

# Table C

# Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	C01 26TH TO 17TH, OTT TO PLASMAN	1,144,108	1,620	\$706	25
Ottawa	C02 CRESCENT ST AREA	86,789	233	\$373	3
Ottawa	C03 GRAAF TO PLAS, S.S. TO 26TH	493,413	659	\$749	9
Ottawa	C04 GRAAF TO OTT, 26TH	604,136	956	\$632	10
Ottawa	C05 DIEKEMA HOMESTEAD	31,292	61	\$515	1

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
C01 'A' (BASE)	\$1,144,108	1620	\$706	25	Use \$700/FF	Use \$625/FF	Use \$550/FF
C02 'A' (BASE)	\$63,715	99	\$641	2			
C02 'B' (STREET 80%)	\$23,074	133	\$173	1			
C03 'A' (BASE)	\$493,413	659	\$749	9			
C04 'A' (BASE/SITE)	\$604,136	956	\$632	10			
C04 'B' (OUTER EDGE/SITE)	-	-	-	0	Use \$630/FF	Use \$40,500/SITE	Use \$570/FF
C05 'A' (BASE)	\$31,292	61	\$515	1	Use \$625/FF	Use \$36,000/SITE	Use \$550/FF
					Use \$475/FF	Use \$450/FF	Use \$400/FF

Total Sales in Table 48 Sums >> \$9,268,027 \$3,389,000 36.57% \$9,033,689 \$2,359,738 \$2,125,400

3,528.00 6,665.90 10.49

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	Dollars/F	New lot value	Difference	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-31-104-017	588 SOUTH SHORE DR	5/14/2021	\$265,292	WD	03-ARM'S LENGTH	\$265,292	\$91,700	34.57	\$236,758	\$89,401	\$60,867	C01 26TH TO 17TH, OTT TO PLASMAN	97.40	134.00	0.29	\$625	\$918	\$68,796	\$7,929	94.5	C01	2021/0026148	0
70-16-31-106-004	570 W 18TH ST	12/10/2020	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$64,000	41.03	\$172,243	\$21,376	\$37,619	C01 26TH TO 17TH, OTT TO PLASMAN	60.20	132.00	0.15	\$625	\$355	\$42,521	\$4,902	50	C01	2021/0002256	0
70-16-31-128-036	531 W 19TH ST	8/24/2020	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$76,500	41.80	\$208,189	\$10,724	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$187	\$40,614	\$4,701	47	C01	2020/0036177	0
70-16-31-128-043	503 W 19TH ST	5/14/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$89,100	44.55	\$225,746	\$10,167	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$177	\$40,614	\$4,701	47	C01	2021/0027169	0
70-16-31-128-047	508 W 19TH ST	9/24/2020	\$168,900	WD	03-ARM'S LENGTH	\$168,900	\$66,400	39.31	\$177,072	\$27,741	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$483	\$40,614	\$4,701	47	C01	2302/0047416	0
70-16-31-152-014	569 W 21ST ST	6/18/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,400	36.43	\$169,533	\$52,612	\$37,145	C01 26TH TO 17TH, OTT TO PLASMAN	59.40	124.50	0.16	\$625	\$885	\$41,956	\$4,811	50	C01	2021/0031952	0
70-16-31-154-021	580 W 21ST ST	6/25/2020	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$83,800	38.62	\$219,596	\$65,127	\$67,723	C01 26TH TO 17TH, OTT TO PLASMAN	108.40	132.00	0.33	\$625	\$601	\$76,566	\$8,843	109.5	C01	2020/0028080	0
70-16-31-158-023	586 W 23RD ST	1/8/2021	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$62,400	36.49	\$167,707	\$44,792	\$41,499	C01 26TH TO 17TH, OTT TO PLASMAN	66.40	116.00	0.16	\$625	\$675	\$46,900	\$5,401	59.5	C01	2021/0001602	0
70-16-31-176-006	516 W 20TH ST	9/3/2021	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$64,800	185.14	\$35,913	\$35,000	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$609	\$40,614	\$4,701	47	C01	2021/0004742	0
70-16-31-176-021	519 W 21ST ST	1/19/2022	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$46,900	26.82	\$182,464	\$28,349	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$493	\$40,614	\$4,701	47	C01	2022/0002649	0
70-16-31-176-029	489 W 21ST ST	12/21/2020	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,700	38.56	\$160,858	\$59,540	\$60,398	C01 26TH TO 17TH, OTT TO PLASMAN	96.60	132.00	0.29	\$625	\$616	\$68,231	\$7,833	94	C01	2021/0000987	0
70-16-31-176-034	505 W 21ST ST	2/10/2021	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,300	33.12	\$158,109	\$47,804	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$832	\$40,614	\$4,701	47	C01	2021/0013308	0
70-16-31-176-035	526 W 20TH ST	4/3/2020	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$58,200	30.96	\$155,247	\$70,372	\$37,619	C01 26TH TO 17TH, OTT TO PLASMAN	60.20	132.00	0.15	\$625	\$1,169	\$42,521	\$4,902	50	C01	2020/0013200	0
70-16-31-177-008	446 W 20TH ST	10/8/2021	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$57,900	42.89	\$144,427	\$25,334	\$34,761	C01 26TH TO 17TH, OTT TO PLASMAN	55.60	132.00	0.14	\$625	\$456	\$39,272	\$4,511	45	C01	2021/0052880	0
70-16-31-177-023	473 W 21ST ST	11/6/2020	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,400	39.68	\$197,000	\$22,180	\$34,180	C01 26TH TO 17TH, OTT TO PLASMAN	54.70	132.00	0.13	\$625	\$406	\$38,636	\$4,456	44	C01	2020/0050312	0
70-16-31-178-012	486 W 21ST ST	9/18/2020	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$50,000	32.68	\$133,944	\$54,969	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$957	\$40,614	\$4,701	47	C01	2021/0004098	0
70-16-31-178-029	487 W 22ND ST	11/8/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$180,798	\$39,600	\$60,398	C01 26TH TO 17TH, OTT TO PLASMAN	96.60	132.00	0.29	\$625	\$410	\$68,231	\$7,833	94	C01	2021/0056625	0
70-16-31-179-001	474 W 21ST ST	10/15/2020	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$63,300	38.83	\$167,931	\$29,249	\$34,180	C01 26TH TO 17TH, OTT TO PLASMAN	54.70	132.00	0.13	\$625	\$535	\$38,636	\$4,456	44	C01	2020/0046151	0
70-16-31-179-005	458 W 21ST ST	7/10/2020	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,700	29.79	\$110,107	\$64,654	\$34,761	C01 26TH TO 17TH, OTT TO PLASMAN	55.60	132.00	0.14	\$625	\$1,162	\$39,272	\$4,511	45	C01	2020/0028529	0
70-16-31-180-012	544 HOMESTEAD AVE	2/3/2022	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$64,000	24.62	\$258,331	\$37,482	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$652	\$40,614	\$4,701	47	C01	2022/0026120	0
70-16-31-180-014	489 W 23RD ST	11/18/2021	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,000	26.06	\$105,361	\$95,552	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$1,663	\$40,614	\$4,701	47	C01	2021/0057874	0
70-16-31-180-014	489 W 23RD ST	8/24/2021	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$43,000	44.56	\$105,361	\$27,052	\$35,913	C01 26TH TO 17TH, OTT TO PLASMAN	57.50	132.00	0.14	\$625	\$471	\$40,614	\$4,701	47	C01	2021/0043332	0
70-16-31-181-006	452 W 22ND ST	7/15/2020	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$66,100	35.92	\$176,735	\$50,396	\$43,131	C01 26TH TO 17TH, OTT TO PLASMAN	69.00	132.00	0.18	\$625	\$730	\$48,737	\$5,606	60	C01	2020/0029511	0
70-16-31-183-013	454 W 23RD ST	3/25/2022	\$148,400	WD	03-ARM'S LENGTH	\$148,400	\$32,200	21.70	\$77,733	\$107,635	\$36,968	C01 26TH TO 17TH, OTT TO PLASMAN	59.10	116.00	0.14	\$626	\$1,820	\$41,744	\$4,776	51	C01	2022/0012350	0
70-16-31-180-032	519 W 23RD ST	1/12/2022	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$0	-	\$31,822	\$27,000	\$31,822	C01 26TH TO 17TH, OTT TO PLASMAN	50.90	132.00	0.12	\$625	\$530	\$35,952	\$4,130	40	C01	2022/0002202	0
70-16-31-102-023	587 SOUTH SHORE DR	5/7/2021	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$103,800	61.06	\$208,256	\$23,074	\$61,330	C02 CRESCENT ST AREA	133.30	240.00	0.33	\$460	\$173	\$49,716	-\$11,614	120	C02	2021/0025015	70-16-31-102-022
70-16-31-102-011	570 CRESCENT DR	9/9/2020	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,600	48.51	\$219,043	\$7,029	\$31,072	C02 CRESCENT ST AREA	49.70	120.00	0.11	\$625	\$141	\$18,536	-\$12,536	40	C02	2020/0042150	0
70-16-31-102-016	553 SOUTH SHORE DR	4/23/2021	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$82,600	38.96	\$186,386	\$56,686	\$31,072	C02 CRESCENT ST AREA	49.70	120.00	0.11	\$625	\$1,140	\$18,536	-\$12,536	40	C02	2021/0023175	0
70-15-36-276-009	492 GRAAFSCHAP RD	9/10/2020	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$100,100	37.07	\$318,071	\$13,215	\$61,286	C03 GRAAF TO PLAS, S.S. TO 26TH	98.10	227.00	0.42	\$625	\$135	\$73,495	\$12,209	80	C03	2020/0044361	0
70-15-36-276-020	528 GRAAFSCHAP RD	8/13/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,000	37.84	\$196,748	\$35,864	\$47,612	C03 GRAAF TO PLAS, S.S. TO 26TH	76.20	217.00	0.29	\$625	\$471	\$57,088	\$9,476	58	C03	2021/0041951	0
70-16-31-105-005	444 PLASMAN AVE	3/24/2022	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$69,000	31.94	\$189,733	\$72,239	\$45,972	C03 GRAAF TO PLAS, S.S. TO 26TH	73.60	128.00	0.19	\$625	\$982	\$55,140	\$9,168	66	C03	2022/0012242	0
70-16-31-151-014	486 PLASMAN AVE	12/30/2021	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$62,300	32.81	\$174,168	\$68,243	\$52,511	C03 GRAAF TO PLAS, S.S. TO 26TH	84.00	132.00	0.24	\$625	\$812	\$62,932	\$10,421	78	C03	2022/0000121	0
70-16-31-153-003	652 W 21ST ST	8/28/2020	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$54,700	24.86	\$171,917	\$85,702	\$37,619	C03 GRAAF TO PLAS, S.S. TO 26TH	60.20	132.00	0.15	\$625	\$1,424	\$45,101	\$7,482	50	C03	2020/0042695	0
70-16-31-155-002	537 GRAAFSCHAP RD	8/10/2021	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$67,300	35.99	\$184,602	\$48,280	\$45,882	C03 GRAAF TO PLAS, S.S. TO 26TH	73.40	127.00	0.19	\$625	\$658	\$54,990	\$9,108	66	C03	2021/0041124	0
70-16-31-155-022	655 W 23RD ST	12/10/2021	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$58,500	21.67	\$228,638	\$78,981	\$37,619	C03 GRAAF TO PLAS, S.S. TO 26TH	60.20	132.00	0.15	\$625	\$1,312	\$45,101	\$7,482	50	C03	2021/0060994	0
70-16-31-157-005	644 W 23RD ST	10/1/2020	\$160,000	WD																			