

Table N01 Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	N01 8TH TO PAW PAW TO COUNT CLB	\$2,413,754	4861	\$497	54
Ottawa	N02 PAW PAW NORTH	-	-	-	-
Ottawa	N03 EUNA VISTA, SORRENTO AREA	-	-	-	-
Ottawa	N04 SUNSET, SUNRISE	-	-	-	-
Ottawa	N05 HEIGHTS & STRATF CMN	-	-	-	-
Ottawa	N06 PRINCETON, JENNIFER, 10TH	-	-	-	-
Ottawa	N07 SAYBROOK PLAT	-	-	-	-
Ottawa	N08 STRAT CMN & CARRINGTON	-	-	-	-
Ottawa	N09 EAST MEADOWS SUBD	-	-	-	-
Ottawa	N10 COUNTRY CLUB HILLS	-	-	-	-
Ottawa	N11 THE VILLAS OF HOLLAND	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2022	2021	2020
N01 'A' (Base)	\$2,178,487	4085	\$533	47	Use \$540/FF Use \$320/FF	Use \$540/FF Use \$320/FF	Use \$430/FF
N01 'B' (Off 8th)	\$81,798	390	\$210	2			
N01 'D' (N0105)	\$51,688	135	\$382	2	Use \$520/FF Use \$410/FF	Use \$520/FF Use \$410/FF	Use \$425/FF Use \$320/FF
N01 'E' (N0101)	\$101,781	250	\$407	3			

Total Sales in Table 54 Sums >> \$12,073,310 \$4,246,200 35.17% \$12,163,282 \$2,413,754 \$2,503,726 4,860.71 7,927.92 16.50

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effic.	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-27-300-084	734 E 8TH ST	4/22/2021	\$296,400	WD	25-PARTIAL CONSTRUCTION	\$296,400	\$48,500	16.36	\$321,746	\$40,902	\$66,248	N01 8TH TO PAW PAW TO COUNT CLB	207.03	207.03	0.984	\$320	\$198	\$102,806	\$36,558	207.026	N01	2021/0024638	0
70-16-27-300-085	736 E 8TH ST	11/15/2021	\$353,160	WD	03-ARM'S LENGTH	\$353,160	\$28,400	8.04	\$370,824	\$40,896	\$58,560	N01 8TH TO PAW PAW TO COUNT CLB	183.00	183.00	0.769	\$320	\$223	\$90,875	\$32,315	183	N01	2021/0057244	0
70-16-27-179-017	793 E 8TH ST	5/16/2020	\$125,800	WD	03-ARM'S LENGTH	\$125,800	\$32,800	26.07	\$133,841	\$24,210	\$32,251	N01 8TH TO PAW PAW TO COUNT CLB	78.66	170.00	0.273	\$410	\$308	\$39,062	\$6,811	70	N01	2020/0024106	0
70-16-27-300-028	341 WAVERLY RD	8/10/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,200	33.60	\$184,972	\$58,641	\$43,613	N01 8TH TO PAW PAW TO COUNT CLB	106.37	311.01	0.643	\$410	\$551	\$52,823	\$9,210	90	N01	2021/0041441	0
70-16-28-428-013	286 WAVERLY RD	6/26/2020	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,200	39.47	\$157,834	\$18,930	\$26,764	N01 8TH TO PAW PAW TO COUNT CLB	65.28	132.00	0.173	\$410	\$290	\$32,416	\$5,652	57	N01	2020/0027642	0
70-16-28-427-006	664 E 10TH ST	6/24/2020	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,300	43.60	\$202,169	\$14,937	\$42,106	N01 8TH TO PAW PAW TO COUNT CLB	80.97	132.00	0.258	\$520	\$184	\$40,210	-\$1,896	85	N01	2020/0026753	0
70-16-28-428-030	654 E 11TH ST	6/30/2020	\$153,250	WD	03-ARM'S LENGTH	\$153,250	\$53,400	34.85	\$144,781	\$36,751	\$28,282	N01 8TH TO PAW PAW TO COUNT CLB	54.39	132.00	0.152	\$520	\$676	\$27,008	-\$1,274	50	N01	2020/0026643	0
70-16-27-301-011	254 FERRIS AVE	3/22/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$94,300	34.29	\$269,942	\$47,113	\$42,055	N01 8TH TO PAW PAW TO COUNT CLB	77.88	171.00	0.287	\$540	\$605	\$38,674	-\$3,381	73	N01	2022/0011037	0
70-16-27-180-024	182 DARTMOUTH AVE	1/13/2021	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$115,200	45.35	\$290,016	\$13,773	\$49,789	N01 8TH TO PAW PAW TO COUNT CLB	92.20	106.00	0.243	\$540	\$149	\$45,786	-\$4,003	100	N01	2021/0007845	0
70-16-27-460-006	984 E 12TH ST	6/16/2020	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$89,600	46.55	\$218,130	\$22,804	\$48,434	N01 8TH TO PAW PAW TO COUNT CLB	89.69	132.00	0.272	\$540	\$254	\$44,540	-\$3,894	89.54	N01	2020/0026415	0
70-16-27-181-001	155 DARTMOUTH AVE	9/11/2020	\$247,900	WD	03-ARM'S LENGTH	\$247,900	\$92,700	37.39	\$250,492	\$46,345	\$48,937	N01 8TH TO PAW PAW TO COUNT CLB	90.62	119.64	0.264	\$540	\$511	\$45,003	-\$3,934	89.39	N01	2020/0045770	0
70-16-27-229-011	79 LYNDEN RD	6/30/2020	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$86,900	40.61	\$229,465	\$37,179	\$52,644	N01 8TH TO PAW PAW TO COUNT CLB	97.49	172.00	0.344	\$540	\$381	\$48,412	-\$4,232	100	N01	2020/0026468	0
70-16-27-300-069	924 E 12TH ST	7/21/2020	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$102,100	45.58	\$251,078	\$23,454	\$50,532	N01 8TH TO PAW PAW TO COUNT CLB	93.58	123.23	0.274	\$540	\$251	\$46,470	-\$4,062	97	N01	2020/0031175	0
70-16-27-227-002	40 BIRCHWOOD AVE	11/29/2021	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$101,700	37.67	\$294,341	\$27,202	\$51,543	N01 8TH TO PAW PAW TO COUNT CLB	95.45	167.00	0.345	\$540	\$285	\$47,399	-\$4,144	90	N01	2021/0059419	0
70-16-27-227-003	46 BIRCHWOOD AVE	7/22/2021	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,900	31.07	\$191,615	\$84,928	\$51,543	N01 8TH TO PAW PAW TO COUNT CLB	95.45	167.00	0.345	\$540	\$890	\$47,399	-\$4,144	90	N01	2021/0037937	0
70-16-27-229-019	121 TIMBERWOOD LN	12/9/2021	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$109,700	38.90	\$305,994	\$43,192	\$67,186	N01 8TH TO PAW PAW TO COUNT CLB	124.42	245.75	0.632	\$540	\$347	\$61,785	-\$5,401	114	N01	2010/060800	0
70-16-27-178-003	105 CAMBRIDGE AVE	4/23/2021	\$210,750	WD	03-ARM'S LENGTH	\$210,750	\$85,900	40.76	\$219,641	\$37,596	\$46,487	N01 8TH TO PAW PAW TO COUNT CLB	86.09	177.00	0.325	\$540	\$437	\$42,750	-\$3,737	80	N01	2021/0023554	0
70-16-27-177-004	119 DARTMOUTH AVE	5/19/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,200	31.75	\$214,896	\$58,362	\$33,258	N01 8TH TO PAW PAW TO COUNT CLB	61.59	146.55	0.202	\$540	\$948	\$30,584	-\$2,674	60	N01	2021/0027329	0
70-16-27-177-005	131 DARTMOUTH AVE	3/2/2022	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$66,300	39.70	\$172,731	\$27,527	\$33,258	N01 8TH TO PAW PAW TO COUNT CLB	61.59	146.55	0.202	\$540	\$447	\$30,584	-\$2,674	60	N01	2022/0008500	0
70-16-27-181-007	169 DARTMOUTH AVE	7/31/2020	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$54,200	30.80	\$137,258	\$57,291	\$33,258	N01 8TH TO PAW PAW TO COUNT CLB	61.59	146.55	0.202	\$540	\$930	\$30,584	-\$2,674	60	N01	2020/0033215	0
70-16-27-351-002	300 HOPE AVE	2/3/2021	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$71,000	31.84	\$232,220	\$39,190	\$48,410	N01 8TH TO PAW PAW TO COUNT CLB	89.65	129.95	0.268	\$540	\$437	\$44,518	-\$3,892	90	N01	2021/0009227	0
70-16-27-180-011	169 HOPE AVE	10/18/2021	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$94,900	39.71	\$228,678	\$59,642	\$49,320	N01 8TH TO PAW PAW TO COUNT CLB	91.33	140.00	0.289	\$540	\$653	\$45,355	-\$3,965	90	N01	2021/0052753	0
70-16-27-226-002	1086 LEGION PARK DR	9/4/2020	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$85,700	38.60	\$242,959	\$28,361	\$49,320	N01 8TH TO PAW PAW TO COUNT CLB	91.33	140.00	0.289	\$540	\$311	\$45,355	-\$3,965	90	N01	2020/0038503	0
70-16-27-182-010	933 E 8TH ST	8/21/2020	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$66,600	38.06	\$185,751	\$25,417	\$36,168	N01 8TH TO PAW PAW TO COUNT CLB	66.98	140.00	0.212	\$540	\$379	\$33,260	-\$2,908	66	N01	2020/0039741	0
70-16-27-253-003	109 GRANDVIEW AVE	8/21/2020	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$82,800	39.62	\$210,962	\$50,690	\$52,596	N01 8TH TO PAW PAW TO COUNT CLB	97.40	132.00	0.303	\$540	\$520	\$48,368	-\$4,228	100	N01	2020/0035773	0
70-16-27-405-009	285 GLENDALE AVE	1/26/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,600	42.00	\$242,682	\$45,764	\$58,446	N01 8TH TO PAW PAW TO COUNT CLB	108.23	122.50	0.332	\$540	\$423	\$53,747	-\$4,699	118	N01	2021/0007131	0
70-16-27-402-007	224 CYPRESS AVE	12/6/2021	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$93,200	38.85	\$226,985	\$71,658	\$58,743	N01 8TH TO PAW PAW TO COUNT CLB	108.78	122.50	0.334	\$540	\$659	\$54,020	-\$4,723	118.8	N01	2021/0060180	0
70-16-27-402-008	225 GLENDALE AVE	5/24/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,000	31.43	\$249,108	\$54,635	\$58,743	N01 8TH TO PAW PAW TO COUNT CLB	108.78	122.50	0.334	\$540	\$502	\$54,020	-\$4,723	118.8	N01	2021/0029873	0
70-16-27-402-009	233 GLENDALE AVE	8/6/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$88,200	38.35	\$212,751	\$75,992	\$58,743	N01 8TH TO PAW PAW TO COUNT CLB	108.78	122.50	0.334	\$540	\$699	\$54,020	-\$4,723	118.8	N01	2021/0041004	0
70-16-27-176-010	851 HARVARD DR	11/12/2021	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$88,800	33.64	\$249,819	\$50,678	\$36,497	N01 8TH TO PAW PAW TO COUNT CLB	67.59	111.50	0.181	\$540	\$750	\$33,563	-\$2,934	70	N01	2021/0057154	0
70-16-27-182-017	154 GLENDALE AVE	11/2/2020	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$61,600	34.90	\$175,563	\$38,665	\$37,728	N01 8TH TO PAW PAW TO COUNT CLB	69.87	132.00	0.212	\$540	\$553	\$34,695	-\$3,033	69.8	N01	2020/0049497	0
70-16-27-228-011	54 LYNDEN RD	2/24/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$65,300	24.19	\$252,109	\$66,491	\$48,600	N01 8TH TO PAW PAW TO COUNT CLB	90.00	132.00	0.273	\$540	\$739	\$44,693	-\$3,907	90	N01	2022/007609	0
70-16-27-252-006	110 GRANDVIEW AVE	4/30/2021	\$231,300	WD	03-ARM'S LENGTH	\$231,300	\$79,900	34.54	\$165,674	\$104,506	\$38,880	N01 8TH TO PAW PAW TO COUNT CLB	72.00	132.00	0.218	\$540	\$1,451	\$35,754	-\$3,126	72	N01	2021/0027062	0
70-16-27-252-011	128 GRANDVIEW AVE	8/13/2020	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$70,000	37.23	\$199,487	\$27,393	\$38,880	N01 8TH TO PAW PAW TO COUNT CLB	72.00	132.00	0.218	\$540	\$380	\$35,754	-\$3,126	72	N01	2020/0034564	0
70-16-27-253-005	123 GRANDVIEW AVE	6/11/2020	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,000	31.52	\$171,901	\$41,699	\$48,600	N01 8TH TO PAW PAW TO COUNT CLB	90.00	132.00	0.273	\$540	\$463	\$44,693	-\$3,907	90	N01	2020/0024378	0
70-16-27-253-006	129 GRANDVIEW AVE	6/11/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,600	38.42	\$227,661	\$35,939	\$48,600	N01 8TH TO PAW PAW TO COUNT CLB											