

Table F02 Land Residual

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa F01 18TH TO 22ND, OTT TO RIVER	-	-	-	-
Ottawa F02 25TH TO 31ST, OTT TO MICHIGAN	1,618,094	2,029	\$798	37
Ottawa F03 WILDWOOD AREA	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022	2021
F01 'Base'	-	-	-	-			
F01 'Industrial View'	-	-	-	-			
F02 'Base'	\$1,400,730	1,761	\$795	32	Use \$795/FF Use \$810/FF	Use \$700/FF Use \$800/FF	Use \$620/FF Use \$680/FF
F02 '22nd Street W'	\$217,364	268	\$812	5			
F03 'Base'	-	-	-	-			
F03 'Outside Edge'	-	-	-	-			

Total Sales in Table		37	Sums >>		\$7,627,150	\$2,896,100	37.97%	\$7,442,640	\$1,618,094	\$1,433,584	2,028.85	4,550.78	6.28	Old FF Effic.		New lot value	Difference Previous	Actual Front	ECF Area	Other Parcels in Sale			
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	Dollars/FF							
70-16-31-426-012	580 WASHINGTON AVE	10/8/2020	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$66,700	38.78	\$187,500	\$20,412	\$35,912	F02 25TH TO 31ST, OTT TO MICHIGAN	51.30	100.80	0.139	\$700	\$398	\$40,917	\$5,005	60	F02	2020/0045578	0
70-16-31-426-015	594 WASHINGTON AVE	10/9/2020	\$132,300	WD	03-ARM'S LENGTH	\$132,300	\$45,100	34.09	\$120,782	\$43,259	\$31,741	F02 25TH TO 31ST, OTT TO MICHIGAN	45.34	117.80	0.13	\$700	\$954	\$36,164	\$4,423	48	F02	2020/0051755	0
70-16-32-156-025	113 W 23RD ST	7/1/2021	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,200	41.39	\$233,972	\$31,541	\$35,513	F02 25TH TO 31ST, OTT TO MICHIGAN	50.73	132.00	0.154	\$700	\$622	\$40,462	\$4,949	50.75	F02	2021/0035260	0
70-16-32-176-010	500 MICHIGAN AVE	6/25/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$96,500	44.88	\$232,299	\$37,581	\$54,880	F02 25TH TO 31ST, OTT TO MICHIGAN	78.40	64.00	0.206	\$700	\$479	\$62,528	\$7,648	148.45	F02	2021/0033291	0
70-16-31-476-025	237 W 29TH ST	5/25/2021	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$91,600	42.11	\$215,920	\$47,704	\$46,124	F02 25TH TO 31ST, OTT TO MICHIGAN	65.89	131.95	0.212	\$700	\$724	\$52,552	\$6,428	70	F02	2021/0028180	0
70-16-31-427-009	230 W 25TH ST	11/17/2021	\$255,300	WD	03-ARM'S LENGTH	\$255,300	\$113,700	44.54	\$256,276	\$52,294	\$53,270	F02 25TH TO 31ST, OTT TO MICHIGAN	76.10	132.00	0.257	\$700	\$687	\$60,693	\$7,423	84.8	F02	2021/0057505	0
70-16-32-152-024	141 W 21ST ST	1/12/2022	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$68,700	31.66	\$168,309	\$80,155	\$31,464	F02 25TH TO 31ST, OTT TO MICHIGAN	44.95	131.70	0.136	\$700	\$1,783	\$35,849	\$4,385	45	F02	2022/0002278	0
70-16-32-152-025	145 W 21ST ST	6/10/2021	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$83,200	33.68	\$241,964	\$36,500	\$31,464	F02 25TH TO 31ST, OTT TO MICHIGAN	44.95	131.70	0.136	\$700	\$812	\$35,849	\$4,385	45	F02	2021/0031303	0
70-16-32-307-025	186 W 27TH ST	12/28/2020	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$92,400	37.71	\$244,878	\$54,543	\$54,421	F02 25TH TO 31ST, OTT TO MICHIGAN	77.74	126.00	0.26	\$700	\$702	\$62,005	\$7,584	90	F02	2021/0006594	0
70-16-31-281-026	265 W 24TH ST	9/30/2021	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$64,000	33.33	\$181,919	\$45,047	\$34,966	F02 25TH TO 31ST, OTT TO MICHIGAN	49.95	131.74	0.151	\$700	\$902	\$39,839	\$4,873	50	F02	2021/0049795	0
70-16-31-426-002	589 VAN RAALTE AVE	6/8/2021	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$101,000	40.89	\$257,063	\$32,977	\$43,400	F02 25TH TO 31ST, OTT TO MICHIGAN	61.49	120.00	0.187	\$700	\$536	\$49,038	\$5,998	68	F02	2021/0030822	0
70-16-32-157-007	138 W 23RD ST	12/14/2020	\$247,750	WD	03-ARM'S LENGTH	\$247,750	\$101,000	40.77	\$261,518	\$21,674	\$35,442	F02 25TH TO 31ST, OTT TO MICHIGAN	50.63	130.10	0.152	\$700	\$428	\$40,381	\$4,939	51	F02	2020/0057702	0
70-16-32-157-024	161 W 24TH ST	12/18/2020	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$74,600	39.06	\$193,318	\$34,544	\$36,862	F02 25TH TO 31ST, OTT TO MICHIGAN	52.66	90.00	0.138	\$700	\$656	\$41,999	\$5,137	67	F02	2022/0003224	0
70-16-31-426-006	252 W 24TH ST	6/26/2020	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$87,000	37.99	\$229,259	\$54,512	\$54,771	F02 25TH TO 31ST, OTT TO MICHIGAN	78.24	132.00	0.267	\$700	\$697	\$62,403	\$7,632	88	F02	2020/0026095	0
70-16-32-152-027	153 W 21ST ST	3/7/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,200	36.48	\$136,187	\$63,074	\$34,261	F02 25TH TO 31ST, OTT TO MICHIGAN	48.94	131.70	0.148	\$700	\$1,289	\$39,035	\$4,774	49	F02	2022/0009969	0
70-16-31-426-007	248 W 24TH ST	8/23/2021	\$215,200	WD	03-ARM'S LENGTH	\$215,200	\$59,000	27.42	\$180,958	\$65,042	\$30,800	F02 25TH TO 31ST, OTT TO MICHIGAN	44.00	132.00	0.133	\$700	\$1,478	\$35,092	\$4,292	44	F02	2021/0043138	0
70-16-31-477-003	272 W 29TH ST	4/28/2021	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$73,800	40.55	\$172,605	\$43,205	\$33,810	F02 25TH TO 31ST, OTT TO MICHIGAN	48.30	132.00	0.146	\$700	\$895	\$38,521	\$4,711	48.3	F02	2021/0025073	0
70-16-31-477-005	264 W 29TH ST	8/3/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,800	37.40	\$187,132	\$46,678	\$33,810	F02 25TH TO 31ST, OTT TO MICHIGAN	48.30	132.00	0.146	\$700	\$966	\$38,521	\$4,711	48.3	F02	2021/0041049	0
70-16-31-477-009	246 W 29TH ST	9/14/2021	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,800	48.46	\$192,119	\$16,691	\$33,810	F02 25TH TO 31ST, OTT TO MICHIGAN	48.30	132.00	0.146	\$700	\$346	\$38,521	\$4,711	48.3	F02	2021/0047150	0
70-16-31-477-009	246 W 29TH ST	12/10/2021	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,800	39.44	\$192,119	\$56,691	\$33,810	F02 25TH TO 31ST, OTT TO MICHIGAN	48.30	132.00	0.146	\$700	\$1,174	\$38,521	\$4,711	48.3	F02	2021/0060938	0
70-16-31-477-014	226 W 29TH ST	12/3/2020	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$14,900	58.43	\$33,740	\$25,500	\$33,740	F02 25TH TO 31ST, OTT TO MICHIGAN	48.20	132.00	0.146	\$700	\$529	\$38,442	\$4,702	48.3	F02	2020/0057485	0
70-16-32-176-017	97 W 21ST ST	3/29/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,900	33.42	\$255,197	\$54,103	\$34,300	F02 25TH TO 31ST, OTT TO MICHIGAN	49.00	132.00	0.148	\$700	\$1,104	\$39,080	\$4,780	49	F02	2022/0012215	0
70-16-32-307-023	665 WASHINGTON AVE	8/12/2020	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$71,800	45.44	\$172,602	\$12,206	\$26,808	F02 25TH TO 31ST, OTT TO MICHIGAN	38.30	100.00	0.101	\$700	\$319	\$30,544	\$3,736	44	F02	2020/0033945	0
70-16-31-426-011	230 W 24TH ST	6/22/2021	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$202,096	\$30,735	\$37,831	F02 25TH TO 31ST, OTT TO MICHIGAN	54.04	111.93	0.157	\$700	\$569	\$43,103	\$5,272	61	F02	2021/0033022	0
70-16-31-427-022	243 W 28TH ST	3/19/2021	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$66,300	36.03	\$164,801	\$61,827	\$42,628	F02 25TH TO 31ST, OTT TO MICHIGAN	60.90	132.00	0.191	\$700	\$1,015	\$48,568	\$5,940	63	F02	2021/0015135	0
70-16-32-156-002	154 W 22ND ST	10/19/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,100	40.54	\$231,716	\$22,223	\$48,939	F02 25TH TO 31ST, OTT TO MICHIGAN	69.91	132.00	0.229	\$700	\$318	\$55,758	\$6,819	75.75	F02	2020/0046575	0
70-16-31-281-014	556 WASHINGTON AVE	1/14/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$131,600	32.90	\$342,231	\$122,827	\$65,058	F02 25TH TO 31ST, OTT TO MICHIGAN	92.94	132.00	0.335	\$700	\$1,322	\$74,123	\$9,065	110.7	F02	2022/0002437	0
70-16-32-307-001	208 W 27TH ST	10/27/2020	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$71,300	41.94	\$192,223	\$7,869	\$30,092	F02 25TH TO 31ST, OTT TO MICHIGAN	42.99	126.00	0.127	\$700	\$183	\$34,285	\$4,193	44	F02	2020/0048914	0
70-16-31-281-009	244 W 23RD ST	8/3/2020	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$86,400	40.75	\$240,672	\$6,062	\$34,734	F02 25TH TO 31ST, OTT TO MICHIGAN	49.62	130.00	0.149	\$700	\$122	\$39,574	\$4,840	50	F02	2020/0034905	0
70-16-32-307-008	170 W 27TH ST	9/28/2021	\$216,600	WD	03-ARM'S LENGTH	\$216,600	\$77,700	35.87	\$189,957	\$57,419	\$30,776	F02 25TH TO 31ST, OTT TO MICHIGAN	43.97	126.00	0.13	\$700	\$1,306	\$35,064	\$4,288	45	F02	2021/0051438	0
70-16-32-157-023	567 MAPLE AVE	12/14/2020	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$72,500	32.95	\$195,381	\$59,691	\$35,072	F02 25TH TO 31ST, OTT TO MICHIGAN	50.10	89.35	0.129	\$700	\$1,191	\$39,959	\$4,887	63	F02	2021/0001689	0
70-16-31-427-034	656 WASHINGTON AVE	5/22/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,000	35.61	\$181,437	\$56,144	\$32,581	F02 25TH TO 31ST, OTT TO MICHIGAN	46.54	84.00	0.174	\$700	\$1,206	\$37,121	\$4,540	48	F02	2020/0020186	0
70-16-31-278-011	307 W 23RD ST	10/29/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$82,400	39.24	\$198,300	\$54,126	\$42,426	F02 25TH TO 31ST, OTT TO MICHIGAN	56.57	132.00	0.194	\$750	\$957	\$45,116	\$2,690	64	F02	2021/0055693	0
70-16-31-279-001	284 W 22ND ST	1/14/2021	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$64,200	37.22	\$186,457	\$23,543	\$37,500	F02 25TH TO 31ST, OTT TO MICHIGAN	50.00	132.00	0.152	\$750	\$471	\$39,877	\$2,377	50	F02	2021/0005128	0
70-16-31-279-003	274 W 22ND ST	10/15/2021	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,500	29.25	\$170,474	\$67,026	\$37,500	F02 25TH TO 31ST, OTT TO MICHIGAN	50.00	132.00	0.152	\$750	\$1,341	\$39,877	\$2,377	50	F02	2021/0053511	0
70-16-31-280-002	316 W 23RD ST	4/29/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,600	34.38	\$175,282	\$47,218	\$37,500	F02 25TH TO 31ST, OTT TO MICHIGAN	50.00	132.00	0.152	\$750	\$944	\$39,877	\$2,377	50	F02	2021/0023747	0
70-16-31-279-008	252 W 22ND ST	8/20/2020	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$82,400	40.49	\$223,977	\$25,451	\$45,928	F02 25TH TO 31ST, OTT TO MICHIGAN	61.24	132.00	0.227	\$750	\$416	\$48,839	\$2,911	75	F02	2020/0035274	0