

Table K Land Residual		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	K01 MISC LINC & US-31	\$163,666	237	\$690	3
Ottawa	K02 APPLE AVE AREA	-	-	-	0
Ottawa	K03 MAPLE CREEK CONDO	\$220,156	-	\$27,520	8
Ottawa	K04 APPLETREE CONDO	\$220,255	-	\$31,465	7
Ottawa	K09 TIMBER RIDGE	\$99,257	-	-	3
Ottawa	K10 WILSHIRE ESTATES	\$109,822	255	\$430	5
Ottawa	K12 THORNAPPLE RIDGE CONDO	\$89,814	-	-	3
Ottawa	K13 STONEY BROOK CONDO	\$22,777	-	-	1

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
K01 'A' (E 32nd St)	\$0	-	-	0	Use \$500/FF	Use \$425/FF	Use \$375/FF
K01 'B' (E 24th St)	\$163,666	237	\$690	3	Use \$550/FF	Use \$475/FF	Use \$425/FF
K02 'A' (Apple Ave)	\$0	-	-	0	Use \$380/FF	Use \$380/FF	Use \$350/FF
K02 'B' (Brookside Area)	\$0	-	-	0	Use \$450/FF	Use \$450/FF	Use \$420/FF
K03 'A' (Maple Creek Site)	\$220,156	-	\$27,520	8	Use \$27,500/SITE	Use \$26,000/SITE	Use \$26,000/SITE
K04 'A' (Appletree Site)	\$220,255	-	\$31,465	7	Use \$30,000/SITE	Use \$27,000/SITE	Use \$27,000/SITE
K09 'A' (Hunters Run FF/Site)	\$0	-	-	0	Use \$475/FF Use \$35,000/SITE	Use \$450/FF Use \$33,550/SITE	Use \$450/FF Use \$33,550/SITE
K09 'B' (Timber Rg Site)	\$99,257	-	\$33,086	3	Use \$26,000/SITE	Use \$23,000/SITE	Use \$23,000/SITE
K10 'A' (Base)	\$109,822	255	\$430	5	Use \$425/FF	Use \$400/FF	Use \$400/FF
K12 'A' (Thornapple Site)	\$90,855	-	\$30,285	3	Use \$28,000/SITE	Use \$26,000/SITE	Use \$26,000/SITE
K13 'A' (Stoneybrk Site)	\$22,777	-	\$22,777	1	Use \$18,000/SITE	Use \$16,000/SITE	Use \$15,000/SITE

Total Sales in Table 30 Sums >> \$6,209,600 \$2,500,000 40.26% \$6,069,921 \$925,747 \$786,068

492.40 1,074.10 1.84

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	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	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-33-300-008	270 E 24TH ST	10/2/2020	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$85,400	37.46	\$232,947	\$33,231	\$38,178	K01 MISC LINC & US-31	80.40	225.10	0.39	\$475	\$413	\$55,499	\$17,321	75	K01	2020/0043790	0
70-16-33-100-020	421 E 24TH ST	9/18/2020	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$76,600	29.69	\$207,426	\$96,568	\$45,994	K01 MISC LINC & US-31	96.80	200.00	0.46	\$475	\$997	\$66,819	\$20,825	100	K01	2020/0040983	0
70-16-33-400-055	472 E 24TH ST	1/7/2022	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$90,400	38.48	\$229,507	\$33,867	\$28,474	K01 MISC LINC & US-31	59.90	136.00	0.19	\$475	\$565	\$41,348	\$12,874	60	K01	2022/0001353	0
70-16-33-307-703	590 MAPLE CREEK DR	5/29/2020	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$73,400	43.56	\$169,332	\$25,168	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2020/0022039	0
70-16-33-307-712	317 MAPLE CREEK CT	2/18/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$75,300	37.65	\$202,990	\$23,010	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2021/0010003	0
70-16-33-307-712	317 MAPLE CREEK CT	11/17/2021	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$78,900	37.04	\$202,990	\$36,010	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2021/0057560	0
70-16-33-307-720	314 MAPLE CREEK CT	11/20/2020	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$70,800	47.68	\$156,847	\$17,653	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2020/0053786	0
70-16-33-307-727	595 MAPLE CREEK DR	5/14/2020	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$68,600	46.67	\$162,382	\$10,618	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2020/0018738	0
70-16-33-307-734	615 MAPLE CREEK DR	6/22/2021	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$82,800	40.00	\$207,725	\$25,275	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2021/0033837	0
70-16-33-307-749	663 MAPLE CREEK DR	2/10/2021	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$64,000	41.03	\$153,077	\$28,923	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2021/0008319	0
70-16-33-307-751	668 MAPLE CREEK DR	6/11/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,300	40.63	\$177,501	\$53,499	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$26,000	0	K03	2021/0032587	0
70-16-33-357-705	651 APPLETREE DR	12/29/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,200	38.23	\$195,959	\$46,041	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2021/0063616	0
70-16-33-357-723	631 APPLETREE DR	11/5/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,600	42.56	\$171,817	\$35,183	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2021/0054806	0
70-16-33-357-749	262 APPLETREE LN	1/4/2021	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$83,800	43.00	\$195,845	\$26,055	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2021/0001946	0
70-16-33-357-751	266 APPLETREE LN	8/7/2020	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,100	43.21	\$216,884	\$116	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2020/0033683	0
70-16-33-357-763	265 APPLETREE LN	8/3/2021	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$72,300	38.87	\$174,314	\$38,686	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2021/0039803	0
70-16-33-357-775	571 APPLETREE DR	12/8/2020	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,900	47.37	\$198,158	\$3,842	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2020/0056891	0
70-16-33-357-789	583 APPLETREE CT	10/5/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,800	37.06	\$201,668	\$70,332	\$27,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$27,000	0	K04	2021/0050708	0
70-16-33-173-706	314 GLENGARRY CT	10/12/2021	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$118,000	33.96	\$311,188	\$59,312	\$23,000	K09 TIMBER RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	#VALUE!	#VALUE!	0	K09B	2021/0052523	0
70-16-33-173-722	308 FOXCROFT CIR	12/1/2020	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$101,800	35.12	\$295,927	\$16,973	\$23,000	K09 TIMBER RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	#VALUE!	#VALUE!	0	K09B	2020/0056878	0
70-16-33-173-730	307 FOXCROFT CIR	4/15/2021	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$100,600	37.47	\$268,528	\$22,972	\$23,000	K09 TIMBER RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	#VALUE!	#VALUE!	0	K09B	2021/0021335	0
70-16-33-457-723	655 WILSHIRE CT	9/15/2020	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$78,100	45.97	\$176,589	\$20,410	\$27,099	K10 WILSHIRE ESTATES	67.70	87.60	0.18	\$400	\$301	\$29,122	\$2,023	73.38	K10	2020/0042948	0
70-16-33-457-714	632 WILSHIRE CT	12/28/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,200	49.50	\$177,134	\$5,174	\$22,308	K10 WILSHIRE ESTATES	48.50	97.60	0.15	\$460	\$107	\$20,863	-\$1,445	23.21	K10	2021/0000834	0
70-16-33-457-713	634 WILSHIRE CT	9/1/2020	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$73,600	47.79	\$160,217	\$13,570	\$19,787	K10 WILSHIRE ESTATES	43.00	94.30	0.12	\$460	\$315	\$18,497	-\$1,290	19.8	K10	2020/0039088	0
70-16-33-457-716	635 WILSHIRE CT	12/11/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,600	45.65	\$169,308	\$23,334	\$22,642	K10 WILSHIRE ESTATES	49.20	115.80	0.18	\$460	\$474	\$21,164	-\$1,478	18.65	K10	2021/0000483	0
70-16-33-457-715	633 WILSHIRE CT	10/12/2021	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$79,800	41.13	\$168,252	\$47,334	\$21,586	K10 WILSHIRE ESTATES	46.90	117.70	0.17	\$460	\$1,009	\$20,175	-\$1,411	15.32	K10	2021/0055254	0
70-16-33-407-703	458 MELROSE DR	6/30/2021	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,000	42.69	\$264,264	\$21,736	\$26,000	K12 THORNAPPLE RIDGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	K12	2021/0035285	0
70-16-33-407-711	473 MELROSE DR	9/25/2020	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$88,100	42.36	\$209,065	\$24,935	\$26,000	K12 THORNAPPLE RIDGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	K12	2020/0042347	0
70-16-33-407-726	612 MELROSE DR	3/9/2022	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$110,300	39.11	\$264,857	\$43,143	\$26,000	K12 THORNAPPLE RIDGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	K12	2022/0009580	0
70-16-33-177-705	293 E 24TH ST	8/7/2020	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$61,700	40.06	\$147,223	\$22,777	\$16,000	K13 STONEY BROOK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	K13	2020/0036919	0