

# Table I04 thru I07 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	-	-	-	-
Ottawa	I03 LAWDALE, ELMDALE, 23RD TO 28TH	-	-	-	-
Ottawa	I04 STATE ST, 26TH TO 31ST	\$1,363,399	1,917	\$711	19
Ottawa	I05 LINCOLN, 25TH TO 27TH	\$498,515	622	\$801	12
Ottawa	I06 NORTH SIDE 32ND, MI, STATE	\$161,952	268	\$605	3
Ottawa	I07 BAKER LOFTS CONDO (RES)	\$455,401	-	\$21,686	21

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
I01 'A' (Base)	-	-	-	-		Use \$800/FF	Use \$750/FF
I02 'A' (Base)	-	-	-	-		Use \$800/FF	Use \$750/FF
I03 'A' (Base)	-	-	-	-		Use \$775/FF	Use \$700/FF
I04 'A' (Base)	\$1,363,399	1,917	\$711	19	Use \$700/FF	Use \$600/FF	Use \$560/FF
I05 'A' (Base)	\$498,515	622	\$801	12	Use \$800/FF	Use \$700/FF	Use \$560/FF
I06 'A' (Base)	\$161,952	268	\$605	3	Use \$600/FF	Use \$485/FF	Use \$450/FF
I07 'A' (Facing Park)	\$96,699	-	\$24,175	4	Use \$24,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
I07 'B' (Facing Lot)	\$26,935	-	\$13,468	2	Use \$23,000/SITE	Use \$19,100/SITE	Use \$19,100/SITE
I07 'C' (Garage Site)	\$15,790	-	\$7,895	2	Use \$6,000/SITE	Use \$5,000/SITE	Use \$5,000/SITE
I07 'D' (Baker Lofts 2)	\$268,255	-	\$24,387	11	Use \$20,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
I07 'E' (Baker Lofts 3)	\$47,722	-	\$23,861	2	Use \$24,000/SITE	Use \$20,400/SITE	Use \$20,400/SITE

Total Sales in Table 55 Sums >> \$12,130,230 \$4,934,600 40.68% \$11,755,365 \$2,479,267 \$2,104,402

2,806.40 4,385.60 8.24

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	Old FF Effic. Rate	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-32-405-033	67 E 28TH ST	11/12/2021	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$147,000	36.30	\$357,807	\$114,179	\$66,986	I04 STATE ST, 26TH TO 31ST	111.60	132.00	0.35	\$600	\$1,023	\$79,392	\$12,406	113.72	104	2021/0056573	0
70-16-32-406-009	50 E 27TH ST	7/15/2021	\$281,125	WD	03-ARM'S LENGTH	\$281,125	\$104,000	36.99	\$247,717	\$94,144	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$930	\$71,994	\$11,258	100	104	2021/0037172	0
70-16-32-427-011	149 E 26TH ST	6/23/2021	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$278,600	39.24	\$679,759	\$90,977	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$899	\$71,994	\$11,258	100	104	2021/0037213	0
70-16-32-429-010	642 COLUMBIA AVE	6/18/2021	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$84,600	35.62	\$176,197	\$100,621	\$39,318	I04 STATE ST, 26TH TO 31ST	65.50	132.00	0.17	\$600	\$1,536	\$46,597	\$7,279	56	104	2021/0032910	0
70-16-32-451-006	40 E 28TH ST	10/15/2021	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,700	45.48	\$271,977	\$41,023	\$63,000	I04 STATE ST, 26TH TO 31ST	105.00	132.00	0.32	\$600	\$391	\$74,697	\$11,697	105	104	2021/0053526	0
70-16-32-451-008	60 E 28TH ST	10/29/2021	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$131,000	41.60	\$296,493	\$62,881	\$44,474	I04 STATE ST, 26TH TO 31ST	74.10	132.00	0.2	\$600	\$848	\$52,715	\$8,241	66	104	2021/0055126	0
70-16-32-451-012	35 E 29TH ST	8/27/2020	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$88,600	40.27	\$250,163	\$49,677	\$79,840	I04 STATE ST, 26TH TO 31ST	133.10	132.00	0.44	\$600	\$373	\$94,687	\$14,847	144	104	2020/0037246	0
70-16-32-452-006	112 E 28TH ST	11/30/2021	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$105,100	39.66	\$252,155	\$73,581	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$727	\$71,994	\$11,258	100	104	2021/0059025	0
70-16-32-452-007	122 E 28TH ST	2/28/2022	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,700	43.48	\$380,485	\$45,251	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$447	\$71,994	\$11,258	100	104	2022/0007992	0
70-16-32-454-001	68 E 29TH ST	2/4/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$100,200	29.04	\$369,931	\$41,176	\$66,107	I04 STATE ST, 26TH TO 31ST	110.20	132.00	0.34	\$600	\$374	\$78,396	\$12,289	112.14	104	2022/0005258	0
70-16-32-454-008	132 E 29TH ST	11/17/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,600	36.43	\$225,287	\$70,688	\$60,975	I04 STATE ST, 26TH TO 31ST	101.60	132.00	0.31	\$600	\$696	\$72,278	\$11,303	100.48	104	2020/0059177	0
70-16-32-454-013	131 E 30TH ST	11/18/2020	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$93,300	41.65	\$249,332	\$35,724	\$61,056	I04 STATE ST, 26TH TO 31ST	101.80	132.00	0.31	\$600	\$351	\$72,421	\$11,365	100.75	104	2020/0053017	0
70-16-32-454-016	107 E 30TH ST	5/6/2021	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$106,100	40.04	\$241,191	\$74,951	\$51,142	I04 STATE ST, 26TH TO 31ST	85.20	132.00	0.24	\$600	\$879	\$60,611	\$9,469	79.42	104	2021/0025852	0
70-16-32-477-005	184 E 28TH ST	6/11/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$88,100	36.71	\$197,876	\$91,073	\$48,949	I04 STATE ST, 26TH TO 31ST	81.60	132.00	0.23	\$600	\$1,116	\$58,050	\$9,101	75	104	2021/0031305	0
70-16-32-477-012	185 E 29TH ST	12/6/2021	\$331,500	WD	03-ARM'S LENGTH	\$331,500	\$111,500	33.63	\$262,411	\$129,825	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$1,283	\$71,994	\$11,258	100	104	2021/0060389	0
70-16-32-479-004	196 E 29TH ST	1/7/2021	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$82,300	36.66	\$212,075	\$68,547	\$56,122	I04 STATE ST, 26TH TO 31ST	93.50	132.00	0.27	\$600	\$733	\$66,516	\$10,394	90	104	2021/0001125	0
70-16-32-479-009	195 E 30TH ST	3/9/2021	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$123,400	43.45	\$342,013	\$2,723	\$60,736	I04 STATE ST, 26TH TO 31ST	101.20	132.00	0.3	\$600	\$27	\$71,994	\$11,258	100	104	2021/0012978	0
70-16-32-481-007	735 STATE ST	10/22/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,700	44.04	\$231,821	\$55,275	\$47,096	I04 STATE ST, 26TH TO 31ST	78.50	132.00	0.3	\$600	\$704	\$55,845	\$8,749	65	104	2021/0054933	0
70-16-32-481-013	759 STATE ST	8/13/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,200	31.75	\$219,464	\$121,083	\$100,547	I04 STATE ST, 26TH TO 31ST	167.60	154.40	0.52	\$600	\$723	\$119,231	\$18,684	263.43	104	2021/0041953	0
70-16-32-428-012	618 LINCOLN AVE	6/3/2020	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$72,600	47.45	\$192,161	\$3,941	\$43,102	I05 LINCOLN, 25TH TO 27TH	61.60	132.00	0.2	\$700	\$64	\$49,363	\$6,261	61	105	2020/0021785	0
70-16-32-426-025	163 E 25TH ST	4/23/2021	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$107,900	53.02	\$246,268	\$7,490	\$50,258	I05 LINCOLN, 25TH TO 27TH	71.80	132.00	0.25	\$700	\$104	\$57,536	\$7,278	86	105	2021/0022784	0
70-16-32-427-004	112 E 25TH ST	3/5/2021	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$63,400	32.51	\$200,962	\$29,038	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$581	\$40,067	\$5,067	50	105	2021/0012289	0
70-16-32-428-017	193 E 26TH ST	11/2/2021	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,300	35.54	\$158,420	\$71,580	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$1,432	\$40,067	\$5,067	50	105	2021/0055127	0
70-16-32-428-020	179 E 26TH ST	9/10/2020	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$83,200	33.96	\$214,559	\$65,441	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$1,309	\$40,067	\$5,067	50	105	2020/0043862	0
70-16-32-430-007	184 E 26TH ST	10/23/2020	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$79,100	38.40	\$208,940	\$32,060	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$641	\$40,067	\$5,067	50	105	2020/0048034	0
70-16-32-430-022	183 E 27TH ST	5/5/2021	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$61,000	34.46	\$138,768	\$73,232	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$1,465	\$40,067	\$5,067	50	105	2021/0026759	0
70-16-32-430-024	175 E 27TH ST	9/27/2021	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$85,600	36.58	\$195,984	\$73,016	\$35,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.15	\$700	\$1,460	\$40,067	\$5,067	50	105	2021/0048768	0
70-16-32-430-012	212 E 26TH ST	11/11/2020	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,700	46.70	\$142,549	\$665	\$28,214	I05 LINCOLN, 25TH TO 27TH	40.30	63.00	0.07	\$700	\$16	\$32,294	\$4,080	48	105	2020/0050896	0
70-16-32-430-012	212 E 26TH ST	2/23/2021	\$159,300	WD	03-ARM'S LENGTH	\$159,300	\$53,700	33.71	\$142,549	\$44,965	\$28,214	I05 LINCOLN, 25TH TO 27TH	40.30	63.00	0.07	\$700	\$1,116	\$32,294	\$4,080	48	105	2021/0010384	0
70-16-32-481-005	730 LINCOLN AVE	8/13/2021	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$60,900	36.25	\$140,000	\$68,208	\$40,208	I05 LINCOLN, 25TH TO 27TH	57.40	100.00	0.15	\$700	\$1,187	\$45,997	\$5,789	66	105	2021/0042829	0
70-16-32-426-022	595 COLUMBIA AVE	6/17/2020	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$57,100	39.41	\$151,545	\$28,879	\$35,524	I05 LINCOLN, 25TH TO 27TH	50.70	132.00	0.16	\$700	\$569	\$40,628	\$5,104	51	105	2020/0024761	0
70-16-32-458-018	93 E 32ND ST	5/14/2021	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$99,200	42.76	\$224,418	\$55,477	\$47,895	I06 NORTH SIDE 32ND, MI, STATE	98.80	132.00	0.29	\$485	\$562	\$59,749	\$11,854	96.73	106	2021/0027399	0
70-16-32-482-009	167 E 32ND ST	11/25/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$73,600	43.29	\$174,025	\$45,143	\$49,168	I06 NORTH SIDE 32ND, MI, STATE	101.40	132.80	0.3	\$485	\$445	\$61,322	\$12,154	100	106	2020/0054992	0
70-16-32-361-020	155 W 32ND ST	6/4/2021	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$79,100	37.31	\$183,459	\$61,332	\$32,791	I06 NORTH SIDE 32ND, MI, STATE	67.60	134.60	0.18	\$485	\$907	\$40,881	\$8,090	58	106	2021/0029940	0
70-16-32-279-904	217 E 24TH ST	4/30/2021	\$18,000	OTH	03-ARM'S LENGTH	\$18,000	\$10,200	56.67	\$16,105	\$6,895	\$5,000	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0.01	#DIV/0!	#DIV/0!	#N/A	#N/A	0	107	2021/0024239	0
70-16-32-279-921	217 E 24TH ST	6/23/2020	\$20,000	OTH	03-ARM'S LENGTH	\$20,000	\$9,100	45.50	\$16,105	\$8,895	\$5,000	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0.01	#DIV/0!	#DIV/0!	#N/A	#N/A	0	107	2020/0027706	0
70-16-32-279-735	533 COLUMBIA AVE	7/30/2021	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$96,200	43.73	\$193,697	\$46,303	\$20,000	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0	#DIV/0!	#DIV/0!	#					