

Table A Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	A01 OLD ORCH, MYRTLE, S.S., HEATHER	582,835	909	\$641	7
Ottawa	A02 CENTRAL PARK NON LAKE FRONT	1,429,805	616	\$2,321	10
Ottawa	A03 HEATHER DR, HEATHER CT	330,411	654	\$505	6
Ottawa	A04 JANICE, MARLENE, JOYCE	405,583	506	\$802	5
Ottawa	A05 OLDE EVERGREEN WAY	-	-	-	0

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
A01 'A' (Base)	\$246,547	173	\$1,427	2	Use \$750/FF	Use \$650/FF	Use \$650/FF
A01 'B' (Centr Bay/Midwy)	\$136,645	230	\$595	3	Use \$740/FF	Use \$640/FF	Use \$640/FF
A01 'C' (Acreage)	\$199,643	506	\$394	2	Use \$540/FF	Use \$500/FF	Use \$500/FF
A02 'A' (Base)	\$533,141	199	\$2,675	4	Use \$1,350/FF	Use \$1,350/FF	Use \$1,300/FF
A02 'B' (Prime)	\$518,310	280	\$1,853	4	Use \$2,600/FF	Use \$2,600/FF	Use \$2,500/FF
A02 'C' (S Side S Shore)	\$367,942	61	\$6,042	1	Use \$780/FF	Use \$780/FF	Use \$750/FF
A02 'D' (N Side S Shore)	\$10,412	76	\$137	1	Use \$820/FF	Use \$820/FF	Use \$800/FF
A03 'A' (Base)	\$269,785	474	\$570	4	Use \$460/FF	Use \$400/FF	Use \$375/FF
A03 'B' (A0302)	\$60,626	180	\$336	2	Use \$500/FF	Use \$435/FF	Use \$410/FF
A04 'A' (Base)	\$405,583	506	\$802	5	Use \$630/FF	Use \$530/FF	Use \$330/FF
A04 'B' (Larger Lots)	-	-	-	0	Use \$640/FF	Use \$540/FF	Use \$340/FF
A05 'A' (Base)	-	-	-	0	Use \$750/FF	Use \$750/FF	Use \$710/FF

Total Sales in Table 28 Sums >> \$9,164,675 \$3,161,700 34.50% \$8,489,810 \$2,748,634 \$2,070,804

2,684.30 4,190.40 12.55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effic. Front	Depth	Net Acres	Old FF Effic. Rate	Dollars/F	New lot	Difference	Actual Front	ECF	Other Parcels	
							Asd/Adj. Sale	Sold									F	value	Previous		Area	Liber/Page	in Sale
70-15-35-400-103	660 PLEASANT AVE	6/14/2021	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$194,500	47.44	\$428,961	\$64,984	\$83,945	A01 OLD ORCH, MYRTLE, S.S., HEATHER	167.90	185.70	1	\$500	\$387	\$107,690	\$23,745	180	A01	2021/0031642	0
70-15-35-400-059	655 OLD ORCHARD RD	11/8/2021	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$259,400	49.41	\$559,438	\$134,659	\$169,097	A01 OLD ORCH, MYRTLE, S.S., HEATHER	338.20	574.60	4.39	\$500	\$398	\$216,920	\$47,823	354.43	A01	2021/0057359	0
70-15-35-403-015	621 CENTRAL BAY AVE	10/30/2020	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$90,500	42.09	\$220,980	\$51,263	\$57,243	A01 OLD ORCH, MYRTLE, S.S., HEATHER	89.40	119.00	0.27	\$640	\$573	\$57,341	\$98	100	A01	2020/0049255	0
70-15-35-403-014	630 MIDWAY AVE	6/22/2020	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,100	39.55	\$193,537	\$55,959	\$49,496	A01 OLD ORCH, MYRTLE, S.S., HEATHER	77.30	118.30	0.2	\$640	\$724	\$49,580	\$84	75	A01	2020/0025181	0
70-15-35-403-010	664 MIDWAY AVE	7/8/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$49,700	52.32	\$105,990	\$29,423	\$40,413	A01 OLD ORCH, MYRTLE, S.S., HEATHER	63.10	118.30	0.14	\$640	\$466	\$40,472	\$59	50	A01	2021/0035438	0
70-15-35-429-009	632 BAY AVE	2/17/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,000	20.00	\$103,216	\$158,344	\$61,560	A01 OLD ORCH, MYRTLE, S.S., HEATHER	94.70	175.50	0.39	\$650	\$1,672	\$60,740	-\$820	95.5	A01	2022/0006772	0
70-15-35-427-015	1229 FLORAL ST	10/8/2020	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,400	36.43	\$157,744	\$88,203	\$60,947	A01 OLD ORCH, MYRTLE, S.S., HEATHER	78.10	154.00	0.3	\$780	\$1,129	\$50,093	-\$10,854	86	A01	2020/0045126	0
70-15-35-279-003	1200 BEACH DR	9/29/2021	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$186,800	27.27	\$475,451	\$367,942	\$158,393	A02 CENTRAL PARK NON LAKE FRONT	60.90	100.00	0.15	\$2,601	\$6,040	\$141,356	-\$17,037	65.1	A02	2021/0049124	0
70-15-35-279-008	1210 BEACH DR	5/28/2021	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$225,600	36.10	\$812,376	\$10,412	\$197,788	A02 CENTRAL PARK NON LAKE FRONT	76.10	110.20	0.22	\$2,599	\$137	\$176,637	-\$21,151	85	A02	2021/0029992	0
70-15-35-280-002	1190 BEACH DR	9/28/2021	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$132,300	31.13	\$330,538	\$224,462	\$130,000	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.12	\$2,600	\$4,489	\$116,056	-\$13,944	50	A02	2021/0049902	0
70-15-35-282-012	565 LOCUST AVE	7/16/2021	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$192,400	29.60	\$547,948	\$179,443	\$77,391	A02 CENTRAL PARK NON LAKE FRONT	57.30	100.00	0.14	\$1,351	\$3,130	\$133,000	\$55,609	60	A02	2021/0037180	0
70-15-35-285-003	1186 LAKEVIEW DR	10/8/2021	\$219,375	WD	03-ARM'S LENGTH	\$219,375	\$68,500	31.23	\$176,687	\$99,449	\$56,761	A02 CENTRAL PARK NON LAKE FRONT	42.00	50.00	0.06	\$1,351	\$2,365	\$97,487	\$40,726	50	A02	2021/0051110	0
70-15-35-285-011	1179 SOUTH SHORE DR	12/3/2020	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$71,200	36.89	\$204,213	\$29,787	\$41,000	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.12	\$820	\$596	\$116,056	\$75,056	50	A02	2020/0055708	0
70-15-35-286-010	566 MYRTLE AVE	5/27/2021	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$0	-	\$70,465	\$232,000	\$67,500	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.12	\$1,350	\$4,640	\$116,056	\$48,556	50	A02	2021/0028502	0
70-15-35-286-011	568 MYRTLE AVE	9/14/2021	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$0	-	\$252,531	\$104,969	\$67,500	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.12	\$1,350	\$2,099	\$116,056	\$48,556	50	A02	2021/0046775	0
70-15-35-427-001	1234 SOUTH SHORE DR	10/7/2020	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$112,700	39.54	\$320,651	\$40,703	\$76,354	A02 CENTRAL PARK NON LAKE FRONT	97.90	140.00	0.38	\$780	\$416	\$227,237	\$150,883	117	A02	2020/0044329	0
70-15-36-151-007	569 MYRTLE AVE	9/24/2021	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$163,900	38.56	\$423,831	\$140,638	\$139,469	A02 CENTRAL PARK NON LAKE FRONT	81.80	90.00	0.21	\$1,705	\$1,719	\$189,867	\$50,398	100	A02	2021/0049667	0
70-15-35-451-002	1375 HEATHER DR	7/15/2020	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,500	34.31	\$214,947	\$86,824	\$46,771	A03 HEATHER DR, HEATHER CT	116.90	203.00	0.49	\$400	\$743	\$59,060	\$12,289	105	A03	2020/0030010	0
70-15-35-451-011	1289 HEATHER DR	5/20/2020	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$142,900	42.04	\$360,138	\$26,987	\$47,225	A03 HEATHER DR, HEATHER CT	118.10	211.00	0.51	\$400	\$229	\$59,666	\$12,441	105	A03	2020/0019699	0
70-15-35-451-014	1337 HEATHER DR	9/14/2021	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,600	37.53	\$257,419	\$89,391	\$46,810	A03 HEATHER DR, HEATHER CT	117.00	214.80	0.68	\$400	\$764	\$59,110	\$12,300	105.1	A03	2021/0049111	0
70-15-35-452-002	1374 HEATHER DR	6/26/2020	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$133,800	38.79	\$326,986	\$66,583	\$48,669	A03 HEATHER DR, HEATHER CT	121.70	207.00	0.52	\$400	\$547	\$61,485	\$12,816	110	A03	2020/0025975	0
70-15-35-476-018	1241 HEATHER DR	12/7/2020	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$153,600	38.89	\$382,772	\$51,402	\$39,174	A03 HEATHER DR, HEATHER CT	90.10	130.00	0.26	\$435	\$571	\$45,520	\$6,346	86	A03	2020/0056178	0
70-15-35-476-021	1219 HEATHER DR	10/6/2020	\$272,800	WD	03-ARM'S LENGTH	\$272,800	\$122,100	44.76	\$302,826	\$9,224	\$39,250	A03 HEATHER DR, HEATHER CT	90.20	131.00	0.26	\$435	\$102	\$45,570	\$6,320	86	A03	2020/0045824	0
70-15-35-477-015	1255 MARLENE ST	11/3/2020	\$282,800	WD	03-ARM'S LENGTH	\$282,800	\$108,400	38.33	\$283,748	\$52,702	\$53,650	A04 JANICE, MARLENE, JOYCE	101.20	132.00	0.3	\$530	\$521	\$81,181	\$27,531	100	A04	2020/0049759	0
70-15-35-478-003	1252 MARLENE ST	11/29/2021	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$109,100	39.69	\$288,303	\$40,247	\$53,650	A04 JANICE, MARLENE, JOYCE	101.20	132.00	0.3	\$530	\$398	\$81,181	\$27,531	100	A04	2021/0059625	0
70-15-35-478-007	1214 MARLENE ST	12/30/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,700	36.04	\$223,861	\$64,789	\$53,650	A04 JANICE, MARLENE, JOYCE	101.20	132.00	0.3	\$530	\$640	\$81,181	\$27,531	100	A04	2021/0002735	0
70-15-35-476-002	1255 JANICE ST	9/24/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,100	30.83	\$259,551	\$108,998	\$53,549	A04 JANICE, MARLENE, JOYCE	101.00	131.00	0.3	\$530	\$1,079	\$81,020	\$27,471	100	A04	2021/0049932	0
70-15-35-476-008	1201 JANICE ST	11/30/2021	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$75,900	26.17	\$204,702	\$138,847	\$53,549	A04 JANICE, MARLENE, JOYCE	101.00	131.00	0.3	\$530	\$1,374	\$81,020	\$27,471	100	A04	2021/0061055	0