

Table Com		Land Residual				Sum of Land Residuals	Sum of sqft	Indicated Per sqft Value	Number of sales
Ottawa		COM01 OTT CENTRAL PARK	-	-	-	-	-	-	
Ottawa		COM02 OTT DOWNTOWN COMM	6,198,659	114,171	\$54.29	17			
Ottawa		COM03 OTT COMM W/17TH ST	912,988	68,346	\$13.36	7			
Ottawa		COM04 OTT COMM WASHINGTON SQ LAND	65,534	7,144	\$9.17	1			
Ottawa		COM05 OTT COMM RIVER AVE	-	-	-	-	-	-	
Ottawa		COM06 OTT COMM MICHIGAN AVE LAND	273,691	43,908	\$6.23	3			
Ottawa		COM07 OTT COMM LINCOLN AVE LAND	88,689	8,581	\$10.34	1			
Ottawa		COM08 OTT COMM OTT HIGHWAY COMM COR	10,033,302	1,771,324	\$5.66	12			
Ottawa		COM09 OTT COMM OTHER LAND	7,406,403	608,795	\$12.17	14			
Ottawa		COM10 OTT COMM APARTMENTS LAND	1,366,442	217,669	\$6.28	7			
COM10 OTT COMM APARTMENTS LAND									
Units	Land Residual	5/unit							
15	313422	20,900							
6	193942	32,300							
6	257896	43,000							
6	275896	46,000							
7	137447	19,600							
Total Sales in Table		90							
Sums >>	\$80,141,307	\$27,850,700	34.75%	\$63,257,773	\$32,141,035	\$15,265,199	Est. Land		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Acq/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effec. Front	Net Sqft Area	Dollars/Sqft	Old sqft Rate	S/sqft rate as residual	New lot value	Difference Previous	Actual Front	ECF Area	Libor/Pate	Other Parcels in Sale	Gravel	Paved
70-16-29-288-710	99 E 8TH ST STE 110	07/01/2024	\$788,964	WD	03-ARM'S LENGTH	\$788,964	\$424,100	53.75	\$827,984	\$28,515	\$67,535	COM02 OTT DOWNTOWN COMM	0.00	1,873	15.22	36.06	15.22	28,515	(39,202)	0	CM010	2024/0016747		0	0
70-16-29-403-006	30 E 9TH ST	03/19/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$268,300	48.78	\$626,302	\$173,500	\$249,802	COM02 OTT DOWNTOWN COMM	0.00	9,888	17.55	25.26	17.55	173,500	(76,302)	0	CM010	2024/0006365		0	1
70-16-29-253-014	800 COLLEGE AVE	10/25/2023	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$13,700	60.89	\$30,202	\$22,500	\$30,202	COM02 OTT DOWNTOWN COMM	0.00	958	23.48	31.52	23.48	22,500	(7,702)	0	CM010	2023/0027540		0	1
70-16-29-253-027	13 E 8TH ST	09/08/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,300	48.47	\$296,470	\$83,684	\$105,154	COM02 OTT DOWNTOWN COMM	0.00	2,701	30.99	38.94	30.99	83,684	(21,470)	0	CM010	2023/0023449		0	1
70-16-29-403-005	24 E 9TH ST	03/20/2024	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$117,000	39.00	\$263,141	\$187,141	\$150,282	COM02 OTT DOWNTOWN COMM	0.00	5,924	31.59	25.37	31.59	187,141	36,859	0	CM010	2024/0006351		0	1
70-16-29-279-010	65 E 7TH ST	07/17/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$102,900	22.87	\$211,567	\$348,215	\$109,782	COM02 OTT DOWNTOWN COMM	0.00	1,144	48.74	15.37	48.74	348,215	238,433	0	CM010	2023/0017643	70-16-29-279-011	0	1
70-16-29-279-011	167 COLLEGE AVE	07/17/2023	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$102,900	22.87	\$211,567	\$348,215	\$109,782	COM02 OTT DOWNTOWN COMM	0.00	7,144	48.74	15.37	48.74	348,215	238,433	0	CM010	2023/0017643	70-16-29-279-010	0	1
70-16-29-330-027	254 RIVER AVE	03/13/2023	\$1,310,000	WD	03-ARM'S LENGTH	\$1,310,000	\$166,200	12.69	\$365,381	\$1,310,000	\$357,192	COM02 OTT DOWNTOWN COMM	0.00	26,005	50.37	13.74	50.37	1,310,000	952,808	0	CM010	2023/0005872		0	1
70-16-29-402-010	106 E 8TH ST	05/18/2022	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$479,000	34.21	\$1,258,469	\$424,671	\$283,140	COM02 OTT DOWNTOWN COMM	0.00	2,275	58.38	38.92	58.38	424,671	141,531	0	CM010	2022/0019579		0	1
70-16-29-327-011	8 W 8TH ST	07/18/2022	\$678,900	WD	03-ARM'S LENGTH	\$678,900	\$231,400	34.08	\$614,388	\$176,499	\$111,987	COM02 OTT DOWNTOWN COMM	0.00	7,875	61.39	38.95	61.39	176,499	64,512	0	CM010	2022/0026643		0	1
70-16-29-401-045	36 E 8TH ST	06/17/2022	\$4,425,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$4,425,000	\$1,687,100	38.13	\$3,601,593	\$1,897,578	\$1,074,171	COM02 OTT DOWNTOWN COMM	55.00	30,274	62.68	35.48	62.68	1,897,578	823,407	55	CM010	2022/0023351	70-16-29-403-027, 70-16-29-403-027	0	1
70-16-29-426-030	205 COLUMBIA AVE	10/25/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$28,620	29.62	\$318,322	\$286,305	\$104,627	COM02 OTT DOWNTOWN COMM	0.00	3,572	80.15	29.29	80.15	286,305	181,678	0	CM010	2023/0027564		0	0
70-16-29-288-709	99 E 8TH ST STE 300	03/31/2022	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$671,100	46.28	\$1,271,791	\$900,297	\$121,998	COM02 OTT DOWNTOWN COMM	0.00	3,354	89.50	36.37	89.50	900,297	178,209	0	CM010	2022/0013069		0	1
70-16-29-329-745	17 W 10TH ST STE 150	02/24/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$47,000	26.86	\$108,856	\$84,613	\$18,469	COM02 OTT DOWNTOWN COMM	0.00	741	114.26	24.94	114.26	84,613	66,144	0	CM010	2023/0004410		0	0
70-16-29-401-014	46 E 8TH ST	10/13/2022	\$920,000	WD	03-ARM'S LENGTH	\$920,000	\$195,800	21.28	\$684,236	\$355,202	\$119,438	COM02 OTT DOWNTOWN COMM	0.00	3,049	116.49	39.17	116.49	355,202	235,764	0	CM010	2022/0037806		0	1
70-16-29-329-712	17 W 10TH ST STE 160	05/25/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$53,800	27.59	\$117,613	\$97,855	\$20,468	COM02 OTT DOWNTOWN COMM	0.00	828	118.23	24.73	118.23	97,855	77,387	0	CM010	2023/0012850		0	1
70-16-29-329-713	17 W 10TH ST STE 140	04/26/2024	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$43,600	30.07	\$84,855	\$73,959	\$13,814	COM02 OTT DOWNTOWN COMM	0.00	566	130.61	24.39	130.61	73,959	60,145	0	CM010	2024/0010151		0	1
70-16-31-104-010	551 W 18TH ST	05/08/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$50,100	66.80	\$100,697	\$9,178	\$34,875	COM03 OTT COMM W 17TH ST	0.00	5,619	1.63	6.21	1.63	9,178	(25,697)	0	CM500	2023/0011450		0	1
70-16-31-104-009	549 W 18TH ST	05/08/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,200	55.13	\$171,111	\$23,764	\$34,875	COM03 OTT COMM W 17TH ST	0.00	5,619	4.23	6.21	4.23	23,764	(11,111)	0	CM500	2023/0011448		0	1
70-16-31-128-003	510 W 17TH ST	03/22/2023	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$196,100	26.15	\$702,653	\$302,347	\$255,000	COM03 OTT COMM W 17TH ST	0.00	37,505	8.06	6.80	8.06	302,347	47,347	0	CM100	2023/0006813		0	1
70-16-31-131-702	503 W 17TH ST	07/28/2023	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$166,500	39.18	\$343,613	\$123,168	\$41,781	COM03 OTT COMM W 17TH ST	0.00	9,278	13.27	4.50	13.27	123,168	81,387	0	CM100	2023/19087	70-16-31-131-703	0	0
70-16-31-104-011	551 W 18TH ST REAR	05/08/2023	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$11,100	18.50	\$35,096	\$60,000	\$26,500	COM03 OTT COMM W 17TH ST	0.00	4,269	14.06	6.21	14.06	60,000	33,495	0	CM100	2023/0011449		0	1
70-16-31-126-031	545 W 17TH ST	08/12/2024	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$62,000	13.19	\$122,216	\$388,911	\$41,127	COM03 OTT COMM W 17TH ST	0.00	6,055	64.23	6.79	64.23	388,911	347,784	0	CM100	2024-0020609		0	1
70-16-31-132-702	532 W 16TH ST STE 20	03/13/2024	\$827,500	WD	03-ARM'S LENGTH	\$827,500	\$125,600	43.69	\$323,880	\$5,620	\$42,000	COM03 OTT COMM W 17TH ST	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	CM100	2024/0006302		0	0
70-16-32-105-001	208 W 18TH ST	10/31/2022	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$66,600	30.98	\$215,756	\$65,534	\$66,290	COM04 OTT COMM WASHINGTON SQ LAND	0.00	7,144	9.17	9.28	9.17	65,534	(756)	0	CM110	2022/0038351		0	1
70-16-32-354-008	701 WASHINGTON AVE	05/26/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,900	40.47	\$251,376	\$30,134	\$51,510	COM06 OTT COMM MICHIGAN AVE LAND	0.00	10,324	2.92	4.99	2.92	30,134	(21,376)	0	CM210	2022/0020462		0	1
70-16-32-180-032	509 MICHIGAN AVE	07/27/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,600	47.44	\$254,811	\$106,791	\$111,602	COM06 OTT COMM MICHIGAN AVE LAND	0.00	15,943	6.70	7.00	6.70	106,791	(4,811)	0	CM500	2023/0018662		0	1
70-16-32-183-039	533 MICHIGAN AVE	03/03/2023	\$492,750	WD	03-ARM'S LENGTH	\$492,750	\$230,100	46.70	\$479,622	\$136,766	\$123,638	COM07 OTT COMM MICHIGAN AVE LAND	0.00	17,642	7.75	7.01	7.75	136,766	13,128	0	CM500	2023/0005230		0	1
70-16-33-301-017	697 LINCOLN AVE	04/14/2023	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$91,900	28.19	\$266,500	\$88,689	\$29,189	COM07 OTT COMM LINCOLN AVE LAND	0.00	8,581	10.34	3.40	10.34	88,689	59,500	0	CM910	2023/0002990		0	1
70-16-33-200-106	545 E 24TH ST	05/22/2023	\$225,000	WD	32-SPLIT VACANT	\$225,000	\$0	-	\$247,912	\$225,000	\$247,912	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	187,831	1.60	1.32	1.20	225,000	(22,912)	0	CM200	2023/0012577		0	0
70-16-33-260-003	512 WAVERLY RD	07/25/2023	\$524,693	WD	03-ARM'S LENGTH	\$524,693	\$398,800	76.01	\$582,548	\$173,900	\$233,755	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	105,328	1.25	2.20	1.65	173,900	(57,855)	0	CM200	2023/0018498		0	0
70-16-33-200-054	638 E 14TH ST	03/07/2023	\$311,000	CD	03-ARM'S LENGTH	\$311,000	\$413,500	\$130,800	\$413,500	\$170,824	\$413,500	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	5,759	1.83	13.00	1.83	170,824	(637,868)	0	CM200	2022/0032669		0	0
70-16-33-400-063	593 HERITAGE CT	03/28/2024	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$412,300	47.12	\$850,572	\$123,488	\$9,060	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	45,041	2.74	2.20	2.74	123,488	24,428	0					

