44,674	\$41,621	I02 MICH, CENTRAL, 27TH TO 31ST	53.70	132.00	0.17	\$775	\$832	\$45,133	\$3,512	55	102	2020/0054592	0
70-16-32-359-009	118 W 30TH ST	6/30/2021	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$83,000	35.93	\$187,019	\$94,919	\$50,938	I02 MICH, CENTRAL, 27TH TO 31ST	65.70	132.00	0.22	\$775	\$1,444	\$55,219	\$4,281	72	102	2021/0035252	0
70-16-32-376-015	32 W 28TH ST	9/30/2020	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$94,600	45.70	\$232,982	\$18,446	\$44,428	I02 MICH, CENTRAL, 27TH TO 31ST	57.30	132.00	0.18	\$775	\$322	\$48,159	\$3,731	60	102	2020/0043745	0
70-16-32-306-010	131 W 27TH ST	9/24/2021	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$87,600	39.84	\$212,409	\$59,990	\$52,499	I02 MICH, CENTRAL, 27TH TO 31ST	67.70	99.00	0.19	\$775	\$886	\$56,900	\$4,401	82.5	102	2021/0053599	0
70-16-32-376-023	15 W 29TH ST	2/28/2022	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$86,000	44.56	\$195,275	\$38,206	\$40,481	I02 MICH, CENTRAL, 27TH TO 31ST	52.20	132.00	0.16	\$775	\$731	\$43,872	\$3,391	53	102	2022/0008816	0
70-16-32-356-015	121 W 30TH ST	6/18/2020	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$116,300	50.57	\$287,185	\$1,521	\$58,706	I02 MICH, CENTRAL, 27TH TO 31ST	75.70	132.00	0.26	\$776	\$20	\$63,623	\$4,917	87	102	2020/0024602	0