

Table DEV03 Vacant Land

		Sum of Land Residuals	Sum of Net Acreage	Indicated Acre Value	Number of sales	2025	2024
Ottawa	DEV03 DEVELOPMENTAL ALG						
Ottawa	DEV03	5,504,799	261	\$21,104	10	\$ 21,000	\$ 15,900

Total Sales in Table: 10

Sums >> \$5,514,439 \$235,500 4.27% \$240,800 \$5,504,799 \$5,504,799 223,037.58

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	Net Acres	Dollars/AC	New lot value	Liber/Page	Other Parcels in Sale
03-02-08-200-005	100 E 48th St	6/26/2023	\$450,000	WD	Arm's Length	\$450,000	\$235,500	0.52	\$240,800	\$450,000	\$450,000	DEV03	34.3	\$13,120	723,877	N/A	NO
05-001-031-11	N/A	1/29/2022	\$190,000	WD	Arm's Length	\$222,339	N/A	N/A	N/A	\$222,339	\$222,339	DEV03	12.557	\$17,706	265,006	N/A	NO
10-012-012-10	3364 13TH	12/9/2022	\$635,000	WD	Arm's Length	\$635,000	N/A	N/A	N/A	\$635,000	\$635,000	DEV03	38.025	\$16,700	802,490	N/A	NO
11-001-054-00	N/A	8/31/2023	\$350,000	WD	Arm's Length	\$350,000	N/A	N/A	N/A	\$350,000	\$350,000	DEV03	9.64	\$36,307	203,445	N/A	NO
11-001-054-20	N/A	4/14/2022	\$354,090	WD	Arm's Length	\$354,090	N/A	N/A	N/A	\$354,090	\$354,090	DEV03	14.777	\$23,962	311,858	N/A	NO
11-014-042-00	N/A	3/22/2024	\$500,000	WD	Arm's Length	\$500,000	N/A	N/A	N/A	\$500,000	\$500,000	DEV03	17.86	\$27,996	376,922	N/A	NO
13-001-001-40	N/A	8/4/2020	\$182,000	WD	Arm's Length	\$252,250	N/A	N/A	N/A	\$242,610	\$242,610	DEV03	14.02	\$17,305	295,882	N/A	NO
18-006-011-00	N/A	2/5/2021	\$405,000	WD	Arm's Length	\$531,760	N/A	N/A	N/A	\$531,760	\$531,760	DEV03	24.78	\$21,459	522,964	N/A	NO
19-007-001-00	3424 146TH AVE	2/16/2022	\$1,714,000	WD	Arm's Length	\$1,714,000	N/A	N/A	N/A	\$1,714,000	\$1,714,000	DEV03	75.229	\$22,784	1,587,654	N/A	NO
53-02-17-200-017	N/A	4/20/2023	\$505,000	WD	Arm's Length	\$505,000	N/A	N/A	N/A	\$505,000	\$505,000	DEV03	19.65	\$25,700	414,699	N/A	NO

Table DEV70 Vacant Land

		Sum of Land Residuals	Sum of Net Acreage	Indicated Acre Value	Number of sales	2025	2024
Ottawa	DEV70 DEVELOPMENTAL OTT						
Ottawa	DEV70	2,845,600	52	\$54,295	6	\$ 54,000	\$ 46,000

Total Sales in Table: 6 Sums >> \$3,355,600 \$0 0.00% \$0 \$3,355,600 \$3,355,600 61.97

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	Net Acres	Dollars/AC	Liber/Page	Parcels in Sale
70-17-31-100-024	ADAMS ST	1/12/2023	\$200,000	WD	Arms Length	\$200,000	\$0	-	\$0	\$200,000	\$200,000	DEV70	3.09	\$ 64,725	N/A	NO
70-05-22-300-044	275 68TH AVE	7/21/2022	\$1,715,700	WD	Arms Length	\$1,715,700	\$0	-	\$0	\$1,715,700	\$1,715,700	DEV70	28.09	\$ 61,079	N/A	NO
70-05-23-300-044	80 N 64TH AVE	2/29/2024	\$100,000	WD	Arms Length	\$100,000	\$0	-	\$0	\$100,000	\$100,000	DEV70	1.62	\$ 61,728	N/A	NO
70-16-13-300-067	Felch & N Franklin	6/8/2022	\$660,000	WD	Arms Length	\$660,000	\$0	-	\$0	\$660,000	\$660,000	DEV70	15.66	\$ 42,146	N/A	NO
70-15-14-200-043	152nd Ave	10/1/2021	\$169,900	WD	Arms Length	\$169,900	\$0	-	\$0	\$169,900	\$169,900	DEV70	3.95	\$ 43,013	N/A	NO
70-10-12-300-033	Lincoln St	11/8/2022	\$510,000	WD	Arms Length	\$510,000	\$0	-	\$0	\$510,000	\$510,000	DEV70	9.56	\$ 53,347	N/A	NO