

# Table 4Plex Land Residual

	Sum of Land Residuals	Number of sales	Indicated Site Value	Number of sales	2024	2023
Ottawa	4 PLEX RESIDENTIAL 4 PLEX	759,156	3	\$253,052	Use \$136,000/ site	Use \$29,000/site
Ottawa						
Ottawa					2024 Ottawa Rate	
Ottawa						
Ottawa						

Total Sales in Table		3	Sums >>		\$1,340,000	\$303,300	22.63%	\$667,844	\$759,156	\$87,000	0.00	0.00	0.00	Dollars/F	New lot	Difference	Actual	ECF	Other Parcels				
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	Old FF Effec. Rate	F	value	Previous	Front	Area	Liber/Page	in Sale
03-02-05-380-003	1242 CENTRAL AVE	7/21/2021	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$102,800	27.05	\$240,247	\$168,753	\$29,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$29,000	0	4PLEX	4650/139	0
03-02-05-380-005	17 W 48TH ST	10/30/2023	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$111,500	20.27	\$230,970	\$348,030	\$29,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$29,000	0	4PLEX	4900/445	0
03-02-05-460-006	29 E 48TH ST	2/21/2023	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$89,000	21.71	\$196,627	\$242,373	\$29,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$29,000	0	4PLEX	4837/859	0

# Table 4Plex Land Residual

	Sum of Land Residuals	Number of sales	Indicated Site Value	Number of sales	2024	2023
Ottawa	4 PLEX RESIDENTIAL 4 PLEX	546,934	4	\$136,734	Use \$136,000/ site	Use \$95,000/site
Ottawa						
Ottawa						
Ottawa						
Ottawa						

Total Sales in Table		4	Sums >>		\$1,812,000	\$465,300	25.68%	\$1,645,066	\$546,934	\$380,000	98.00	166.00	0.37										
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 Effec. Rate	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-27-470-012	378 STRATFORD WAY	10/31/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$107,500	25.60	\$371,240	\$143,760	\$95,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$95,000	0	4PLEX	2022/0037880	0
70-16-27-470-015	440 STRATFORD WAY	10/2/2023	\$587,000	WD	03-ARM'S LENGTH	\$587,000	\$127,500	21.72	\$482,790	\$199,210	\$95,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$95,000	0	4PLEX	2023/0025250	0
70-16-27-471-015	403 STRATFORD WAY	1/31/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$106,300	30.81	\$367,712	\$72,288	\$95,000	4 PLEX RESIDENTIAL 4 PLEX	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$95,000	0	4PLEX	2023/0002853	0
70-16-27-471-020	447 STRATFORD WAY	5/11/2022	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$124,000	26.96	\$423,324	\$131,676	\$95,000	4 PLEX RESIDENTIAL 4 PLEX	98.00	166.00	0.373	\$969	\$1,344	\$13,399,883	\$13,304,883	98	4PLEX	2022/0018076	0

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	412,525	223	\$1,850	3
Ottawa	A02 CENTRAL PARK NON LAKE FRONT	759,197	384	\$1,979	6
Ottawa	A03 HEATHER DR, HEATHER CT	139,336	212	\$656	2
Ottawa	A04 JANICE, MARLENE, JOYCE	300,412	303	\$990	3
Ottawa	A05 OLDE EVERGREEN WAY	206,998	115	\$1,800	1

Updated 9/19/2024  
and in BS&A

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
A01 'A' (Base)			#DIV/0!		Use \$775/FF	Use \$775/FF	Use \$750/FF	Use \$650/FF	Use \$650/FF
A01 'B' (Centr Bay/Midwy)	\$412,525	223	\$1,850	3	Use \$1000/FF	Use \$850/FF	Use \$740/FF	Use \$640/FF	Use \$640/FF
A01 'C' (Acreage)			#DIV/0!		Use \$400/FF	Use \$400/FF	Use \$540/FF	Use \$500/FF	Use \$500/FF
A02 'A' (Base)	\$491,536	150	\$3,277	3	Use \$1,950/FF	Use \$1,550/FF	Use \$1,350/FF	Use \$1,350/FF	Use \$1,300/FF
A02 'B' (Prime)	\$146,765	50	\$2,935	1	Use \$2,800/FF	Use \$2,800/FF	Use \$2,600/FF	Use \$2,600/FF	Use \$2,500/FF
A02 'C' (S Side S Shore)	\$120,896	184	\$658	2	Use \$800/FF	Use \$900/FF	Use \$780/FF	Use \$780/FF	Use \$750/FF
A02 'D' (N Sied S Shore)	-	-	#VALUE!	0	Use \$850/FF	Use \$850/FF	Use \$820/FF	Use \$820/FF	Use \$800/FF
A03 'A' (Base)	\$80,224	118	\$681	1	Use \$550/FF	Use \$500/FF	Use \$460/FF	Use \$400/FF	Use \$375/FF
A03 'B' (A0302)	\$59,112	95	\$625	1	Use \$600/FF	Use \$600/FF	Use \$550/FF	Use \$435/FF	Use \$410/FF
A04 'A' (Base)	\$300,412	303	\$990	3	Use \$800/FF	Use \$700/FF	Use \$630/FF	Use \$530/FF	Use \$330/FF
A04 'B' (Larger Lots)	-	-	-	0	Use \$725/FF	Use \$625/FF	Use \$640/FF	Use \$540/FF	Use \$340/FF
A05 'A' (Base)	\$206,998	115	\$1,800	1	Use \$1075/FF	Use \$775/FF	Use \$750/FF	Use \$750/FF	Use \$710/FF

Total Sales in Table 15 Sums >> \$5,848,500 \$1,946,800 33.29% \$5,172,188 \$1,818,468 \$1,142,156

1,237.42 2,112.14 3.97

Asd. when																					
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 Effec. Rate	Dollars/F	New lot value	Difference	ECF	Other Parcels
70-15-35-403-010	664 MIDWAY AVE	05/31/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$54,400	28.63	\$119,307	\$124,367	\$53,674	A01 OLD ORCH, MYRTLE, S.S., HEATHER	63.14	118.25	0.136	\$850	\$1,970	\$116,812	\$63,138	50	'A01 2023/0014400
70-15-35-401-006	596 MIDWAY AVE	08/25/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,600	32.30	\$185,690	\$134,047	\$54,737	A01 OLD ORCH, MYRTLE, S.S., HEATHER	64.39	118.25	0.141	\$850	\$2,082	\$119,125	\$64,388	52	'A01 2023/0021827
70-15-35-402-012	607 MIDWAY AVE	04/21/2023	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$96,600	33.14	\$218,530	\$154,111	\$81,141	A01 OLD ORCH, MYRTLE, S.S., HEATHER	95.45	142.75	0.341	\$850	\$1,615	\$176,588	\$95,447	104	'A01 2023/0011067
70-15-35-426-003	1254 SOUTH SHORE DR	09/09/2022	\$371,500	WD	03-ARM'S LENGTH	\$371,500	\$164,400	44.25	\$447,274	\$15,028	\$90,802	A02 CENTRAL PARK NON LAKE FRONT	100.89	200.00	0.399	\$900	\$149	\$199,665	\$108,863	87	'A02 2022/0035721
70-15-35-426-001	1270 SOUTH SHORE DR	05/24/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$87,700	33.09	\$233,590	\$105,868	\$74,458	A02 CENTRAL PARK NON LAKE FRONT	82.73	200.00	0.269	\$900	\$1,280	\$163,725	\$89,267	58.5	'A02 2022/0020143
70-15-35-279-005	540 LAKE DR	06/22/2023	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$204,600	35.58	\$424,419	\$228,081	\$77,500	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.115	\$1,550	\$4,562	\$98,952	\$21,452	50	'A02 2023/0015625
70-15-35-282-007	566 BAY AVE	07/28/2022	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$79,100	17.78	\$419,877	\$102,623	\$77,500	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.115	\$1,550	\$2,052	\$98,952	\$21,452	50	'A02 2022/0037732
70-15-35-283-026	561 BAY AVE	06/10/2022	\$412,100	WD	03-ARM'S LENGTH	\$412,100	\$107,500	26.09	\$328,768	\$160,832	\$77,500	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.115	\$1,550	\$3,217	\$98,952	\$21,452	50	'A02 2022/0022755
70-15-35-280-002	1190 BEACH DR	09/07/2022	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$141,000	29.07	\$478,235	\$146,765	\$140,000	A02 CENTRAL PARK NON LAKE FRONT	50.00	100.00	0.115	\$2,800	\$2,935	\$98,952	-\$41,048	50	'A02 2022/0032527
70-15-35-451-003	1365 HEATHER DR	05/19/2022	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$110,500	26.25	\$399,667	\$80,224	\$58,891	A03 HEATHER DR, HEATHER CT	117.78	209.00	0.504	\$500	\$681	\$77,286	\$18,395	105	'A03 2022/0019261
70-15-35-432-009	1236 HEATHER CT	03/01/2023	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$150,400	40.38	\$367,765	\$59,112	\$54,377	A03 HEATHER DR, HEATHER CT	94.56	119.37	0.256	\$575	\$625	\$62,050	\$7,673	96.16	'A03 2023/0004974
70-15-35-477-015	1255 MARLENE ST	08/29/2022	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$136,200	32.05	\$348,420	\$147,439	\$70,859	A04 JANICE, MARLENE, JOYCE	101.22	132.00	0.303	\$700	\$1,457	\$100,197	\$29,338	100	'A04 2022/0031654
70-15-35-478-003	1252 MARLENE ST	06/30/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$153,500	45.82	\$340,752	\$65,107	\$70,859	A04 JANICE, MARLENE, JOYCE	101.22	132.00	0.303	\$700	\$643	\$100,197	\$29,338	100	'A04 2023/0016309
70-15-35-477-008	718 JOYCE AVE	10/31/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$105,400	35.73	\$277,867	\$87,866	\$70,733	A04 JANICE, MARLENE, JOYCE	101.04	127.52	0.294	\$700	\$870	\$100,019	\$29,286	101.9	'A04 2022/0038155
70-15-35-454-006	348 OLDE EVERGREEN WA	08/02/2023	\$699,900	WD	03-ARM'S LENGTH	\$699,900	\$269,900	38.56	\$582,027	\$206,998	\$89,125	A05 OLDE EVERGREEN WAY	115.00	213.00	0.562	\$775	\$1,800	\$206,998	\$117,873	115	'A05 2023/0022191

# Table B Land Residual

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa B01 OTT CO MYRTLE TO GRAAFSCHAP	2,751,507	2,174	\$1,265	25
Ottawa B02 NON-LAKE S. SHORE DR	164,404	246	\$668	2
Ottawa B03 LARKWOOD ETC.	436,362	677	\$645	4
Ottawa B05 LAKE FRONT	12,836,342	1,304	\$9,837	1
Ottawa B06 CRESCENT SHORES - LAKESHORE	4,719,997	-	\$472,000	10

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021			
B01 'A' (Base/Base Site)	\$1,959,902	1,892	\$1,036	19	Use \$850/FF	Use \$50,000/SITE	Use \$750/FF	Use \$45,000/SITE	Use \$550/FF	Use \$41,000/SITE	Use \$500/FF	Use \$40,000/SITE
B01 'B' (27th/5 Shore/Myrtle)	\$88,000	87	\$1,015	4	Use \$900/FF	Use \$65,000/SITE	Use \$900/FF	Use \$60,000/SITE	Use \$750/FF	Use \$55,000/SITE	Use \$900/FF	Use \$40,000/SITE
B02 'A' (Base/Site A)	\$164,404	246	\$668	2	Use \$625/FF	Use \$39,000/SITE	Use \$600/FF	Use \$37,000/SITE	Use \$500/FF	Use \$34,000/SITE	Use \$500/FF	Use \$34,000/SITE
B02 'B' (B0202/Site B)	-	-	-	-	Use \$650/FF	Use \$53,000/SITE	Use \$625/FF	Use \$50,000/SITE	Use \$525/FF	Use \$48,000/SITE	Use \$525/FF	Use \$48,000/SITE
B02 'C' (SS Limited View)	-	-	-	-	Use \$700/FF	Use \$50,000/SITE	Use \$700/FF	Use \$50,000/SITE	Use \$580/FF	Use \$48,000/SITE	Use \$580/FF	Use \$48,000/SITE
B02 'D' (Off SS/View)	-	-	-	-	Use \$900/FF	Use \$85,000/SITE	Use \$875/FF	Use \$75,000/SITE	Use \$775/FF	Use \$75,000/SITE	Use \$775/FF	Use \$75,000/SITE
B03 'A' (Blank)	-	-	-	-	-	-	-	-	-	-	-	-
B03 'B' (Base)	\$436,362	677	\$645	6	Use \$600/FF	Use \$1,800/FF	Use \$575/FF	Use \$8,500/SITE	Use \$520/FF	Use \$1,285/FF	Use \$520/FF	Use \$8,000/SITE
B03 'B' (B0502 - W/o Que No/02 Site)	-	-	-	-	Use \$1,800/FF	Use \$8,700/SITE	Use \$1,800/FF	Use \$8,700/SITE	Use \$1,800/FF	Use \$8,700/SITE	Use \$1,800/FF	Use \$8,000/SITE
B03 'B' (B0502/B0502/03 Site)	\$915,936	76	\$10,882	1	Use \$5,000/FF	Use \$40,000/SITE						
B05 'C' (B0503/07/PointView Site)	\$1,066,600	-	\$533,300	2	Use \$7,000/FF	Use \$165,000/SITE	Use \$6,700/FF	Use \$165,000/SITE	Use \$6,475/FF	Use \$165,000/SITE	Use \$6,050/FF	Use \$155,000/SITE
B05 'D' (B0504)	\$6,530,523	398	\$16,391	5	Use \$8,500/FF	Use \$7,900/FF	Use \$7,900/FF	Use \$6,850/FF	Use \$7,825/FF	Use \$6,850/FF	Use \$7,825/FF	Use \$6,850/FF
B05 'E' (B0504B)	-	-	-	-	Use \$750/FF	Use \$600/FF	Use \$600/FF	Use \$560/FF	Use \$560/FF	Use \$560/FF	Use \$560/FF	Use \$520/FF
B06 'A' (Frontage Lot/Lake Front Site)	\$0	-	#DIV/0!	0	Use \$285,000/SITE	Use \$220,000/SITE	Use \$285,000/SITE	Use \$260,000/SITE	Use \$285,000/SITE	Use \$260,000/SITE	Use \$285,000/SITE	Use \$260,000/SITE
B06 'B' (Off Lake Site)	\$0	-	#DIV/0!	0	Use \$300,000/SITE							
B06 'C' (Docks 1-6)	\$0	-	#DIV/0!	0	Use \$30,000/SITE							
B06 'D' (Docks 7-18)	\$0	-	#DIV/0!	0	Use \$34,500/SITE							
B06 'E' (Docks 19-26)	\$0	-	#DIV/0!	0	Use \$36,500/SITE							
B06 'F' (Docks 27-34)	\$0	-	#DIV/0!	0	Use \$40,000/SITE							
B06 'G' (Across Street)	\$0	-	#DIV/0!	0	Use \$50,000/SITE							

Total Sales in Table 54 Sums >> \$35,175,580 \$11,336,600 32.23% \$29,417,057 \$20,898,612 4,450.72 7,635.28 25.23 \$15,140,089

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Effec. Front	Depth	Net Acres	Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Other Parcels in Sale
70-15-35-400-047	736 MYRTLE AVE	08/15/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$115,000	31.7%	\$214,992	\$135,909	\$74,078	81.00	217.00	0.409	\$750	\$1,882	\$13,586	\$50,000	81	'01	2022/002361
70-15-36-402-004	824 W 24TH ST	11/22/2022	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$67,200	29.47	\$192,175	\$84,813	\$48,488	64.65	132.00	0.167	\$750	\$1,304	\$81,810	\$33,322	55	'01	2022/0040576
70-15-36-404-022	799 W 26TH ST	10/14/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,600	33.09	\$133,493	\$76,650	\$45,143	60.19	132.00	0.152	\$750	\$1,273	\$76,166	\$31,023	50	'01	2022/0036396
70-15-36-404-022	799 W 26TH ST	09/01/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$59,700	29.12	\$133,493	\$116,650	\$45,143	60.19	132.00	0.152	\$750	\$1,938	\$76,166	\$31,023	50	'01	2023/0021284
70-15-36-401-004	888 W 24TH ST	12/09/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$85,500	33.53	\$207,753	\$108,433	\$61,86	81.58	132.00	0.227	\$750	\$1,329	\$103,234	\$42,048	75	'01	2022/0043075
70-15-36-404-020	825 W 26TH ST	06/09/2022	\$199,522	WD	03-ARM'S LENGTH	\$199,522	\$98,000	49.12	\$230,865	\$71,560	\$102,903	137.20	132.00	0.455	\$750	\$522	\$179,617	\$70,714	150	'01	2022/0021896
70-15-36-404-020	825 W 26TH ST	06/09/2022	\$212,258	MLC	03-ARM'S LENGTH	\$212,258	\$98,000	46.17	\$230,865	\$84,296	\$102,903	137.20	132.00	0.455	\$750	\$614	\$179,617	\$70,714	150	'01	2022/0021897
70-15-36-452-012	810 W 26TH ST	08/03/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$92,000	40.39	\$217,402	\$106,944	\$93,896	125.19	149.00	0.937	\$750	\$851	\$158,419	\$64,523	87	'01	2022/0028724
70-15-36-326-021	632 LUGERS RD	05/23/2022	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$133,800	38.12	\$300,122	\$136,989	\$86,111	118.11	177.00	0.496	\$750	\$1,193	\$145,284	\$59,173	107.4	'01	2023/0012810
70-15-36-377-007	955 BLUEBELL DR	10/06/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$99,600	32.66	\$299,446	\$87,796	\$82,242	109.65	212.00	0.444	\$750	\$801	\$138,754	\$56,512	104	'01	2022/0035462
70-15-36-380-015	744 LUGERS RD	10/13/2022	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$99,700	43.92	\$243,663	\$64,919	\$81,582	108.77	176.00	0.404	\$750	\$597	\$137,641	\$56,059	100	'01	2022/0036938
70-15-35-431-007	638 MYRTLE AVE	09/15/2023	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$115,500	32.08	\$239,982	\$195,975	\$75,957	101.27	175.50	0.367	\$750	\$1,935	\$128,150	\$52,193	91	'01	2023/0023531
70-15-36-256-006	564 AZALEA AVE	07/19/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$109,300	40.48	\$245,375	\$89,564	\$64,939	86.58	138.00	0.263	\$750	\$1,034	\$109,561	\$44,622	80	'01	2023/0018319
70-15-36-351-078	1068 W 27TH ST	06/15/2023	\$253,000	WD	21-NOT USED/OTHER	\$253,000	\$0	-	\$69,852	\$253,000	\$69,852	93.13	153.52	0.3	\$750	\$2,717	\$117,849	\$47,997	85.14	'01	2023/0015165
70-15-36-351-077	733 MYRTLE AVE	06/30/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$65,200	35.24	\$164,857	\$112,069	\$91,26	122.56	146.00	0.902	\$750	\$914	\$155,091	\$63,165	85	'01	2022/0024647
70-15-36-379-013	739 ASTER AVE	10/28/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,300	41.32	\$244,253	\$87,788	\$82,041	109.38	180.00	0.413	\$750	\$803	\$138,412	\$56,371	100	'01	2022/0038226
70-15-35-400-033	1265 W 32ND ST	09/28/2022	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$90,800	38.65	\$221,455	\$84,296	\$70,851	94.46	140.00	0.287	\$750	\$892	\$119,532	\$48,681	89.44	'01	2022/0034686
70-15-36-403-016	623 LUGERS RD	08/25/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$120,400	40.81	\$347,387	\$26,700	\$79,087	105.44	132.00	0.32	\$750	\$253	\$133,427	\$54,340	105.6	'01	2022/0030838
70-15-36-452-066	876 W 26TH ST	05/19/2022	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$147,200	47.48	\$337,481	\$133,321	\$60,802	81.06	134.00	0.228	\$750	\$411	\$102,576	\$41,774	74	'01	2022/0019249
70-15-36-352-012	1046 W 27TH ST	06/09/2022	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$0	-	\$78,051	\$88,000	\$78,051	86.72	93.74	0.198	\$900	\$1,015	\$109,738	\$31,687	89.8	'01	2022/0023745
70-15-36-351-053	1060 W 27TH ST	06/06/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$68,300	27.00	\$200,863	\$253,000	\$80,633	137.00	156.00	0.387	\$1,517	\$1,911	\$187,505	\$33,358	135.26	'01	2023/0015165
70-15-36-351-079	1060 W 27TH ST	06/06/2023	\$253,000	WD	21-NOT USED/OTHER	\$253,000	\$0	-	\$149,071	\$253,000	\$149,071	63.20	149.62	3.567	\$2,359	\$4,003	\$79,975	\$69,096	50.12	'01	2023/0015165
70-15-36-326-036	953 GRANDRIDGE CT	04/05/2022	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$121,600	29.30	\$455,395	\$19,605	\$60,000	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	\$60,000	0	'01	2022/0014694
70-15-36-326-038	956 GRANDRIDGE CT	06/17/2022	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,500	24.12	\$60,000	\$85,000	\$60,000	0.00	0.00	0.407	#DIV/0!	#DIV/0!	\$0	\$60,000	0	'01	2022/0022879
70-15-36-326-038	956 GRANDRIDGE CT	04/28/2023	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$30,000	32.26	\$60,000	\$93,000	\$60,000	0.00	0.00	0.407	#DIV/0!	#DIV/0!	\$0	\$60,000	0	'01	2023/0010465
70-15-36-254-008	814 SOUTH SHORE DR	01/24/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$144,500	34.00	\$409,129	\$102,892	\$87,021	145.03	131.00	0.469	\$600	\$709	\$96,937	\$9,916	173.85	'02	2023/0001921
70-15-36-326-011	940 SOUTH SHORE DR	11/04/2022	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$198,600	36.12	\$548,958	\$61,512	\$60,570	100.94	169.50	0.600	\$600	\$609	\$67,467	\$6,897	100	'02	2022/0040504
70-15-36-476-010	735 NEWCASTLE DR	04/20/2022	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$158,000	39.01	\$417,089	\$54,295	\$66,394	115.45	121.00	0.351	\$575	\$470	\$74,422	\$8,038	115	'03	2022/0015334
70-15-36-476-012	693 CONCORD DR	02/03/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$122,500	38.28	\$304,624	\$83,699	\$68,323	118.82	185.92	0.544	\$575	\$704	\$75,595				

# 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	1,640,446	1,340	\$1,224	20
Ottawa	C02 CRESCENT ST AREA	470,326	441	\$1,066	5
Ottawa	C03 GRAAF TO PLAS, S.S. TO 26TH	344,194	332	\$1,038	4
Ottawa	C04 GRAAF TO OTT, 26TH	1,206,764	1,264	\$955	13
Ottawa	C05 DIEKEMA HOMESTEAD	-	-	-	0

Updated BS&A 8/1/2024

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
C01 'A' (BASE)	\$1,640,446	1340	\$1,223.84	20	Use \$950/FF	Use \$800/FF	Use \$700/FF	Use \$625/FF	Use \$550/FF
C02 'A' (BASE)	\$171,716	167	\$1,026.89	2	Use \$725/FF	Use \$625/FF	Use \$625/FF	Use \$625/FF	Use \$570/FF
C02 'B' (STREET 80%)	\$298,610	274	\$1,089.54	3	Use \$675/FF	Use \$675/FF	Use \$500/FF	Use \$500/FF	Use \$460/FF
C03 'A' (BASE)	\$344,194	332	\$1,037.64	4	Use \$850/FF	Use \$850/FF	Use \$750/FF	Use \$625/FF	Use \$550/FF
C04 'A' (BASE/SITE)	\$751,477	729	\$1,030.75	9	Use \$850/FF	Use \$675/FF	Use \$630/FF	Use \$41,500/SITE	Use \$39,350/SITE
C04 'B' (OUTER EDGE/SITE)	\$455,287	535	\$851.39	4	Use \$700/FF	Use \$625/FF	Use \$625/FF	Use \$36,000/SITE	Use \$35,000/SITE
C05 'A' (BASE)	\$0	0	#DIV/0!	0	Use \$550/FF	Use \$475/FF	Use \$475/FF	Use \$450/FF	Use \$400/FF

Total Sales in Table 42 Sums >> \$10,611,320 \$3,703,000 34.90% \$9,381,559 \$3,661,730 \$2,431,969

3,377.23 6,155.24 11.84

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effec. Front	Depth	Net Acres	Old Ff	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-31-104-014	569 W 18TH ST	09/06/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$155,213	\$67,939	\$48,152	C01 26TH TO 17TH, OTT TO PLASMAN	60.19	132.00	0.152	\$800	\$1,129	\$73,663	\$25,511	50	'C01	2022/0032405	
70-16-31-154-015	563 W 22ND ST	12/14/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$61,300	51.08	\$145,524	\$22,628	\$48,152	C01 26TH TO 17TH, OTT TO PLASMAN	60.19	132.00	0.152	\$800	\$376	\$73,663	\$25,511	50	'C01	2022/0043367	
70-16-31-154-015	563 W 22ND ST	06/19/2023	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$65,700	28.38	\$145,524	\$134,128	\$48,152	C01 26TH TO 17TH, OTT TO PLASMAN	60.19	132.00	0.152	\$800	\$2,228	\$73,663	\$25,511	50	'C01	2023/0015065	
70-16-31-128-039	519 W 19TH ST	11/29/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$87,400	39.28	\$202,216	\$66,253	\$45,969	C01 26TH TO 17TH, OTT TO PLASMAN	57.46	132.00	0.142	\$800	\$1,153	\$70,322	\$24,353	47	'C01	2023/0030447	
70-16-31-128-040	515 W 19TH ST	11/16/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$76,700	42.61	\$187,727	\$38,242	\$45,969	C01 26TH TO 17TH, OTT TO PLASMAN	57.46	132.00	0.142	\$800	\$666	\$70,322	\$24,353	47	'C01	2023/0039936	
70-16-31-128-040	515 W 19TH ST	11/09/2023	\$228,400	WD	03-ARM'S LENGTH	\$228,400	\$84,400	36.95	\$187,727	\$86,642	\$45,969	C01 26TH TO 17TH, OTT TO PLASMAN	57.46	132.00	0.142	\$800	\$1,508	\$70,322	\$24,353	47	'C01	2023/0029608	
70-16-31-177-032	435 W 21ST ST	06/09/2022	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$68,000	38.64	\$167,554	\$54,415	\$45,969	C01 26TH TO 17TH, OTT TO PLASMAN	57.46	132.00	0.142	\$800	\$947	\$70,322	\$24,353	47	'C01	2023/0021837	
70-16-31-178-010	494 W 21ST ST	06/30/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,200	36.00	\$168,769	\$47,200	\$45,969	C01 26TH TO 17TH, OTT TO PLASMAN	57.46	132.00	0.142	\$800	\$821	\$70,322	\$24,353	47	'C01	2023/0024431	
70-16-31-156-021	557 W 23RD ST	01/19/2023	\$261,400	WD	03-ARM'S LENGTH	\$261,400	\$90,800	34.74	\$228,992	\$105,986	\$73,578	C01 26TH TO 17TH, OTT TO PLASMAN	91.97	132.00	0.267	\$800	\$1,152	\$112,556	\$38,978	88	'C01	2023/0001684	
70-16-31-154-018	579 W 22ND ST	09/23/2022	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$78,700	30.62	\$198,200	\$126,981	\$68,181	C01 26TH TO 17TH, OTT TO PLASMAN	85.22	132.00	0.241	\$800	\$1,490	\$104,296	\$36,115	79.5	'C01	2023/0033853	
70-16-31-156-022	547 W 23RD ST	04/17/2023	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$118,600	34.58	\$264,192	\$159,790	\$80,982	C01 26TH TO 17TH, OTT TO PLASMAN	101.22	132.00	0.303	\$800	\$1,579	\$123,877	\$42,895	100	'2PLEX	2023/0009292	
70-16-31-178-034	511 W 22ND ST	11/30/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$99,500	38.27	\$259,466	\$77,844	\$77,310	C01 26TH TO 17TH, OTT TO PLASMAN	96.63	132.00	0.285	\$800	\$806	\$118,260	\$40,950	94	'2PLEX	2022/0041067	
70-16-31-178-013	482 W 21ST ST	04/11/2022	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$51,200	30.57	\$155,907	\$60,125	\$48,532	C01 26TH TO 17TH, OTT TO PLASMAN	60.66	164.00	0.177	\$800	\$991	\$74,238	\$25,706	47	'C01	2022/0014043	
70-16-31-180-026	547 DIEKEMA AVE	06/26/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,100	47.38	\$345,377	\$63,638	\$69,015	C01 26TH TO 17TH, OTT TO PLASMAN	86.26	132.00	0.245	\$800	\$738	\$105,568	\$36,553	80.8	'2PLEX	2023/0015758	
70-16-31-178-026	531 W 22ND ST	09/23/2022	\$229,977	WD	03-ARM'S LENGTH	\$229,977	\$61,600	26.79	\$155,557	\$118,914	\$44,494	C01 26TH TO 17TH, OTT TO PLASMAN	55.61	132.00	0.136	\$800	\$2,138	\$68,058	\$23,564	45	'C01	2022/0034242	
70-16-31-179-005	458 W 21ST ST	04/04/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,300	30.18	\$125,601	\$88,893	\$44,494	C01 26TH TO 17TH, OTT TO PLASMAN	55.61	132.00	0.136	\$800	\$1,599	\$68,058	\$23,564	45	'C01	2022/0012967	
70-16-31-181-002	470 W 22ND ST	05/10/2023	\$131,500	WD	03-ARM'S LENGTH	\$131,500	\$55,200	41.98	\$123,528	\$52,466	\$44,494	C01 26TH TO 17TH, OTT TO PLASMAN	55.61	132.00	0.136	\$800	\$943	\$68,058	\$23,564	45	'C01	2023/0011567	
70-16-31-181-002	470 W 22ND ST	08/14/2023	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,200	28.31	\$123,528	\$115,966	\$44,494	C01 26TH TO 17TH, OTT TO PLASMAN	55.61	132.00	0.136	\$800	\$2,085	\$68,058	\$23,564	45	'C01	2023/0020447	
70-16-31-154-023	564 W 21ST ST	06/16/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$69,200	36.42	\$169,552	\$75,656	\$55,208	C01 26TH TO 17TH, OTT TO PLASMAN	69.00	132.00	0.182	\$800	\$1,096	\$84,445	\$29,237	60	'C01	2022/0022575	
70-16-31-183-013	454 W 23RD ST	06/17/2022	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$36,900	23.08	\$130,479	\$76,740	\$47,319	C01 26TH TO 17TH, OTT TO PLASMAN	59.14	116.00	0.136	\$800	\$1,298	\$72,378	\$25,059	51	'C01	2022/0022925	
70-16-31-102-023	587 SOUTH SHORE DR	08/11/2022	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$99,700	42.79	\$271,578	\$7,408	\$45,986	C02 CRESCENT ST AREA	83.61	120.00	0.22	\$550	\$89	\$89,111	\$43,125	80	'C02	2022/0029692	
70-16-31-102-023	587 SOUTH SHORE DR	04/07/2023	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$110,900	28.44	\$271,578	\$164,308	\$45,986	C02 CRESCENT ST AREA	83.61	120.00	0.22	\$550	\$1,965	\$89,111	\$43,125	80	'C02	2023/0008679	
70-16-31-102-030	543 SOUTH SHORE DR	09/19/2022	\$253,900	WD	03-ARM'S LENGTH	\$253,900	\$110,800	43.64	\$291,992	\$54,358	\$92,450	C02 CRESCENT ST AREA	147.92	122.35	0.429	\$625	\$367	\$157,653	\$65,203	205.3	'C02	2022/0033401	
70-16-31-102-028	588 CRESCENT DR	09/15/2023	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$108,100	28.30	\$261,869	\$156,864	\$36,733	C02 CRESCENT ST AREA	58.77	120.00	0.138	\$625	\$2,669	\$62,637	\$25,904	50	'C02	2023/0023705	
70-16-31-102-018	563 SOUTH SHORE DR	11/14/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,000	34.40	\$204,728	\$87,388	\$42,116	C02 CRESCENT ST AREA	67.38	120.00	0.165	\$625	\$1,297	\$71,813	\$29,697	60	'C02	2023/0030588	
70-16-31-151-022	633 W 21ST ST	08/01/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$53,100	31.24	\$141,510	\$79,652	\$51,162	C03 GRAAF TO PLAS, S.S. TO 26TH	60.19	132.00	0.152	\$850	\$1,323	\$62,455	\$11,293	50	'C03	2022/0028133	
70-16-31-105-018	652 SOUTH SHORE DR	06/01/2022	\$493,543	WD	03-ARM'S LENGTH	\$493,543	\$178,700	36.21	\$476,119	\$111,041	\$93,617	C03 GRAAF TO PLAS, S.S. TO 26TH	110.13	222.00	0.462	\$850	\$1,008	\$114,275	\$20,658	101	'C03	2022/0021151	
70-15-36-276-050	484 GRAAFSCHAP RD	09/20/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$132,300	41.34	\$301,757	\$101,993	\$83,750	C03 GRAAF TO PLAS, S.S. TO 26TH	98.52	166.59	0.342	\$850	\$1,035	\$102,228	\$18,478	89.5	'C03	2023/0023975	
70-16-31-151-015	597 W 21ST ST	12/16/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$74,400	38.15	\$196,399	\$51,508	\$53,447	C03 GRAAF TO PLAS, S.S. TO 26TH	62.87	132.00	0.161	\$850	\$819	\$65,236	\$11,789	53	'C03	2022/0042656	
70-16-31-300-102	621 W 32ND ST	07/22/2022	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$150,300	39.55	\$368,259	\$88,336	\$76,595	C04 GRAAF TO OTT, 26TH	141.84	210.00	0.727	\$540	\$623	\$135,437	\$58,842	168.9	'C04	2022/0026918	
70-15-36-428-012	638 GRAAFSCHAP RD	09/12/2023	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$114,100	30.84	\$259,753	\$188,160	\$77,913	C04 GRAAF TO OTT, 26TH	124.66	132.00	0.4	\$625	\$1,509	\$119,032	\$41,119	132	'C04	2023/0023563	
70-15-36-428-027	704 GRAAFSCHAP RD	05/22/2023	\$235,000	CD	21-NOT USED/OTHER	\$235,000	\$118,200	50.30	\$260,862	\$68,005	\$93,867	C04 GRAAF TO OTT, 26TH	150.18	237.70	1.034	\$625	\$453	\$143,400	\$49,533	139.09	'C04		
70-15-36-428-040	694 GRAAFSCHAP RD	05/22/2023	\$345,000	WD	31-SPLIT IMPROVED	\$345,000	\$0		\$308,020	\$110,786	\$73,806	C04 GRAAF TO OTT, 26TH	118.08	133.10	1.035	\$625	\$938	\$112,749	\$38,943	117.5	'C04		
70-16-31-300-071	446 W 31ST ST	01/31/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$97,600	30.98	\$241,367	\$131,933	\$58,300	C04 GRAAF TO OTT, 26TH	86.37	134.00	0.289	\$675	\$1,528	\$82,471	\$24,171	94			

# Table D

# Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Allegan	D01 UNPLATTED OTT TO WASH	\$137,510	292	\$471	3
Allegan	D02 33RD TO 35TH, OTT TO WASH	\$98,284	368	\$267	4
Allegan	D03 SONGBIRD LN	\$36,858	86	\$430	1
Allegan	D04 BROOK VILLAGE CONDO	\$371,540	0	#DIV/0!	6
Allegan	D05 PIONEER VILLAGE CONDO	\$410,844	-	\$51,356	8
Allegan	D06 WINDGATE TERRACE, PIONEER	\$159,418	322	\$495	3
Allegan	D07 SPRING LANE CONDO	\$317,496	-	\$63,499	5
Allegan	D08 JASMINE DR	\$61,373	91	\$677	1
Allegan	D09 CHELSEA CT	\$0	0	-	0
Allegan	D10 ROLLING MEADOWS CONDO	\$795,211	-	\$72,292	11
Allegan	D11 COBBLESTONE	\$590,400	455	\$1,297	11
Allegan	D12 FOUNTAIN VIEW CONDO	\$299,914	-	\$49,986	6
Allegan	D13 KNOLLCREST AREA	\$378,725	582	\$651	6
Allegan	D14 ALLEGAN WEST	\$229,587	178	\$1,287	2
Allegan	D15 SONOMA CT	\$47,922	-	-	1
Allegan	D16 VISTA GREEN SITE CONDO	\$0	-	-	0

Updated 6/

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	for 2025	for 2024	2023	2022
D01 'A' (Base)	\$32,452	130	\$250	1	Use \$375/FF	Use \$375/FF	Use \$375/FF	Use \$375/FF
D01 'A' (Base Site)	\$0	-	#DIV/0!	0	Use \$33,000/SITE	Use \$33,000/SITE	Use \$33,000/SITE	Use \$33,000/SITE
D01 'B' (36th St)	-	-	-	-	Use \$500/FF	Use \$475/FF	Use \$475/FF	Use \$475/FF
D01 'C' (D0103/07)	\$0	0	#DIV/0!	0	Use \$550/FF	Use \$550/FF	Use \$550/FF	Use \$550/FF
D02 'A' (36th or Ottawa)	-	-	-	-	Use \$375/FF	Use \$350/FF	Use \$350/FF	Use \$300/FF
D02 'B' (Base)	\$11,585	86	\$135	1	Use \$420/FF	Use \$400/FF	Use \$400/FF	Use \$350/FF
D02 'C' (West of Pioneer)	\$2,514	100	\$25	1	Use \$440/FF	Use \$420/FF	Use \$420/FF	Use \$370/FF
D02 'D' (East 33rd)	\$84,185	183	\$460	2	Use \$400/FF	Use \$380/FF	Use \$380/FF	Use \$330/FF
D03 'A' (Base)	\$36,858	86	\$430	1	Use \$450/FF	Use \$450/FF	Use \$450/FF	Use \$450/FF
D04 'A' (Site - 3 Unit)	\$181,088	-	\$60,363	3	Use \$40,000/SITE	Use \$34,000/SITE	Use \$34,000/SITE	Use \$32,000/SITE
D04 'B' (Site - 4 Unit+)	\$91,328	-	\$45,664	2	Use \$35,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$27,000/SITE
D05 'A' (Condo Site)	\$410,844	-	\$51,356	8	Use \$30,000/SITE	Use \$22,000/SITE	Use \$22,000/SITE	Use \$22,000/SITE
D06 'A' (Base)	\$159,418	322	\$495	3	Use \$450/FF	Use \$400/FF	Use \$400/FF	Use \$400/FF
D06 'A' (Base Site)	-	-	-	-	Use \$34,000/SITE	Use \$32,000/SITE	Use \$32,000/SITE	Use \$32,000/SITE
D07 'A' (D07 - Spring Ln)	\$317,496	-	\$63,499	5	Use \$38,000/SITE	Use \$32,000/SITE	Use \$32,000/SITE	Use \$24,000/SITE
D08 'A' (D0802)	\$61,373	91	\$677	1	Use \$625/FF	Use \$600/FF	Use \$600/FF	Use \$475/FF
D09 'A' (Base)	\$0	0	#DIV/0!	0	Use \$450/FF	Use \$450/FF	Use \$450/FF	Use \$375/FF
D10 'A' (D1008 Vac Site)	-	-	-	-	-----	-----	Use \$22,500/SITE	Use \$22,500/SITE
D10 'B' (D1007 View Out)	\$292,196	-	\$73,049	4	Use \$47,000/SITE	Use \$40,000/SITE	Use \$40,000/SITE	Use \$35,500/SITE
D10 'C' (D1007 Walkout)	\$106,631	-	\$53,316	2	Use \$44,000/SITE	Use \$42,000/SITE	Use \$36,500/SITE	Use \$36,500/SITE
D10 'D' (D1007 Golf View)	-	-	-	-	Use \$46,000/SITE	Use \$44,000/SITE	Use \$36,500/SITE	Use \$36,500/SITE
D10 'E' (D1007 Golf Walk)	\$396,384	-	\$79,277	5	Use \$47,500/SITE	Use \$46,500/SITE	Use \$40,500/SITE	Use \$40,500/SITE
D10 'F' (D1007 Zero Step)	\$0	-	#DIV/0!	0	-----	-----	Use \$23,500/SITE	Use \$23,500/SITE
D11 'A' (Base)	\$496,246	455	\$1,091	8	Use \$750/FF	Use \$650/FF	Use \$650/FF	Use \$650/FF
D11 'B' (Condo Site)	\$94,154	-	\$31,385	3	Use \$28,000/SITE	Use \$26,000/SITE	Use \$26,000/SITE	Use \$26,000/SITE
D11 'C' (Condo Ext-Site)	-	-	-	-	-	-	-	-
D12 'A' (D1207 Fnt View)	\$299,914	-	\$49,986	6	Use \$38,000/SITE	Use \$32,000/SITE	Use \$32,000/SITE	Use \$24,000/SITE
D13 'A' (Not Used)	-	-	-	-	-	-	-	-
D13 'B' (D1305)	\$103,830	202	\$513	2	Use \$450/FF	Use \$375/FF	Use \$375/FF	Use \$375/FF
D13 'C' (D1303)	\$274,895	379	\$725	4	Use \$500/FF	Use \$350/FF	Use \$350/FF	Use \$350/FF
D14 'A' (Base)	\$102,741	106	\$969	1	Use \$475/FF	Use \$375/FF	Use \$375/FF	Use \$375/FF
D14 'A' (Flag Site)	-	-	-	-	Use \$34,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE
D14 'B' (Off Busy Street)	\$126,846	72	\$1,754	1	Use \$550/FF	Use \$450/FF	Use \$450/FF	Use \$390/FF
D14 'B' (Better Site)	-	-	-	-	Use \$39,000/SITE	Use \$37,000/SITE	Use \$37,000/SITE	Use \$37,000/SITE
D15 'A' (Base)	\$47,922	92	\$524	1	Use \$480/FF	Use \$460/FF	Use \$460/FF	Use \$460/FF

May change reducing the number of groups

Total Sales in Table	68	Sums >>	\$21,777,000	\$8,094,100	37.17%	\$20,286,451	\$3,935,082	\$2,444,533	2,465.41	4,056.56	8.80
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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	Old FF Effic. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in	Gravel	Paved
03-02-06-258-015	329 W 40TH ST	05/11/2022	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$81,700	23.21	\$368,156	\$32,452	\$48,608	D01 UNPLATTED OTT TO WASH	129.62	193.50	0.605	\$375	\$250	\$61,045	\$12,437	140.17	'D01	4763/88	0	1	
03-02-06-302-006	614 W 40TH ST	08/18/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$117,300	42.65	\$248,026	\$71,386	\$44,412	D01 UNPLATTED OTT TO WASH	86.23	155.00	0.32	\$515	\$828	\$40,611	-\$3,801	90	'D01	4880/367	0	1	
03-02-06-300-025	1081 GRAAFSCHAP RD	01/03/2023	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$134,400	35.65	\$382,540	\$33,672	\$39,212	D01 UNPLATTED OTT TO WASH	76.13	202.70	0.921	\$515	\$442	\$35,854	-\$3,358	66	'D01	4828/106	0	1	
03-02-06-200-004	246 W 33RD ST	09/27/2022	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$80,100	27.62	\$253,276	\$67,851	\$31,127	D02 33RD TO 35TH, OTT TO WASH	81.91	165.00	0.265	\$380	\$828	\$21,849	-\$9,278	70	'D02	4802/781	0	1	
03-02-06-226-026	291 W 33RD ST	07/26/2022	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$84,900	34.72	\$266,632	\$16,334	\$38,466	D02 33RD TO 35TH, OTT TO WASH	101.22	132.00	0.303	\$380	\$161	-\$27,000	-\$11,466	100	'D02	4784/589	0	1	
03-02-06-226-036	323 W 33RD ST	07/29/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$98,000	32.13	\$327,666	\$11,585	\$34,251	D02 33RD TO 35TH, OTT TO WASH	85.62	132.00	0.242	\$400	\$135	\$22,839	-\$11,412	80	'D02	4793/881	0	1	
03-02-06-201-029	397 W 33RD ST	07/13/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$127,500	38.64	\$369,362	\$2,514	\$41,876	D02 33RD TO 35TH, OTT TO WASH	99.70	132.00	0.297	\$420	\$25	\$26,595	-\$15,281	98	'D02	4780/688	0	1	
03-02-06-258-013	967 SONGBIRD LN	02/24/2023	\$346,500	WD	03-ARM'S LENGTH	\$346,500	\$147,600	42.60	\$348,190	\$36,858	\$38,548	D03 SONGBIRD LN	85.66	132.21	0.243	\$450	\$430	\$36,858	-\$1,690	80	'D03	4838/568	0	1	
03-02-06-107-715	837 BROOK VILLAGE CT	07/22/2022	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$74,400	33.08	\$181,893	\$77,007	\$34,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4783/289	0	1	
03-02-06-107-720	779 BROOK VILLAGE CT	04/22/2022	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$111,500	51.62	\$214,629	\$35,371	\$34,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4757/171	0	1	
03-02-06-107-727	794 BROOK VILLAGE CT	01/23/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,300	35.72	\$158,955	\$51,045	\$30,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4833/910	0	1	
03-02-06-107-748	783 BROOK VILLAGE DR	10/23/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$130,900	40.91	\$285,290	\$68,710	\$34,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4897/598	0	1	
03-02-06-107-771	828 BROOK VILLAGE DR	01/06/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,600	37.94	\$154,717	\$40,283	\$30,000	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4829/518	0	1	
03-02-06-107-772	820 BROOK VILLAGE DR	04/27/2022	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,000	33.61	\$303,376	\$99,124	\$42,500	D04 BROOK VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0	'D04	4757/776	0	1	
03-02-06-227-708	296 CHATHAM AVE	07/12/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$67,400	35.47	\$178,385	\$41,615	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4800/420	0	1	
03-02-06-227-716	296 CHATHAM AVE	05/12/2022	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$70,000	29.41	\$185,532	\$82,468	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4761/742	0	1	
03-02-06-227-723	291 DANBY CT	08/17/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$88,400	36.08	\$207,471	\$67,529	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4878/730	0	1	
03-02-06-227-728	832 YORK AVE	03/09/2023	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$75,600	38.18	\$208,087	\$19,913	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4841/624	0	1	
03-02-06-227-737	850 YORK AVE	09/19/2022	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$67,200	33.94	\$177,740	\$50,260	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4799/972	0	1	
03-02-06-227-748	296 WINSTED AVE	06/10/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,200	33.87	\$210,304	\$44,696	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4772/232	0	1	
03-02-06-227-763	851 MILLBRIDGE AVE	04/07/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,400	39.22	\$188,250	\$46,750	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4865/770	0	1	
03-02-06-227-767	835 MILLBRIDGE AVE	06/29/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,600	38.42	\$187,387	\$57,613	\$30,000	D05 PIONEER VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$30,000	0	'D05	4868/693	0	1	
03-02-06-200-076	316 W 35TH ST	11/01/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$163,500	41.92	\$396,272	\$23,200	\$29,472	D06 WINDGATE TERRACE, PIONEER	147.35	330.70	1.01	\$200	\$157	\$72,942	\$43,470	133	'D06	4815/12	0	1	
03-02-06-255-017	939 PIONEER AVE	04/17/2023	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$165,200	40.49	\$359,228	\$80,738	\$30,000	D06 WINDGATE TERRACE, PIONEER	79.91	131.44	0.241	\$400	\$1,010	\$39,557	\$7,591	80	'D06	4850/260	0	1	
03-02-06-255-025	906 PIONEER AVE	12/29/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$129,400	39.82	\$307,435	\$55,480	\$37,915	D06 WINDGATE TERRACE, PIONEER	94.78	133.20	0.306	\$400	\$585	\$46,919	\$9,004	100	'D06	4830/538	0	1	
03-02-06-117-702	646 SPRING LN	04/08/2022	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$71,600	30.21	\$185,292	\$83,708	\$32,000	D07 SPRING LANE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D07	4750/443	0	1	
03-02-06-117-704	642 SPRING LN	05/31/2023																							

03-02-06-304-003	648 CEDAR SQUARE ST	07/20/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,000	37.75	\$366,152	<b>\$69,598</b>	\$35,750	D11 COBBLESTONE	55.00	115.00	0.145	\$650	\$1,265	#N/A	#N/A	55	'D11A	4782/555	0	1
03-02-06-304-014	1104 KEYSTONE RD	05/01/2023	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$209,200	41.84	\$434,111	<b>\$108,139</b>	\$42,250	D11 COBBLESTONE	65.00	135.00	0.201	\$650	\$1,664	#N/A	#N/A	65	'D11A	4853/842	0	1
03-02-06-306-006	582 BLACKSTONE ST	09/19/2022	\$410,500	WD	03-ARM'S LENGTH	\$410,500	\$192,900	46.99	\$432,132	<b>\$14,118</b>	\$35,750	D11 COBBLESTONE	55.00	140.00	0.177	\$650	\$257	#N/A	#N/A	55	'D11A	4800/886	0	1
03-02-06-310-014	1103 GRAYSTONE RD	09/23/2022	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$223,200	46.02	\$507,539	<b>\$16,461</b>	\$39,000	D11 COBBLESTONE	60.00	135.00	0.186	\$650	\$274	#N/A	#N/A	60	'D11A	4801/841	0	1
03-02-06-308-003	1044 GRAYSTONE RD	10/14/2022	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$135,100	38.06	\$304,601	<b>\$86,156</b>	\$35,757	D11 COBBLESTONE	55.01	110.02	0.139	\$650	\$1,566	#N/A	#N/A	55.01	'D11A	4808/534	0	1
03-02-06-308-006	1058 GRAYSTONE RD	10/12/2023	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$167,400	43.37	\$348,617	<b>\$73,140</b>	\$35,757	D11 COBBLESTONE	55.01	110.02	0.139	\$650	\$1,330	#N/A	#N/A	55.01	'D11A	4895/94	0	1
03-02-06-309-006	1078 GRAYSTONE RD	08/05/2022	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$122,900	38.71	\$277,435	<b>\$75,822</b>	\$35,757	D11 COBBLESTONE	55.01	110.02	0.139	\$650	\$1,378	#N/A	#N/A	55.01	'D11A	4787/185	0	1
03-02-06-309-007	1082 GRAYSTONE RD	08/30/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$181,400	45.92	\$377,945	<b>\$52,812</b>	\$35,757	D11 COBBLESTONE	55.01	110.02	0.139	\$650	\$960	#N/A	#N/A	55.01	'D11A	4885/139	0	1
03-02-06-307-714	1082 COBBLESTONE RD	10/13/2022	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$96,700	32.95	\$283,398	<b>\$36,102</b>	\$26,000	D11 COBBLESTONE	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D11B	4808/530	0	1
03-02-06-307-717	1088 COBBLESTONE RD	08/11/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$125,900	39.97	\$304,474	<b>\$36,526</b>	\$26,000	D11 COBBLESTONE	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D11B	4878/691	0	1
03-02-06-307-717	1088 COBBLESTONE RD	05/31/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$103,600	34.53	\$304,474	<b>\$21,526</b>	\$26,000	D11 COBBLESTONE	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D11B	4768/722	0	1
03-02-06-417-706	1088 FOUNTAIN VIEW CIR 3	01/25/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$81,100	39.56	\$202,569	<b>\$34,431</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4833/246	0	1
03-02-06-417-710	1092 FOUNTAIN VIEW CIR 3	09/11/2023	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$97,800	41.18	\$209,643	<b>\$59,857</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4887/16	0	1
03-02-06-417-717	1100 FOUNTAIN VIEW CIR 4	10/20/2022	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$81,800	36.52	\$204,751	<b>\$51,249</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4812/691	0	1
03-02-06-417-727	1108 FOUNTAIN VIEW CIR 1	10/20/2022	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,600	36.43	\$214,748	<b>\$52,252</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4811/578	0	1
03-02-06-417-736	1103 FOUNTAIN VIEW CIR 3	05/27/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,600	37.05	\$263,794	<b>\$53,206</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4766/663	0	1
03-02-06-417-741	1093 FOUNTAIN VIEW CIR 1	07/06/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,400	43.71	\$263,081	<b>\$48,919</b>	\$32,000	D12 FOUNTAIN VIEW CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'D12	4870/333	0	1
03-01-01-227-001	775 MEADOWBROOK AVE	05/17/2023	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$102,000	30.96	\$302,765	<b>\$62,165</b>	\$35,430	D13 KNOLLCREST AREA	101.22	132.00	0.303	\$350	\$614	#N/A	#N/A	100	'D13	4858/408	0	1
03-01-01-227-001	775 MEADOWBROOK AVE	11/22/2022	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$92,100	29.81	\$302,765	<b>\$41,665</b>	\$35,430	D13 KNOLLCREST AREA	101.22	132.00	0.303	\$350	\$412	#N/A	#N/A	100	'D13	4820/444	0	1
03-01-01-227-037	822 MEADOWBROOK AVE	05/09/2022	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$131,300	32.42	\$377,977	<b>\$61,336</b>	\$34,313	D13 KNOLLCREST AREA	91.50	125.00	0.254	\$375	\$670	#N/A	#N/A	89	'D13	4760/669	0	1
03-01-01-227-012	841 KNOLLCREST AVE	08/07/2023	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$115,600	35.30	\$278,621	<b>\$82,383</b>	\$33,504	D13 KNOLLCREST AREA	89.34	130.43	0.254	\$375	\$922	#N/A	#N/A	85	'D13	4877/449	0	1
03-01-01-227-058	700 BROOKFIELD ST	04/27/2022	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$155,200	39.29	\$428,067	<b>\$7,270</b>	\$40,337	D13 KNOLLCREST AREA	107.56	103.91	0.34	\$375	\$68	#N/A	#N/A	69.2	'D13	4758/812	0	1
03-01-01-226-036	672 CRESTVIEW ST	06/21/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$87,700	29.23	\$210,180	<b>\$123,906</b>	\$34,086	D13 KNOLLCREST AREA	90.89	125.02	0.254	\$375	\$1,363	#N/A	#N/A	87.09	'D13	4867/43	0	1
03-01-01-101-004	1126 W 32ND ST	10/03/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,300	32.84	\$212,027	<b>\$102,741</b>	\$39,768	D14 ALLEGAN WEST	106.04	159.00	0.365	\$375	\$969	#N/A	#N/A	100	'D14	4806/740	0	1
03-01-02-205-006	803 EASY CT	08/14/2023	\$308,500	WD	03-ARM'S LENGTH	\$308,500	\$91,900	29.79	\$214,198	<b>\$126,846</b>	\$32,544	D14 ALLEGAN WEST	72.31	106.21	0.2	\$450	\$1,754	#N/A	#N/A	42	'D14	4888/833	0	1
03-01-02-200-035	787 SONOMA CT	05/13/2022	\$387,400	WD	03-ARM'S LENGTH	\$387,400	\$140,900	36.37	\$381,585	<b>\$47,922</b>	\$42,107	D15 SONOMA CT	91.53	111.00	0.242	\$460	\$524	#N/A	#N/A	95	'D15	4764/262	0	1

# Table E Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	E01 13TH TO 17TH, RIVER TO OTTAWA	2,977,543	1,573	\$1,892	33
Ottawa	E02 HISTORICAL DISTRICT	1,172,337	634	\$1,848	12
Ottawa	E03 WASHINGTON BLVD HISTORIC DIST	1,140,644	781	\$1,461	15
Ottawa	E04 WASH SCHOOL NEW LOTS	-	-	-	0
Ottawa	E05 WASHINGTON SCHOOL BLDG CONDO	482,288	-	\$120,572	4
Ottawa	E06 8TH TO 13TH, RIVER TO MAPLE	194,434	92	\$2,112	2
Ottawa	E07 MAPLE AVE CONDO	-	-	-	0

Updated 6/

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
E01 'All'	\$2,977,543	1,573	\$1,892	33	Use \$1,550/FF	Use \$1,450/FF	Use \$1,350/FF	Use \$1,350/FF	Use \$1,120/FF
E02 'All'	\$1,172,337	634	\$1,848	12	Use \$1,600/FF	Use \$1,500/FF	Use \$1,550/FF	Use \$1,400/FF	Use \$1,290/FF
E03 'All'	\$1,140,644	781	\$1,461	15	Use \$1,350/FF	Use \$1,350/FF	Use \$1,300/FF	Use \$1,220/FF	Use \$1,140/FF
E04 'All'	\$0	0	-	0	Use \$1,300/FF	Use \$1,250/FF	Use \$1,300/FF	Use \$1,290/FF	Use \$1,290/FF
E05 'All'	\$482,288	0	\$120,572	4	Use \$45,000/Unit	Use \$42,000/Unit	Use \$38,000/Unit	Use \$33,000/Unit	Use \$32,000/Unit
E06 'All'	\$194,434	92	\$2,112	2	Use \$1,350/FF	Use \$1,200/FF	Use \$1,000/FF	Use \$1,100/FF	Use \$1,100/FF
E07 'All'	\$0	0	-	0	Use \$31,000/SITE	Use \$30,000/SITE	Use \$33,000/SITE	Use \$30,000/SITE	-

Total Sales in Table 66 Sums >> \$20,005,764 \$6,542,000 32.70% \$18,560,081 \$5,967,246 \$4,521,563

3,080.73 7,779.63 8.87

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$		Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Front	Depth	Net Acres	Old FF Effic.	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
						Asd. when	Sold																
70-16-29-354-027	133 W 14TH ST	06/09/2022	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$105,900	29.17	\$309,318	\$120,731	\$67,049	E01 13TH TO 17TH, RIVER TO OTTAWA	46.24	132.52	0.13	\$1,450	2610.96	87,501	20,452	42.68	'E01	2022/0024109	
70-16-29-355-011	196 W 14TH ST	08/17/2022	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$72,600	32.85	\$162,865	\$130,635	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	2612.7	94,616	22,116	50	'E01	2022/0029753	
70-16-29-355-030	215 W 15TH ST	07/13/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,100	36.46	\$235,428	\$32,072	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	641.44	94,616	22,116	50	'E01	2022/0026261	
70-16-29-355-030	215 W 15TH ST	04/03/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$79,100	22.93	\$235,428	\$182,072	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	3641.44	94,616	22,116	50	'E01	2023/0008015	
70-16-29-356-007	136 W 14TH ST	05/31/2022	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$87,400	32.86	\$198,861	\$134,114	\$66,975	E01 13TH TO 17TH, RIVER TO OTTAWA	46.18	132.00	0.129	\$1,450	2904.16	87,388	20,413	42.65	'E01	2022/0020868	
70-16-29-356-007	136 W 14TH ST	09/07/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$89,300	31.89	\$198,861	\$148,114	\$66,975	E01 13TH TO 17TH, RIVER TO OTTAWA	46.18	132.00	0.129	\$1,450	3207.32	87,388	20,413	42.65	'E01	2023/0022594	
70-16-29-356-017	360 PINE AVE	05/13/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$157,800	45.09	\$365,402	\$48,289	\$63,941	E01 13TH TO 17TH, RIVER TO OTTAWA	43.92	85.31	0.094	\$1,450	1099.48	83,111	19,420	48	'E01	2022/0018289	
70-16-29-356-027	155 W 15TH ST	03/07/2023	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$97,600	42.81	\$223,211	\$75,824	\$71,035	E01 13TH TO 17TH, RIVER TO OTTAWA	48.98	132.00	0.145	\$1,450	1548.06	92,686	21,651	48	'E01	2023/0005361	
70-16-29-358-002	365 MAPLE AVE	08/23/2022	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$123,400	43.91	\$286,289	\$55,380	\$60,669	E01 13TH TO 17TH, RIVER TO OTTAWA	41.84	79.91	0.083	\$1,450	1323.61	79,175	18,506	45	'E01	2022/0030924	
70-16-29-358-015	364 PINE AVE	02/24/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$78,300	25.26	\$346,101	\$24,879	\$60,980	E01 13TH TO 17TH, RIVER TO OTTAWA	42.05	85.31	0.086	\$1,450	591.653	79,572	18,592	44	'E01	2023/0004521	
70-16-30-431-013	307 W 12TH ST	07/25/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$81,600	31.38	\$216,326	\$116,174	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	2323.48	94,616	22,116	50	'E01	2022/0027392	
70-16-30-454-003	332 W 14TH ST	12/30/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,300	38.58	\$173,816	\$88,684	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	1773.68	94,616	22,116	50	'E01	2023/0000694	
70-16-30-477-016	253 W 14TH ST	07/29/2022	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$95,500	48.23	\$222,315	\$48,185	\$72,500	E01 13TH TO 17TH, RIVER TO OTTAWA	50.00	132.00	0.152	\$1,450	963.7	94,616	22,116	50	'E01	2022/0028589	
70-16-30-479-005	268 W 15TH ST	07/14/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$93,900	31.30	\$225,988	\$145,459	\$71,447	E01 13TH TO 17TH, RIVER TO OTTAWA	49.27	124.50	0.143	\$1,450	2952.28	93,235	21,788	50	'E01	2023/0017707	
70-16-31-202-015	363 W 17TH ST	09/13/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,600	34.23	\$165,869	\$117,911	\$68,780	E01 13TH TO 17TH, RIVER TO OTTAWA	47.43	132.00	0.136	\$1,450	2486	89,753	20,973	45	'E01	2023/0003452	
70-16-31-202-019	379 W 17TH ST	02/27/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,500	38.75	\$299,204	\$48,807	\$60,011	E01 13TH TO 17TH, RIVER TO OTTAWA	46.90	132.00	0.133	\$1,450	1040.66	88,750	20,739	44	'E01	2023/0004782	
70-16-31-202-021	387 W 17TH ST	06/01/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,700	43.67	\$201,766	\$104,416	\$96,182	E01 13TH TO 17TH, RIVER TO OTTAWA	66.33	132.00	0.267	\$1,450	1574.19	125,518	29,336	88	'E01	2023/0014080	
70-16-31-203-007	316 W 16TH ST	05/20/2022	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$62,300	26.40	\$211,917	\$89,500	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	1984.04	85,363	19,946	42	'E01	2022/0019277	
70-16-31-203-010	302 W 16TH ST	09/07/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,800	45.03	\$159,586	\$60,831	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	1348.5	85,363	19,946	42	'E01	2023/0022779	
70-16-31-206-013	296 W 17TH ST	06/16/2022	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$81,200	32.74	\$183,528	\$199,889	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	2879.38	85,363	19,946	42	'E01	2022/0061219	
70-16-31-226-008	256 W 16TH ST	05/05/2022	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,700	43.70	\$234,972	\$65,445	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	1450.79	85,363	19,946	42	'E01	2022/0017843	
70-16-31-227-004	272 W 17TH ST	08/03/2022	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$82,700	37.17	\$188,108	\$99,809	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	2212.57	85,363	19,946	42	'E01	2022/0028115	
70-16-31-227-009	252 W 17TH ST	04/19/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$119,200	37.25	\$267,150	\$118,267	\$65,417	E01 13TH TO 17TH, RIVER TO OTTAWA	45.11	124.00	0.12	\$1,450	2621.75	85,363	19,946	42	'E01	2023/0009707	
70-16-32-101-006	190 W 16TH ST	01/23/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,800	39.12	\$223,396	\$96,895	\$70,291	E01 13TH TO 17TH, RIVER TO OTTAWA	48.47	132.00	0.142	\$1,450	1999.07	91,721	21,430	47	'E01	2023/0001923	
70-16-32-102-004	150 W 16TH ST	09/01/2022	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$78,900	42.88	\$178,289	\$76,002	\$70,291	E01 13TH TO 17TH, RIVER TO OTTAWA	48.47	132.00	0.142	\$1,450	1568.02	91,721	21,430	47	'E01	2022/0003195	
70-16-32-102-020	113 W 17TH ST	09/09/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,900	43.51	\$227,164	\$67,176	\$69,340	E01 13TH TO 17TH, RIVER TO OTTAWA	47.82	125.00	0.135	\$1,450	1404.77	90,491	21,151	47	'E01	2022/0033016	
70-16-32-103-011	414 MAPLE AVE	01/13/2023	\$224,999	WD	03-ARM'S LENGTH	\$224,999	\$50,000	22.22	\$214,889	\$71,946	\$61,836	E01 13TH TO 17TH, RIVER TO OTTAWA	42.64	99.00	0.095	\$1,450	1687.29	80,689	18,853	42	'E01	2023/0001224	
70-16-32-104-008	118 W 17TH ST	03/23/2023	\$263,800	WD	03-ARM'S LENGTH	\$263,800	\$106,400	40.33	\$252,682	\$82,637	\$71,519	E01 13TH TO 17TH, RIVER TO OTTAWA	49.32	125.00	0.143	\$1,450	1675.53	93,330	21,811	50	'E01	2023/0006854	
70-16-32-126-009	76 W 16TH ST	05/02/2023	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$80,500	37.62	\$211,220	\$71,941	\$69,161	E01 13TH TO 17TH, RIVER TO OTTAWA	47.69	132.00	0.138	\$1,450	1508.51	90,245	21,084	45.5	'E01	2023/0010958	
70-16-32-126-014	56 W 16TH ST	08/26/2022	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$91,300	46.11	\$216,906	\$51,010	\$69,916	E01 13TH TO 17TH, RIVER TO OTTAWA	48.21	132.00	0.141	\$1,450	1058.08	91,229	21,313	46.5	'E01	2022/0031507	
70-16-32-128-001	100 W 17TH ST	07/22/2022	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$106,500	43.29	\$252,173	\$64,862	\$71,035	E01 13TH TO 17TH, RIVER TO OTTAWA	48.98	132.00	0.145	\$1,450	1324.25	92,686	21,651	48	'E01	2022/0027048	
70-16-32-128-003	94 W 17TH ST	02/10/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$0	-	\$185,164	\$154,376	\$69,540	E01 13TH TO 17TH, RIVER TO OTTAWA	49.95	132.00	0.139	\$1,450	3219.52	90,737	21,197	46	'E01	2023-0003705	
70-16-32-128-011	60 W 17TH ST	08/26/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$85,800	30.64	\$294,329	\$55,211	\$69,540	E01 13TH TO 17TH, RIVER TO OTTAWA	47.95	132.00	0.139	\$1,450	1151.43	90,737	21,197	46	'E01	2022/0003120	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Efec.		Net Acres	Old FF Efec. Rate	Dollars/F F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
						Sold	Asd/Adj. Sale						Front	Depth									
70-16-29-309-702	156 W 11TH ST STE 102	11/28/2022	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$22,900	5.15	\$385,613	\$97,387	\$38,000	E05 WASHINGTON SCHOOL BLDG CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(38,000)	0	'E05	2022/0040642	70-91-29-309-702
70-16-29-309-714	156 W 11TH ST STE 206	09/26/2022	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$22,500	5.00	\$327,562	\$158,938	\$36,500	E05 WASHINGTON SCHOOL BLDG CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(36,500)	0	'E05	2022/0034560	70-91-29-309-714
70-16-29-309-716	156 W 11TH ST STE 208	04/07/2022	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$24,200	4.03	\$444,873	\$191,627	\$36,500	E05 WASHINGTON SCHOOL BLDG CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(36,500)	0	'E05	2022/0014044	70-91-29-309-716
70-91-29-309-711	156 W 11TH ST STE 203	08/31/2023	\$450,101	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,101	\$179,400	39.86	\$457,765	\$34,336	\$42,000	E05 WASHINGTON SCHOOL BLDG CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(42,000)	0	'E05	2023/0022361	70-16-29-309-711
70-16-29-151-010	166 W 7TH ST	08/29/2022	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$46,800	46.80	\$43,466	\$100,000	\$43,466	E06 8TH TO 13TH, RIVER TO MAPLE	45.27	132.00	0.124	\$960	2208.97	95,601	52,135	41	'E06	2022/0031004	
70-16-29-304-015	113 W 10TH ST	08/29/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$90,400	30.13	\$261,728	\$94,434	\$56,162	E06 8TH TO 13TH, RIVER TO MAPLE	46.80	132.00	0.133	\$1,200	2017.82	98,833	42,671	43.81	'E06	2022/0031565	

Table F01 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	4,622,863	3,051	\$1,515	63
Ottawa	F02 25TH TO 31ST, OTT TO MICHIGAN	-	-	-	-
Ottawa	F03 WILDWOOD AREA	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
F01 'Base'	\$4,203,482	2,695	\$1,560	56	Use \$1,250/FF Use \$900/FF	Use \$1,100/FF Use \$800/FF	Use \$1,000/FF Use \$750/FF	Use \$900/FF Use \$625/FF	Use \$800/FF Use \$550/FF
F01 'Industrial View'	\$419,381	356	\$1,179	7					
F02 'Base'	-	-	-	-					
F02 '22nd Street W'	-	-	-	-					
F03 'Base'	-	-	-	-					
F03 'Outside Edge'	-	-	-	-					

Total Sales in Table 63 Sums >> \$14,709,518 \$5,423,900 36.87% \$13,336,407 \$4,622,863 \$3,249,752

3,050.99 8,050.29 8.87

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effic. Front	Depth	Net Acres	Rate	Dollars/FF	New Lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-31-254-001	400 W 21ST ST	09/08/2023	\$252,578	WD	03-ARM'S LENGTH	\$252,578	\$91,200	36.11	\$206,927	\$85,355	\$39,704	F01 18TH TO 22ND, OTT TO RIVER	49.63	132.00	0.149	\$800	\$1,720	\$75,199	\$35,495	49.12	'F01	2023/0022777	
70-16-31-254-012	420 W 21ST ST	06/23/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$62,100	48.90	\$145,884	\$21,177	\$40,061	F01 18TH TO 22ND, OTT TO RIVER	50.07	132.00	0.152	\$800	\$423	\$75,866	\$35,805	50	'F01	2023/0015606	
70-16-31-254-012	420 W 21ST ST	11/20/2023	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$62,100	28.82	\$145,884	\$109,677	\$40,061	F01 18TH TO 22ND, OTT TO RIVER	50.07	132.00	0.152	\$800	\$2,190	\$75,866	\$35,805	50	'F01	2023/0030313	
70-16-31-255-021	381 W 22ND ST	10/28/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,600	41.30	\$179,100	\$60,961	\$40,061	F01 18TH TO 22ND, OTT TO RIVER	50.07	132.00	0.152	\$800	\$1,218	\$75,866	\$35,805	50	'F01	2022/0037888	
70-16-31-207-002	392 W 18TH ST	08/12/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$55,800	27.22	\$170,888	\$71,693	\$37,581	F01 18TH TO 22ND, OTT TO RIVER	46.97	132.00	0.133	\$800	\$1,526	\$71,169	\$33,588	44	'F01	2022/0029655	
70-16-31-210-025	392 W 19TH ST	08/22/2022	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$78,800	57.10	\$175,759	\$5,759	\$43,518	F01 18TH TO 22ND, OTT TO RIVER	54.39	132.00	0.179	\$800	\$106	\$82,412	\$38,894	59	'F01	2022/0030544	
70-16-31-210-025	392 W 19TH ST	10/21/2022	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$78,800	40.00	\$175,759	\$64,759	\$43,518	F01 18TH TO 22ND, OTT TO RIVER	54.39	132.00	0.179	\$800	\$1,191	\$82,412	\$38,894	59	'F01	2022/0037507	
70-16-32-152-013	114 W 20TH ST	05/26/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$109,400	31.26	\$239,688	\$162,606	\$52,294	F01 18TH TO 22ND, OTT TO RIVER	47.54	132.37	0.137	\$1,100	\$3,420	\$72,033	\$19,739	45	'F01	2023/0013005	
70-16-31-205-015	428 HARRISON AVE	05/03/2022	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$114,400	56.92	\$264,535	\$7,372	\$70,907	F01 18TH TO 22ND, OTT TO RIVER	64.46	126.00	0.245	\$1,100	\$114	\$97,670	\$26,763	84.8	'F01	2022/0017901	
70-16-32-104-018	125 W 18TH ST	08/10/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$93,500	31.69	\$222,033	\$126,373	\$53,406	F01 18TH TO 22ND, OTT TO RIVER	48.55	132.00	0.142	\$1,100	\$2,603	\$73,563	\$20,157	47	'F01	2023/0020891	
70-16-32-108-015	106 W 19TH ST	06/15/2023	\$250,250	WD	03-ARM'S LENGTH	\$250,250	\$102,400	40.92	\$223,862	\$79,794	\$53,406	F01 18TH TO 22ND, OTT TO RIVER	48.55	132.00	0.142	\$1,100	\$1,644	\$73,563	\$20,157	47	'F01	2022/0014886	
70-16-31-207-016	452 HARRISON AVE	10/19/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$67,200	31.26	\$158,797	\$102,580	\$46,377	F01 18TH TO 22ND, OTT TO RIVER	42.16	94.00	0.091	\$1,100	\$2,433	\$63,881	\$17,504	42	'F01	2023/0026999	
70-16-32-132-024	79 W 20TH ST	11/01/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$123,200	41.76	\$270,164	\$77,671	\$52,835	F01 18TH TO 22ND, OTT TO RIVER	48.03	132.00	0.139	\$1,100	\$1,617	\$72,775	\$19,940	46	'F01	2022/0038502	
70-16-32-132-033	91 W 20TH ST	02/01/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,600	44.42	\$242,105	\$50,730	\$52,835	F01 18TH TO 22ND, OTT TO RIVER	48.03	132.00	0.139	\$1,100	\$1,056	\$72,775	\$19,940	46	'F01	2022/0002824	
70-16-31-205-018	357 W 18TH ST	07/05/2022	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$60,600	22.88	\$278,429	\$35,775	\$49,304	F01 18TH TO 22ND, OTT TO RIVER	44.82	126.00	0.119	\$1,100	\$798	\$67,911	\$18,607	41	'F01	2022/0024645	
70-16-31-206-028	333 W 18TH ST	09/27/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$76,300	32.47	\$180,543	\$103,761	\$49,304	F01 18TH TO 22ND, OTT TO RIVER	44.82	126.00	0.119	\$1,100	\$2,315	\$67,911	\$18,607	41	'F01	2022/0024830	
70-16-32-103-022	197 W 18TH ST	01/24/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$61,300	32.26	\$162,325	\$78,751	\$51,076	F01 18TH TO 22ND, OTT TO RIVER	46.43	126.00	0.127	\$1,100	\$1,696	\$70,351	\$19,275	44	'F01	2023/0003079	
70-16-32-153-011	172 W 21ST ST	02/10/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$122,500	35.00	\$359,232	\$41,844	\$51,076	F01 18TH TO 22ND, OTT TO RIVER	46.43	126.00	0.127	\$1,100	\$901	\$70,351	\$19,275	44	'F01	2023/0003377	
70-16-31-211-020	303 W 20TH ST	09/21/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$82,200	36.53	\$228,646	\$46,619	\$50,262	F01 18TH TO 22ND, OTT TO RIVER	45.69	129.71	0.125	\$1,100	\$1,020	\$69,230	\$18,968	42	'F01	2022/0034067	
70-16-31-210-007	368 W 19TH ST	12/08/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$72,700	34.62	\$191,785	\$72,746	\$54,531	F01 18TH TO 22ND, OTT TO RIVER	49.57	132.00	0.148	\$1,100	\$1,468	\$75,109	\$20,578	49	'F01	2022/0042077	
70-16-31-206-022	311 W 18TH ST	10/02/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$85,900	36.55	\$203,976	\$80,726	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$1,787	\$68,457	\$18,755	42	'F01	2022/0025233	
70-16-31-208-021	315 W 19TH ST	08/26/2022	\$216,250	WD	03-ARM'S LENGTH	\$216,250	\$70,300	32.51	\$216,516	\$49,436	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$1,094	\$68,457	\$18,755	42	'F01	2022/0031230	
70-16-31-211-014	296 W 19TH ST	03/29/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$75,100	34.14	\$228,095	\$41,607	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$921	\$68,457	\$18,755	42	'F01	2023/0007374	
70-16-31-227-024	229 W 18TH ST	12/07/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$90,700	40.31	\$208,939	\$65,763	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$1,456	\$68,457	\$18,755	42	'F01	2022/0041676	
70-16-31-228-006	248 W 18TH ST	11/14/2023	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$99,900	34.75	\$219,190	\$118,012	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$2,612	\$68,457	\$18,755	42	'F01	2023/0029373	
70-16-31-228-023	231 W 19TH ST	06/29/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,800	37.33	\$192,134	\$52,568	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$1,164	\$68,457	\$18,755	42	'F01	2022/0024027	
70-16-31-228-025	237 W 19TH ST	10/03/2022	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$102,900	36.55	\$236,890	\$94,312	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$2,087	\$68,457	\$18,755	42	'F01	2022/0036022	
70-16-31-228-031	259 W 19TH ST	01/11/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,600	41.30	\$217,993	\$31,709	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$702	\$68,457	\$18,755	42	'F01	2023/0001833	
70-16-31-228-032	263 W 19TH ST	05/22/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$85,100	40.91	\$201,974	\$55,728	\$49,702	F01 18TH TO 22ND, OTT TO RIVER	45.18	124.00	0.12	\$1,100	\$1,233	\$68,457	\$18,755	42	'F01	2023/0012764	
70-16-32-130-002	98 W 18TH ST	09/08/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,400	39.04	\$251,942	\$69,235	\$51,177	F01 18TH TO 22ND, OTT TO RIVER	46.52	127.00	0.128	\$1,100	\$1,488	\$70,487	\$19,310	44	'F01	2023/0022686	
70-16-32-130-001	100 W 18TH ST	06/20/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,900	43.41	\$303,021	\$71,534	\$54,555	F01 18TH TO 22ND, OTT TO RIVER	49.59	127.00	0.146	\$1,100	\$1,443	\$75,139	\$20,584	50	'F01	2022/0015112	
70-16-31-210-006	372 W 19TH ST	06/21/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,900	41.41	\$186,171	\$79,171	\$60,342	F01 18TH TO 22ND, OTT TO RIVER	54.85	132.00	0.182	\$1,100	\$1,443	\$83,109	\$22,767	60	'F01	2023/0015308	
70-16-31-252-011	486 HARRISON AVE	09/08/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$102,400	41.80	\$230,132	\$75,210	\$60,342	F01 18TH TO 22ND, OTT TO RIVER	54.85	132.00	0.182	\$1,100	\$1,371	\$83,109	\$22,767	60	'F01	2023/0022938	
70-16-31-211-023	315 W 20TH ST	11/11/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$90,000	34.62	\$207,970	\$102,515	\$50,485	F01 18TH TO 22ND, OTT TO RIVER	45.89	132.00	0.127	\$1,100	\$2,234	\$69,533	\$19,048	42	'F01	2022/0039235	
70-16-31-229-017	237 W 20TH ST	09/20/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$49,100	25.84	\$178,880	\$61,605	\$50,485	F01 18TH TO 22ND, OTT TO RIVER	45.89	132.00	0.127	\$1,100	\$1,342	\$69,533	\$19,048	42	'F01	2022/0034095	
70-16-32-108-004	152 W 19TH ST	04/04/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,700	43.45	\$189,149	\$26,336	\$50,485	F01 18TH TO 22ND, OTT TO RIVER	45.89	132.00	0.127	\$1,100	\$574	\$69,533	\$19,048	42	'F01	20	

# 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	941,869	886	\$1,063	15
Ottawa	F03 WILDWOOD AREA	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
F01 'Base'	-	-	-	-	Use \$800/FF Use \$925/FF	Use \$700/FF Use \$810/FF	Use \$795/FF Use \$810/FF	Use \$700/FF Use \$800/FF	Use \$620/FF Use \$680/FF
F01 'Industrial View'	-	-	-	-					
F02 'Base'	\$832,338	765	\$1,088	13					
F02 '22nd Street W'	\$336,407	263	\$1,281	5					
F03 'Base'	-	-	-	-					
F03 'Outside Edge'	-	-	-	-					

Total Sales in Table 15 Sums >> \$3,862,800 \$1,476,200 38.22% \$3,554,274 \$941,869 \$633,343 885.69 1,966.22 2.89

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 Effec. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-31-278-005	302 W 22ND ST	05/06/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,800	33.39	\$219,041	\$66,459	\$40,500	F02 25TH TO 31ST, OTT TO MICHIGAN	50.00	132.00	0.152	\$810	\$1,329	\$53,171	\$12,671	50	'F02	2022/0017589	
70-16-31-280-010	303 W 24TH ST	06/10/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$264,461	\$43,072	\$57,533	F02 25TH TO 31ST, OTT TO MICHIGAN	71.02	133.19	0.306	\$810	\$606	\$75,525	\$17,992	100	'F02	2022/0023631	
70-16-31-281-021	243 W 24TH ST	08/07/2023	\$295,100	WD	03-ARM'S LENGTH	\$295,100	\$123,500	41.85	\$270,439	\$59,528	\$34,867	F02 25TH TO 31ST, OTT TO MICHIGAN	49.80	130.99	0.15	\$700	\$1,195	\$52,959	\$18,092	50	'F02	2023/0019633	
70-16-31-281-022	245 W 24TH ST	07/11/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$79,600	31.22	\$164,020	\$125,866	\$34,886	F02 25TH TO 31ST, OTT TO MICHIGAN	49.83	131.14	0.151	\$700	\$2,526	\$52,991	\$18,105	50	'F02	2023/0016997	
70-16-31-426-008	238 W 24TH ST	07/26/2022	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$82,300	34.73	\$224,918	\$41,482	\$29,400	F02 25TH TO 31ST, OTT TO MICHIGAN	42.00	132.00	0.127	\$700	\$988	\$44,664	\$15,264	42	'F02	2022/0027335	
70-16-31-427-012	624 WASHINGTON AVE	06/29/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$106,200	44.25	\$218,277	\$72,604	\$50,881	F02 25TH TO 31ST, OTT TO MICHIGAN	72.68	120.00	0.234	\$700	\$999	\$77,290	\$26,409	85	'F02	2023/0016436	
70-16-31-477-021	251 W 30TH ST	06/03/2022	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$127,800	39.94	\$325,531	\$54,026	\$59,557	F02 25TH TO 31ST, OTT TO MICHIGAN	85.08	132.00	0.298	\$700	\$635	\$90,477	\$30,920	98.4	'F02	2022/0021246	
70-16-32-152-018	113 W 21ST ST	06/10/2022	\$247,200	WD	03-ARM'S LENGTH	\$247,200	\$84,900	34.34	\$206,922	\$85,036	\$44,758	F02 25TH TO 31ST, OTT TO MICHIGAN	63.93	131.70	0.203	\$700	\$1,330	\$67,985	\$23,227	67.5	'F02	2022/0022009	
70-16-32-152-027	153 W 21ST ST	11/03/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$70,400	34.01	\$175,335	\$65,926	\$34,261	F02 25TH TO 31ST, OTT TO MICHIGAN	48.94	131.70	0.148	\$700	\$1,347	\$52,044	\$17,783	49	'F02	2023/0028447	
70-16-32-156-001	160 W 22ND ST	01/06/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$125,000	38.46	\$351,141	\$25,995	\$52,136	F02 25TH TO 31ST, OTT TO MICHIGAN	74.47	132.00	0.25	\$700	\$349	\$79,194	\$27,058	82.4	'F02	2023/0000211	
70-16-32-156-005	138 W 22ND ST	11/30/2023	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$107,100	37.64	\$222,288	\$97,562	\$35,350	F02 25TH TO 31ST, OTT TO MICHIGAN	50.50	132.00	0.153	\$700	\$1,932	\$53,703	\$18,353	50.5	'F02	2023/0030619	
70-16-32-156-006	134 W 22ND ST	08/15/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,500	31.40	\$220,500	\$64,850	\$35,350	F02 25TH TO 31ST, OTT TO MICHIGAN	50.50	132.00	0.153	\$700	\$1,284	\$53,703	\$18,353	50.5	'F02	2022/0029799	
70-16-32-156-008	122 W 22ND ST	05/16/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$82,600	47.20	\$190,872	\$19,478	\$35,350	F02 25TH TO 31ST, OTT TO MICHIGAN	50.50	132.00	0.153	\$700	\$386	\$53,703	\$18,353	50.5	'F02	2022/0018714	
70-16-32-156-024	547 MAPLE AVE	09/07/2022	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$114,000	42.70	\$230,979	\$88,204	\$52,183	F02 25TH TO 31ST, OTT TO MICHIGAN	74.54	132.00	0.25	\$700	\$1,183	\$79,268	\$27,085	82.5	'F02	2022/0032184	
70-16-32-179-005	82 W 21ST ST	11/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,200	48.75	\$269,550	\$31,781	\$36,331	F02 25TH TO 31ST, OTT TO MICHIGAN	51.90	131.50	0.157	\$700	\$612	\$55,192	\$18,861	52	'F02	2023/0030351	

# Table F03 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	-	-	-	-
Ottawa	F03 WILDWOOD AREA	1,319,386	1,279	\$1,032	15

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
F01 'Base'	-	-	-	-					
F01 'Industrial View'	-	-	-	-					
F02 'Base'	-	-	-	-					
F02 '22nd Street W'	-	-	-	-					
F03 'Base'	\$1,319,386	1,279	\$1,032	15	Use \$925/FF	Use \$875/FF	Use \$825/FF	Use \$625/FF	Use \$600/FF
F03 'Outside Edge'	-	-	-	-					

Total Sales in Table 15 Sums >> \$4,591,440 \$1,689,900 36.81% \$4,374,434 \$1,319,386 ##### 1,278.77 1,889.40 3.78

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effec.		New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
						Dollars/FF	Rate																
70-16-31-402-001	340 W 27TH ST	03/10/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$70,700	29.46	\$257,924	\$48,517	\$66,441	F03 WILDWOOD AREA	94.91	132.00	0.355	\$700	\$511	\$97,925	\$31,484	117.5	'F03	2023/0005687	
70-16-31-402-002	330 W 27TH ST	06/22/2022	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$73,300	28.20	\$206,461	\$123,004	\$69,565	F03 WILDWOOD AREA	79.50	132.00	0.197	\$875	\$1,547	\$82,025	\$12,460	65	'F03	2022/0023718	
70-16-31-402-004	316 W 27TH ST	06/29/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$102,200	34.64	\$223,739	\$143,878	\$72,617	F03 WILDWOOD AREA	82.99	132.00	0.227	\$875	\$1,734	\$85,626	\$13,009	75	'F03	2023/0016303	
70-16-31-402-011	668 VAN RAALTE AVE	06/21/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,100	38.86	\$220,908	\$101,900	\$67,808	F03 WILDWOOD AREA	77.49	117.00	0.177	\$875	\$1,315	\$79,951	\$12,143	66	'F03	2023/0015189	
70-16-31-451-017	680 WILDWOOD DR	10/11/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,300	41.32	\$273,764	\$50,090	\$73,854	F03 WILDWOOD AREA	84.40	100.00	0.23	\$875	\$593	\$87,081	\$13,227	100	'ZPLEX	2022/0036367	
70-16-31-453-016	315 WILDWOOD DR	08/08/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$111,800	34.40	\$311,212	\$79,553	\$65,765	F03 WILDWOOD AREA	75.15	132.00	0.163	\$875	\$1,059	\$77,537	\$11,772	53.9	'F03	2023/0019712	
70-16-31-453-020	687 HARRISON AVE	07/21/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,400	38.71	\$284,596	\$72,717	\$77,313	F03 WILDWOOD AREA	88.35	140.00	0.283	\$875	\$823	\$91,156	\$13,843	88	'F03	2022/0026700	
70-16-31-455-006	410 WILDWOOD DR	09/14/2022	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$141,700	38.31	\$379,873	\$64,606	\$74,579	F03 WILDWOOD AREA	85.23	145.00	0.262	\$875	\$758	\$87,937	\$13,358	69.7	'F03	2022/0033020	
70-16-31-455-012	402 WILDWOOD DR	05/15/2023	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$151,300	41.28	\$332,381	\$108,949	\$74,830	F03 WILDWOOD AREA	85.51	94.00	0.237	\$875	\$1,274	\$88,226	\$13,396	110	'F03	2023/0012031	
70-16-31-456-023	323 W 30TH ST	03/23/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,900	34.09	\$334,491	\$91,552	\$86,043	F03 WILDWOOD AREA	98.33	129.40	0.399	\$875	\$931	\$101,453	\$15,410	133.9	'F03	2023/0007330	
70-16-31-456-033	297 W 30TH ST	05/13/2022	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$70,000	29.41	\$191,072	\$118,958	\$72,030	F03 WILDWOOD AREA	82.32	132.00	0.221	\$875	\$1,445	\$84,935	\$12,905	73	'F03	2022/0018516	
70-16-31-457-001	339 W 31ST ST	07/29/2022	\$330,140	WD	03-ARM'S LENGTH	\$330,140	\$105,000	31.80	\$315,589	\$90,958	\$76,407	F03 WILDWOOD AREA	87.32	130.00	0.269	\$875	\$1,042	\$90,093	\$13,686	90	'F03	2022/0027803	
70-16-31-457-010	303 W 31ST ST	07/26/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$196,400	44.13	\$434,962	\$85,961	\$75,923	F03 WILDWOOD AREA	86.76	132.00	0.264	\$875	\$991	\$89,516	\$13,593	87	'F03	2023/0018444	
70-16-31-457-011	311 W 31ST ST	06/03/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$122,500	35.00	\$336,229	\$89,694	\$75,923	F03 WILDWOOD AREA	86.76	132.00	0.264	\$875	\$1,034	\$89,516	\$13,593	87	'F03	2022/0023653	0 1
70-16-31-458-004	402 W 31ST ST	08/30/2023	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$118,300	47.89	\$271,233	\$49,049	\$73,282	F03 WILDWOOD AREA	83.75	110.00	0.227	\$875	\$586	\$86,410	\$13,128	90	'F03	2023/0021875	0 1

# Table G Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Unit Value	Number of sales
Ottawa	G01 NORTH OF 8TH ST - NONE				
Ottawa	G02 TERRACES AT TOWNE CENTRE	76,240	-	\$38,120	2
Ottawa	G03 DOWNTOWN PLACE	287,373	-	\$57,475	5
Ottawa	G04 SCRAP YARD LOFTS CONDO (RES)	-	-	-	0
Ottawa	G05 CENTRAL AVE CONDO	32,591	-	\$32,591	1
Ottawa	G06 TOWERS ON RIVER	(972,760)	-	-\$486,380	2

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
G01 'A' (G0101,02)									
G01 'B' (G0104)	-	-	-	-					
G02 'A' (Terr SQR)	\$76,240	-	\$38,120	2	Use \$85,000/SITE				
G03 'A' (G0307 DT Place)	\$287,373	-	\$57,475	5	Use \$32,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE
G04 'A' (G0407 Scrap Yd)	-	-	-	-	Use \$19,000/SITE	Use \$18,000/SITE	Use \$18,000/SITE	Use \$18,000/SITE	Use \$18,000/SITE
G05 'A' (Central Ave Con)	\$32,591	-	\$32,591	1	Use \$32,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE	Use \$30,000/SITE

Total Sales in Table		10	Sums >>		\$3,419,900	\$1,695,300	49.57%	\$4,620,456	-\$576,556	\$624,000	0.00	0.00	0.00										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Residual	Est. Land Value	Land Table	Effic. Front	Depth	Net Acres	Old FF Effic. Rate	Dollars/F	New lot value	Difference	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-29-251-704	141 CENTRAL AVE STE 211	10/31/2022	\$690,000	MLC	03-ARM'S LENGTH	\$690,000	\$299,500	43.41	\$758,880	\$33,120	\$102,000	G02 TERRACES AT TOWNE CENTRE	0.00	0.00	0	\$102,000	#DIV/0!	\$0	-\$102,000	0	'G02	2022/0037734	0
70-16-29-251-704	141 CENTRAL AVE STE 211	10/4/2023	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$343,600	49.09	\$758,880	\$43,120	\$102,000	G02 TERRACES AT TOWNE CENTRE	0.00	0.00	0	\$102,000	#DIV/0!	\$0	-\$102,000	0	'G02	2023/0025613	0
70-16-29-257-706	29 E 6TH ST STE 212	10/20/2023	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$128,000	37.87	\$296,257	\$71,743	\$30,000	G03 DOWNTOWN PLACE	0.00	0.00	0	\$30,000	#DIV/0!	\$0	-\$30,000	0	'G03	2023/0027334	0
70-16-29-257-709	29 E 6TH ST STE 206	12/1/2022	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$127,600	34.96	\$296,257	\$98,743	\$30,000	G03 DOWNTOWN PLACE	0.00	0.00	0	\$30,000	#DIV/0!	\$0	-\$30,000	0	'G03	2022/0040941	0
70-16-29-257-710	29 E 6TH ST STE 205	4/12/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$131,900	43.25	\$305,522	\$29,478	\$30,000	G03 DOWNTOWN PLACE	0.00	0.00	0	\$30,000	#DIV/0!	\$0	-\$30,000	0	'G03	2023/0009122	0
70-16-29-257-717	29 E 6TH ST STE 313	9/29/2023	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$137,400	38.70	\$318,396	\$66,604	\$30,000	G03 DOWNTOWN PLACE	0.00	0.00	0	\$30,000	#DIV/0!	\$0	-\$30,000	0	'G03	2023/0025520	0
70-16-29-257-723	29 E 6TH ST STE 306	8/25/2023	\$351,900	WD	03-ARM'S LENGTH	\$351,900	\$155,300	44.13	\$361,095	\$20,805	\$30,000	G03 DOWNTOWN PLACE	0.00	0.00	0	\$30,000	#DIV/0!	\$0	-\$30,000	0	'G03	2023/0021383	0
70-16-29-182-710	110 CENTRAL AVE STE 20	8/30/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$146,800	46.60	\$312,409	\$32,591	\$30,000	G05 CENTRAL AVE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	'G05	2023/0021785	0
70-16-29-183-728	159 RIVER AVE STE 508	12/4/2023	\$0	WD	03-ARM'S LENGTH	\$0	\$112,600	#DIV/0!	\$606,380	-\$486,380	\$120,000	G06 TOWERS ON RIVER	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(120,000)	0	'G06	2023/0030835	0
70-16-29-183-728	159 RIVER AVE STE 508	12/4/2023	\$0	WD	18-LIFE ESTATE	\$0	\$112,600	#DIV/0!	\$606,380	-\$486,380	\$120,000	G06 TOWERS ON RIVER	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(120,000)	0	'G06	2023/0030960	0

# Table H Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	H01 8TH TO 18TH, RIVER TO FAIRBANKS	4,160,784	2,336	\$1,781	40
Ottawa	H02 HOPE COLLEGE AREA	253,820	221	\$1,147	4
Ottawa	H03 E 12TH ST	86,921	59	\$1,481	1
Ottawa	H04 HAZEL AVE AREA	66,246	157	\$422	2
Ottawa	H05 16 ST, RIVER TO FAIRBANKS	853,093	952	\$897	15
Ottawa	H06 LINCOLN RIDGE CONDOS	30,787	-	\$30,787	1
Ottawa	H07 CENTENNIAL PARK CONDO	382,669	-	\$54,667	7

Updated 7/25/2024 in BS&A

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
H01 'A' (Base)	\$4,160,784	2,336	\$1,781	40	Use \$1,300/FF	Use \$1,200/FF	Use \$1,050/FF	Use \$975/FF	Use \$930/FF
H02 'A' (Base)	\$253,820	221	\$1,147	4	Use \$1,100/FF	Use \$1,100/FF	Use \$1,000/FF	Use \$940/FF	Use \$940/FF
H02 'B' (Near Campus)	\$65,608	61	\$1,072	1	Use \$1,100/FF	Use \$1,150/FF	Use \$1,150/FF	Use \$1,050/FF	Use \$1,050/FF
H03 'A' (Base)	\$86,921	59	\$1,481	1	Use \$1,200/FF	Use \$1,100/FF	Use \$1,100/FF	Use \$1,000/FF	Use \$930/FF
H04 'A' (Base)	\$66,246	157	\$422	2	Use \$600/FF	Use \$600/FF	Use \$600/FF	Use \$550/FF	Use \$550/FF
H05 'A' (Base)	\$730,973	\$579	\$1,262	11	Use \$950/FF	Use \$800/FF	Use \$630/FF	Use \$575/FF	Use \$575/FF
H05 'B' (Central Commons)	\$122,120	-	\$30,530	4	Use \$26,000/SITE	Use \$26,000/SITE	Use \$22,000/SITE	Use \$22,000/SITE	Use \$22,000/SITE
H06 'A' (W/Garage)	\$30,787	-	\$30,787	1	Use \$20,000/SITE	Use \$19,000/SITE	Use \$18,000/SITE	Use \$18,000/SITE	Use \$18,000/SITE
H06 'B' (W/out Garage)	\$0	-	#DIV/0!	0	Use \$17,000/SITE	Use \$16,000/SITE	Use \$15,000/SITE	Use \$15,000/SITE	Use \$15,000/SITE
H07 'A' (Base Site)	\$382,669	-	\$54,667	7	Use \$32,000/SITE	Use \$30,000/SITE	Use \$26,500/SITE	Use \$25,000/SITE	Use \$22,000/SITE

Total Sales in Table		70	Sums >>		\$17,799,931	\$6,132,900	34.45%	\$15,792,694	\$5,834,320	\$3,827,083	3,724.44	8,739.26	10.62										
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	Old FF Effic. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-28-352-004	236 E 13TH ST	07/05/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$0	-	\$193,649	\$85,856	\$61,505	H01 8TH TO 18TH, RIVER TO FAIRBANKS	51.25	132.50	0.152	\$1,200	\$1,675	\$91,290	\$29,785	50	'H01	2023/0016535	70-16-28-352-011, 70-16-28-352-012
70-16-28-352-006	246 E 13TH ST	03/01/2023	\$540,000	MLC	03-ARM'S LENGTH	\$540,000	\$215,800	39.96	\$507,200	\$204,616	\$171,636	H01 8TH TO 18TH, RIVER TO FAIRBANKS	163.46	397.50	0.496	\$1,050	\$1,252	\$291,165	\$119,229	163	'H01	2023/0004786	
70-16-28-352-023	318 E 13TH ST	06/27/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$65,100	24.04	\$348,735	\$87,770	\$61,505	H01 8TH TO 18TH, RIVER TO FAIRBANKS	51.25	132.50	0.152	\$1,200	\$1,713	\$91,290	\$29,785	50	'H01	2022/0023742	
70-16-28-352-037	267 E 14TH ST	09/26/2022	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$71,300	32.86	\$192,684	\$85,821	\$61,505	H01 8TH TO 18TH, RIVER TO FAIRBANKS	51.25	132.50	0.152	\$1,200	\$1,675	\$91,290	\$29,785	50	'H01	2022/0039995	
70-16-28-353-018	298 E 14TH ST	09/20/2022	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$122,800	50.14	\$323,417	\$24,824	\$103,341	H01 8TH TO 18TH, RIVER TO FAIRBANKS	86.11	132.00	0.303	\$1,200	\$288	\$153,385	\$50,044	100	'H01	2022/0034551	
70-16-28-353-028	353 LINCOLN AVE	10/31/2023	\$273,200	WD	03-ARM'S LENGTH	\$273,200	\$97,000	35.51	\$230,484	\$114,374	\$71,658	H01 8TH TO 18TH, RIVER TO FAIRBANKS	59.71	125.00	0.179	\$1,200	\$1,915	\$106,359	\$34,701	62.5	'H01	2023/0028383	
70-16-28-353-030	363 LINCOLN AVE	12/02/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$104,800	45.57	\$282,692	\$25,436	\$78,128	H01 8TH TO 18TH, RIVER TO FAIRBANKS	65.10	150.00	0.227	\$1,200	\$391	\$115,960	\$37,832	66	'H01	2022/0041060	
70-16-28-353-063	252 E 14TH ST	01/05/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$73,200	34.05	\$223,458	\$52,157	\$60,615	H01 8TH TO 18TH, RIVER TO FAIRBANKS	50.51	125.00	0.143	\$1,200	\$1,033	\$89,972	\$29,537	50	'H01	2023/0000435	
70-16-29-379-016	25 W 14TH ST	01/23/2023	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$76,800	48.30	\$207,462	\$14,362	\$62,824	H01 8TH TO 18TH, RIVER TO FAIRBANKS	52.35	132.00	0.156	\$1,200	\$274	\$93,249	\$30,425	51.5	'H01	2023/0002245	
70-16-29-379-016	25 W 14TH ST	05/02/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,400	41.33	\$207,462	\$110,362	\$62,824	H01 8TH TO 18TH, RIVER TO FAIRBANKS	52.35	132.00	0.156	\$1,200	\$2,108	\$93,249	\$30,425	51.5	'H01	2024/0011167	
70-16-29-455-015	356 COLLEGE AVE	06/20/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$64,500	28.04	\$154,039	\$119,146	\$43,185	H01 8TH TO 18TH, RIVER TO FAIRBANKS	35.98	110.70	0.084	\$1,200	\$3,311	\$64,090	\$20,905	33.13	'H01	2023/0015003	
70-16-29-455-016	360 COLLEGE AVE	11/11/2022	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$90,000	39.30	\$249,687	\$22,482	\$43,169	H01 8TH TO 18TH, RIVER TO FAIRBANKS	35.97	110.70	0.084	\$1,200	\$625	\$64,072	\$20,903	33.12	'H01	2022/0039367	
70-16-29-455-024	19 E 15TH ST	12/01/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$83,200	41.60	\$227,165	\$24,813	\$51,978	H01 8TH TO 18TH, RIVER TO FAIRBANKS	43.31	132.00	0.121	\$1,200	\$573	\$77,147	\$25,169	40	'H01	2022/0040965	70-16-29-456-037, 70-16-29-379-010, 70-16-29-379-011, 70-16-28-353-005
70-16-29-457-007	22 E 15TH ST	05/24/2022	\$1,440,450	WD	03-ARM'S LENGTH	\$1,440,450	\$374,700	26.01	\$735,381	\$895,815	\$230,746	H01 8TH TO 18TH, RIVER TO FAIRBANKS	240.36	594.39	0.644	\$960	\$3,727	\$428,145	\$197,399	240	'H01	2022/0019839	
70-16-29-457-013	50 E 15TH ST	02/29/2024	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,400	41.42	\$237,798	\$65,689	\$63,487	H01 8TH TO 18TH, RIVER TO FAIRBANKS	53.90	132.45	0.159	\$1,200	\$1,242	\$94,229	\$30,742	52.15	'H01	2024/0004893	
70-16-29-458-007	92 E 15TH ST	03/01/2023	\$531,000	MLC	03-ARM'S LENGTH	\$531,000	\$161,900	30.49	\$393,709	\$26,531	\$99,340	H01 8TH TO 18TH, RIVER TO FAIRBANKS	94.60	265.00	0.274	\$1,050	\$2,501	\$168,508	\$69,168	50	'H01	2023/0004778	70-16-29-458-008
70-16-29-458-017	136 E 15TH ST	03/17/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,300	34.69	\$145,200	\$64,960	\$55,160	H01 8TH TO 18TH, RIVER TO FAIRBANKS	54.29	132.50	0.164	\$1,200	\$1,197	\$96,705	\$31,545	54	'H01	2023/0006406	
70-16-32-127-013	35 W 17TH ST	05/22/2023	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$121,900	40.10	\$294,873	\$61,732	\$52,605	H01 8TH TO 18TH, RIVER TO FAIRBANKS	43.83	126.00	0.119	\$1,200	\$1,408	\$78,073	\$25,468	41.27	'H01	2023/0012507	
70-16-32-131-001	36 W 18TH ST	09/27/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,100	47.18	\$320,417	\$12,175	\$52,592	H01 8TH TO 18TH, RIVER TO FAIRBANKS	43.82	126.00	0.119	\$1,200	\$278	\$78,055	\$25,463	41.25	'H01	2023/0025525	
70-16-32-201-024	31 E 17TH ST	05/26/2022	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$67,400	40.36	\$182,622	\$35,574	\$51,196	H01 8TH TO 18TH, RIVER TO FAIRBANKS	42.66	132.00	0.119	\$1,200	\$834	\$75,989	\$24,793	39.2	'H01	2022/0020811	
70-16-32-201-030	397 CENTRAL AVE	09/21/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$85,600	31.13	\$205,603	\$124,554	\$55,157	H01 8TH TO 18TH, RIVER TO FAIRBANKS	45.96	117.56	0.121	\$1,200	\$2,710	\$81,867	\$26,710	45	'H01	2023/0024176	
70-16-32-202-027	123 E 17TH ST	08/04/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$75,700	39.84	\$206,751	\$43,308	\$60,059	H01 8TH TO 18TH, RIVER TO FAIRBANKS	50.04	132.00	0.147	\$1,200	\$865	\$89,134	\$29,075	48.5	'H01	2022/0029658	
70-16-32-203-007	24 E 17TH ST	08/03/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,800	40.47	\$173,018	\$48,178	\$51,196	H01 8TH TO 18TH, RIVER TO FAIRBANKS	42.66	132.00	0.119	\$1,200	\$1,129	\$75,989	\$24,793	39.2	'H01	2023/0019319	
70-16-32-203-020	59 E 18TH ST	06/09/2023	\$186,059	WD	03-ARM'S LENGTH	\$186,059	\$58,700	31.55	\$140,321	\$84,946	\$39,208	H01 8TH TO 18TH, RIVER TO FAIRBANKS	32.67	54.00	0.046	\$1,200	\$2,600	\$58,194	\$18,986	37	'H01	2023/0015243	
70-16-32-203-027	35 E 18TH ST	04/22/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$82,100	36.49	\$162,978	\$145,110	\$83,088	H01 8TH TO 18TH, RIVER TO FAIRBANKS	40.21	264.00	0.237	\$975	\$1,703	\$151,782	\$68,694	78.3	'H01	2022/0015969	70-16-32-203-028
70-16-32-204-048	77 E 18TH ST	05/20/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$94,700	31.05	\$257,842	\$111,350	\$64,192	H01 8TH TO 18TH, RIVER TO FAIRBANKS	53.49	132.00	0.161	\$1,200	\$2,082	\$95,280	\$31,088	53	'H01	2022/0019625	
70-16-32-206-007	92 E 18TH ST	10/14/2022	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$76,800	29.09	\$219,823	\$92,904	\$48,727	H01 8TH TO 18TH, RIVER TO FAIRBANKS	40.60	132.00	0.111	\$1,200	\$2,288	\$72,319	\$23,592	36.7	'H01	2022/0036175	
70-16-32-206-012	110 E 18TH ST	06/24/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$72,200	26.25	\$213,993	\$118,541	\$57,534	H01 8TH TO 18TH, RIVER TO FAIRBANKS	47.94	132.00	0.139	\$1,200	\$2,473	\$85,394	\$27,860	45.8	'H01	2022/0023532	
70-16-32-228-008	182 E 17TH ST	04/22/2022	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$76,700	42.03	\$207,994	\$28,421	\$53,915	H01 8TH TO 18TH, RIVER TO FAIRBANKS	44.92	132.00	0.127	\$1,200	\$633	\$80,014	\$26,099	42.5	'H01	2022/0016549	
70-16-28-352-003	232 E 13TH ST	06/06/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$66,700	26.68	\$201,625	\$105,802	\$57,427	H01 8TH TO 18TH, RIVER TO FAIRBANKS	47.85	103.75	0.119	\$1,200	\$2,211	\$85,233	\$27,806	50	'H01	2022/0021461	
70-16-28-353-003	345 LINCOLN AVE	11/17/2023	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$96,300	37.76	\$231,718	\$74,795	\$51,513	H01 8TH TO 18TH, RIVER TO FAIRBANKS	42.92	110.00	0.106	\$1,200	\$1,743	\$76,452	\$				

# Table H07 Land Residual

		Sum of Land Residuals	-	Indicated Site Value	Number of sales
Ottawa	H07 'A' (LOWER LEVEL)	100,693	-	\$33,564	3
Ottawa	H07 'A' (FIRST FLOOR)	-	-	-	0
Ottawa	H07 'A' (SECOND FLOOR)	133,667	-	\$66,834	2
Ottawa	H07 'A' (THIRD FLOOR)	179,553	-	\$44,888	4
Ottawa	H07 'A' (FOURTH FLOOR)	43,063	-	\$43,063	1

USE/2024

\$30,000  
 \$35,000  
 \$40,000  
 \$45,000  
 \$50,000

Total Sales in Table		10	Sums >>	\$1,909,000	\$535,400	28.05%	\$1,752,024	\$456,976	\$300,000	0.00	0.00	0.00	Old FF Efec.		New lot		Difference		Other Parcels				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Efec. Front	Depth	Net Acres	Rate	Dollars/FF	value	Previous	Actual Front	ECF Area	Liber/Page	in Sale
70-16-29-329-701	17 W 10TH ST	11/27/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$49,700	29.24	\$143,946	\$56,054	\$30,000	H07 'A' (LOWER LEVEL)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2023/0030755	0
70-16-29-329-705	17 W 10TH ST	3/28/2023	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$55,600	36.10	\$170,911	\$13,089	\$30,000	H07 'A' (LOWER LEVEL)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2023/0007241	0
70-16-29-329-706	17 W 10TH ST	9/15/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,800	33.41	\$168,450	\$31,550	\$30,000	H07 'A' (LOWER LEVEL)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2022/0032855	0
70-16-29-329-718	17 W 10TH ST	7/24/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$58,600	27.26	\$168,981	\$76,019	\$30,000	H07 'A' (SECOND FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2023/0018443	0
70-16-29-329-721	17 W 10TH ST	11/29/2023	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$63,500	27.67	\$201,852	\$57,648	\$30,000	H07 'A' (SECOND FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2023/0030848	0
70-16-29-329-726	17 W 10TH ST	11/15/2021	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$49,100	33.18	\$164,016	\$13,984	\$30,000	H07 'A' (THIRD FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2021/0057878	0
70-16-29-329-727	17 W 10TH ST	10/10/2022	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$52,000	21.18	\$215,734	\$59,766	\$30,000	H07 'A' (THIRD FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2022/0035942	0
70-16-29-329-728	17 W 10TH ST	1/28/2021	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$49,500	29.46	\$157,910	\$40,090	\$30,000	H07 'A' (THIRD FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2021/0008037	0
70-16-29-329-730	17 W 10TH ST	6/20/2022	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$50,200	21.92	\$193,287	\$65,713	\$30,000	H07 'A' (THIRD FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2022/0022744	0
70-16-29-329-739	17 W 10TH ST	12/15/2021	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$50,400	28.00	\$166,937	\$43,063	\$30,000	H07 'A' (FOURTH FLOOR)	0.00	0.00	0	#DIV/0!	#DIV/0!	-	(30,000)	0	H07	2021/0061895	0

Table I01 Land Residual		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	I01 19TH TO 24TH, STATE TO LINC	\$2,367,940	1,800	\$1,316	34
Ottawa	I02 MICH, CENTRAL, 27TH TO 31ST	-	-	-	-
Ottawa	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	-	-	-	-
Ottawa	I04 STATE ST, 26TH TO 31ST	-	-	-	-
Ottawa	I05 LINCOLN, 25TH TO 27TH	-	-	-	-
Ottawa	I06 NORTH SIDE 32ND, MI, STATE	-	-	-	-
Ottawa	I07 BAKER LOFTS CONDO (RES)	-	-	-	-

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	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
I01 'A' (Base)	\$2,367,940	1,800	\$1,316	34	Use \$1,150/FF	Use \$1,050/FF	Use \$900/FF	Use \$800/FF	Use \$625/FF
I02 'A' (Base)	-	-	-	-					
I03 'A' (Base)	-	-	-	-					
I04 'A' (Base)	-	-	-	-					
I05 'A' (Base)	-	-	-	-					
I06 'A' (Base)	-	-	-	-					
I07 'A' (Facing Park)	-	-	-	-					
I07 'B' (Facing Lot)	-	-	-	-					
I07 'C' (Garage Site)	-	-	-	-					
I07 'D' (Baker Lofts 2)	-	-	-	-					
I07 'E' (Baker Lofts 3)	-	-	-	-					

Total Sales in Table 34 Sums >> \$8,784,150 \$3,001,900 34.17% \$8,306,270 \$2,367,940 \$1,890,060

1,799.89 4,702.00 6.15

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	Old FF Effec. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-32-131-014	17 W 19TH ST	09/12/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,200	35.89	\$179,952	\$57,078	\$47,030	I01 19TH TO 24TH, STATE TO LINC	44.79	126.00	0.119	\$1,050	\$1,274	\$58,926	\$11,896	41.25	'01	2022/0034710	
70-16-32-133-008	2 W 19TH ST	08/05/2022	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$153,300	38.23	\$347,189	\$100,841	\$47,030	I01 19TH TO 24TH, STATE TO LINC	44.79	126.00	0.119	\$1,050	\$2,251	\$58,926	\$11,896	41.25	'01	2022/0028722	
70-16-32-180-021	19 W 22ND ST	11/30/2022	\$207,000	MLC	03-ARM'S LENGTH	\$207,000	\$91,800	44.35	\$241,278	\$21,700	\$55,978	I01 19TH TO 24TH, STATE TO LINC	53.31	111.00	0.138	\$1,050	\$407	\$70,135	\$14,157	54.3	'01	2022/0041090	
70-16-32-183-014	24 W 22ND ST	11/02/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,600	35.63	\$192,151	\$73,523	\$50,674	I01 19TH TO 24TH, STATE TO LINC	48.26	99.00	0.112	\$1,050	\$1,523	\$63,491	\$12,817	49.4	'01	2022/0038786	
70-16-32-205-020	450 COLLEGE AVE	04/29/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,900	40.95	\$215,612	\$31,537	\$47,149	I01 19TH TO 24TH, STATE TO LINC	44.90	105.00	0.106	\$1,050	\$702	\$59,071	\$11,922	44	'01	2022/0016803	
70-16-32-207-001	457 CENTRAL AVE	02/09/2023	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$77,300	43.31	\$193,998	\$47,633	\$63,131	I01 19TH TO 24TH, STATE TO LINC	60.12	100.00	0.152	\$1,050	\$792	\$79,094	\$15,963	66	'01	2023-0004072	
70-16-32-207-001	457 CENTRAL AVE	08/03/2023	\$264,750	WD	03-ARM'S LENGTH	\$264,750	\$87,800	33.16	\$193,998	\$133,883	\$63,131	I01 19TH TO 24TH, STATE TO LINC	60.12	100.00	0.152	\$1,050	\$2,227	\$79,094	\$15,963	66	'01	2023/0019597	
70-16-32-207-008	32 E 19TH ST	07/03/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$93,200	51.78	\$208,554	\$21,371	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$450	\$62,544	\$12,619	44	'01	2023/0016429	
70-16-32-207-012	48 E 19TH ST	05/11/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,700	39.28	\$177,512	\$52,413	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$1,103	\$62,544	\$12,619	44	'01	2022/0018234	
70-16-32-207-017	51 E 20TH ST	03/29/2023	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$91,300	35.13	\$240,191	\$70,313	\$50,604	I01 19TH TO 24TH, STATE TO LINC	48.19	132.00	0.136	\$1,050	\$1,459	\$63,399	\$12,795	44.8	'01	2023/0007500	
70-16-32-207-021	39 E 20TH ST	10/05/2023	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$104,300	34.48	\$261,341	\$87,640	\$46,481	I01 19TH TO 24TH, STATE TO LINC	44.26	132.00	0.121	\$1,050	\$1,980	\$58,229	\$11,748	40	'01	2023/0025714	
70-16-32-251-018	41 E 21ST ST	04/01/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,400	32.10	\$191,476	\$68,108	\$49,584	I01 19TH TO 24TH, STATE TO LINC	47.22	132.00	0.132	\$1,050	\$1,442	\$62,123	\$12,539	43.6	'01	2022/0022374	
70-16-32-252-003	489 COLLEGE AVE	03/02/2023	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$76,800	41.18	\$192,178	\$37,638	\$43,316	I01 19TH TO 24TH, STATE TO LINC	41.25	86.00	0.083	\$1,050	\$912	\$54,269	\$10,953	42	'01	2023/0005113	
70-16-32-252-025	125 E 21ST ST	09/12/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$72,300	18.54	\$375,311	\$69,637	\$54,948	I01 19TH TO 24TH, STATE TO LINC	52.33	132.00	0.152	\$1,050	\$1,331	\$68,845	\$13,897	50	'01	2022/0033131	
70-16-32-252-032	91 E 21ST ST	09/14/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,300	36.38	\$192,434	\$97,491	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$2,051	\$62,544	\$12,619	44	'01	2023/0023533	
70-16-32-254-008	38 E 21ST ST	11/13/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,400	39.27	\$192,858	\$76,153	\$49,011	I01 19TH TO 24TH, STATE TO LINC	46.67	126.00	0.126	\$1,050	\$1,632	\$61,399	\$12,388	43.6	'01	2023/0029586	
70-16-32-254-024	25 E 22ND ST	10/12/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$98,500	37.17	\$259,341	\$54,670	\$49,011	I01 19TH TO 24TH, STATE TO LINC	46.67	126.00	0.126	\$1,050	\$1,171	\$61,399	\$12,388	43.6	'01	2022/0036201	
70-16-32-255-006	84 E 21ST ST	03/13/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$82,800	30.11	\$317,539	\$7,386	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$155	\$62,544	\$12,619	44	'01	2023/0006869	
70-16-32-255-010	100 E 21ST ST	07/13/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$29,500	9.08	\$286,540	\$88,385	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$1,859	\$62,544	\$12,619	44	'01	2022/0025804	
70-16-32-255-021	148 E 21ST ST	03/31/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$82,500	27.50	\$223,270	\$131,678	\$54,948	I01 19TH TO 24TH, STATE TO LINC	52.33	132.00	0.152	\$1,050	\$2,516	\$68,845	\$13,897	50	'01	2022/0013493	
70-16-32-255-035	101 E 22ND ST	03/10/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$86,000	31.27	\$215,326	\$109,599	\$49,925	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$2,305	\$62,544	\$12,619	44	'01	2023/0006060	
70-16-32-257-009	540 COLLEGE AVE	03/17/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$87,300	31.75	\$242,692	\$99,206	\$66,898	I01 19TH TO 24TH, STATE TO LINC	63.71	132.00	0.197	\$1,050	\$1,557	\$83,817	\$16,919	65	'01	2023/0006528	
70-16-32-258-006	88 E 22ND ST	07/08/2022	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$114,800	28.63	\$401,915	\$53,207	\$54,122	I01 19TH TO 24TH, STATE TO LINC	51.54	132.00	0.148	\$1,050	\$1,032	\$67,806	\$13,684	49	'01	2022/0025153	
70-16-32-258-013	117 E 23RD ST	09/16/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$113,800	32.51	\$315,487	\$96,328	\$61,815	I01 19TH TO 24TH, STATE TO LINC	58.87	132.00	0.177	\$1,050	\$1,636	\$77,450	\$15,635	58.5	'01	2022/0033172	
70-16-32-258-015	109 E 23RD ST	09/19/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,000	32.80	\$226,468	\$71,745	\$48,213	I01 19TH TO 24TH, STATE TO LINC	45.91	132.00	0.127	\$1,050	\$1,563	\$60,399	\$12,186	42	'01	2022/0034378	
70-16-32-258-020	87 E 23RD ST	10/12/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$88,000	32.59	\$231,704	\$88,221	\$63,425	I01 19TH TO 24TH, STATE TO LINC	47.54	132.00	0.133	\$1,050	\$1,856	\$62,544	\$12,619	44	'01	2022/0036049	
70-16-32-259-008	566 STATE ST	02/21/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,700	40.81	\$219,021	\$54,419	\$63,440	I01 19TH TO 24TH, STATE TO LINC	60.41	114.50	0.167	\$1,050	\$901	\$79,476	\$16,036	63.5	'01	2023/0004398	
70-16-32-260-004	78 E 23RD ST	09/06/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$78,900	40.46	\$218,096	\$21,078	\$44,174	I01 19TH TO 24TH, STATE TO LINC	42.07	100.00	0.094	\$1,050	\$501	\$55,347	\$11,173	41	'01	2022/0031915	
70-16-32-260-009	102 E 23RD ST	01/24/2023	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$92,000	35.80	\$216,275	\$93,433	\$52,708	I01 19TH TO 24TH, STATE TO LINC	50.19	132.00	0.143	\$1,050	\$1,862	\$66,030	\$13,322	47.3	'01	2023/0002338	
70-16-32-260-013	113 E 24TH ST	09/15/2023	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$104,600	36.57	\$248,759	\$92,189	\$54,948	I01 19TH TO 24TH, STATE TO LINC	52.33	132.00	0.152	\$1,050	\$1,762	\$68,845	\$13,897	50	'01	2023/0023695	
70-16-32-260-016	99 E 24TH ST	07/22/2022	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$81,000	36.32	\$213,119	\$62,589	\$52,708	I01 19TH TO 24TH, STATE TO LINC	50.19	132.00	0.143	\$1,050	\$1,247	\$66,030	\$13,322	47.3	'01	2022/0026776	
70-16-32-260-018	91 E 24TH ST	06/14/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$69,700	28.45	\$259,181	\$38,276	\$52,457	I01 19TH TO 24TH, STATE TO LINC	49.95	132.00	0.142	\$1,050	\$766	\$65,714	\$13,257	47	'01	2022/0023264	
70-16-32-402-013	126 E 24TH ST	05/23/2022	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$131,900	46.44	\$300,619	\$38,329	\$54,948	I01 19TH TO 24TH, STATE TO LINC	52.33	132.00	0.152	\$1,050	\$732	\$68,845	\$13,897	50	'01	2022/0019701	
70-16-33-100-002	507 LINCOLN AVE	02/03/2023	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$106,300	38.94	\$314,885	\$120,243	\$162,128	I01 19TH TO 24TH, STATE TO LINC	154.40	610.50	1.78	\$1,050	\$779	\$203,129	\$41,001	127	'01	2023/0003059	

# Table I02 Land Residual

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa I01 19TH TO 24TH, STATE TO LUNC	-	-	-	-
Ottawa I02 MICH, CENTRAL, 27TH TO 31ST	\$1,930,074	1,252	\$1,542	21
Ottawa I03 LAWDALE, ELMDALE, 23RD TO 28TH	-	-	-	-
Ottawa I04 STATE ST, 26TH TO 31ST	-	-	-	-
Ottawa I05 LINCOLN, 25TH TO 27TH	-	-	-	-
Ottawa I06 NORTH SIDE 32ND, MI, STATE	-	-	-	-
Ottawa I07 BAKER LOFTS CONDO (RES)	-	-	-	-

Updated BS&A 7/19/2024

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
I01 'A' (Base)	-	-	-	-	Use \$1,250/FF	Use \$1,100/FF	Use \$850/FF	Use \$775/FF	Use \$650
I02 'A' (Base)	\$1,930,074	1,252	\$1,542	21					
I03 'A' (Base)	-	-	-	-					
I04 'A' (Base)	-	-	-	-					
I05 'A' (Base)	-	-	-	-					
I06 'A' (Base)	-	-	-	-					
I07 'A' (Facing Park)	-	-	-	-					
I07 'B' (Facing Lot)	-	-	-	-					
I07 'C' (Garage Site)	-	-	-	-					
I07 'D' (Baker Lofts 2)	-	-	-	-					
I07 'E' (Baker Lofts 3)	-	-	-	-					

Total Sales in Table 21 Sums >> \$5,747,000 \$2,135,800 37.16% \$5,174,516 \$1,930,074 \$1,357,590

1,252.02 2,710.55 3.99

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	Effec. Rate	Dollars/FF	Old FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-32-308-010	115 W 28TH ST	07/17/2023	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$112,000	36.96	\$255,171	\$111,675	\$63,846	I02 MICH, CENTRAL, 27TH TO 31ST	58.04	132.00	0.185	\$1,100	\$1,924	\$89,473	\$25,627	61	'102	2023/0017863		
70-16-32-353-005	140 W 28TH ST	07/17/2023	\$235,800	WD	03-ARM'S LENGTH	\$235,800	\$58,000	24.60	\$143,414	\$143,207	\$50,821	I02 MICH, CENTRAL, 27TH TO 31ST	46.20	132.00	0.136	\$1,100	\$3,100	\$71,220	\$20,399	45	'102	2023/0017896		
70-16-32-353-021	153 W 29TH ST	07/12/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,400	35.70	\$225,206	\$95,615	\$50,821	I02 MICH, CENTRAL, 27TH TO 31ST	46.20	132.00	0.136	\$1,100	\$2,070	\$71,220	\$20,399	45	'102	2022/0029449		
70-16-32-356-015	121 W 30TH ST	09/19/2022	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$137,900	40.62	\$321,855	\$100,970	\$83,325	I02 MICH, CENTRAL, 27TH TO 31ST	75.74	132.00	0.264	\$1,100	\$1,333	\$116,758	\$33,433	87	'102	2022/0033422		
70-16-32-359-004	148 W 30TH ST	08/19/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$106,300	34.85	\$246,782	\$114,860	\$56,642	I02 MICH, CENTRAL, 27TH TO 31ST	51.49	132.00	0.158	\$1,100	\$2,231	\$79,375	\$22,733	52	'102	2022/0030258		
70-16-32-359-005	142 W 30TH ST	10/24/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$87,500	40.70	\$215,703	\$62,356	\$63,059	I02 MICH, CENTRAL, 27TH TO 31ST	57.32	132.00	0.182	\$1,100	\$1,088	\$88,363	\$25,304	60	'102	2022/0037342		
70-16-32-359-009	118 W 30TH ST	08/12/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,200	36.82	\$214,068	\$103,231	\$72,299	I02 MICH, CENTRAL, 27TH TO 31ST	65.72	132.00	0.218	\$1,100	\$1,571	\$101,312	\$29,013	72	'102	2022/0029409		
70-16-32-361-004	148 W 31ST ST	03/20/2023	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$87,600	40.18	\$206,500	\$74,559	\$63,059	I02 MICH, CENTRAL, 27TH TO 31ST	57.32	132.00	0.182	\$1,100	\$1,301	\$88,363	\$25,304	60	'102	2023/0006488		
70-16-32-361-007	128 W 31ST ST	05/09/2023	\$272,700	WD	03-ARM'S LENGTH	\$272,700	\$105,400	38.65	\$285,051	\$65,893	\$78,244	I02 MICH, CENTRAL, 27TH TO 31ST	71.13	132.00	0.242	\$1,100	\$926	\$109,652	\$31,408	80	'102	2023/0011384		
70-16-32-361-022	160 W 31ST ST	06/15/2022	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$102,700	34.29	\$273,331	\$105,081	\$78,912	I02 MICH, CENTRAL, 27TH TO 31ST	89.67	113.34	0.303	\$880	\$1,172	\$138,232	\$59,320	116.5	'2PLEX	2022/0023702		
70-16-32-376-001	675 PINE AVE	07/06/2023	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$88,900	37.43	\$215,647	\$71,149	\$49,296	I02 MICH, CENTRAL, 27TH TO 31ST	44.81	125.00	0.126	\$1,100	\$1,588	\$69,078	\$19,782	44	'102	2023/0016593		
70-16-32-376-001	675 PINE AVE	08/01/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$88,900	33.55	\$215,647	\$98,649	\$49,296	I02 MICH, CENTRAL, 27TH TO 31ST	44.81	125.00	0.126	\$1,100	\$2,201	\$69,078	\$19,782	44	'102	2023/0019093		
70-16-32-376-002	681 PINE AVE	04/28/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,400	39.37	\$247,819	\$90,086	\$82,905	I02 MICH, CENTRAL, 27TH TO 31ST	75.36	125.00	0.255	\$1,100	\$1,195	\$116,173	\$33,268	88	'102	2022/0016394		
70-16-32-376-023	15 W 29TH ST	07/14/2022	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$93,900	33.30	\$318,219	\$21,238	\$57,457	I02 MICH, CENTRAL, 27TH TO 31ST	52.23	132.00	0.161	\$1,100	\$407	\$80,516	\$23,059	53	'102	2022/0027727		
70-16-32-377-017	79 W 30TH ST	11/27/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$89,700	39.00	\$204,451	\$75,861	\$50,312	I02 MICH, CENTRAL, 27TH TO 31ST	45.73	132.00	0.134	\$1,100	\$1,659	\$70,496	\$20,184	44.4	'102	2023/0030264		
70-16-32-378-003	731 PINE AVE	06/10/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$107,200	32.98	\$247,323	\$127,554	\$49,877	I02 MICH, CENTRAL, 27TH TO 31ST	45.34	131.00	0.132	\$1,100	\$2,813	\$69,895	\$20,018	44	'102	2022/0024807		
70-16-32-378-013	36 W 30TH ST	01/20/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$123,100	41.03	\$287,302	\$90,575	\$77,877	I02 MICH, CENTRAL, 27TH TO 31ST	70.79	132.00	0.24	\$1,100	\$1,279	\$109,128	\$31,251	79.5	'102	2023/0001855		
70-16-32-378-017	20 W 30TH ST	07/17/2023	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$91,300	34.71	\$208,099	\$107,407	\$52,506	I02 MICH, CENTRAL, 27TH TO 31ST	47.73	132.00	0.142	\$1,100	\$2,250	\$73,579	\$21,073	47	'102	2023/0017496		
70-16-32-378-025	19 W 31ST ST	07/14/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$91,600	33.31	\$210,101	\$119,899	\$55,000	I02 MICH, CENTRAL, 27TH TO 31ST	50.00	132.00	0.152	\$1,100	\$2,398	\$77,078	\$22,078	50	'102	2023/0018199		
70-16-32-379-002	56 W 31ST ST	04/12/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$119,300	40.30	\$273,875	\$106,916	\$84,791	I02 MICH, CENTRAL, 27TH TO 31ST	77.08	132.21	0.27	\$1,100	\$1,387	\$118,824	\$34,033	89	'102	2023/0009901		
70-16-32-379-011	754 CENTRAL AVE	08/15/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,500	50.00	\$358,952	\$43,293	\$87,245	I02 MICH, CENTRAL, 27TH TO 31ST	79.31	111.00	0.25	\$1,100	\$546	\$122,262	\$35,017	98	'102	2022/0029827		

Table I03 Land Residual		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	I01 19TH TO 24TH, STATE TO LINC	-	-	-	-
Ottawa	I02 MICH, CENTRAL, 27TH TO 31ST	-	-	-	-
Ottawa	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	\$812,235	584	\$1,392	11
Ottawa	I04 STATE ST, 26TH TO 31ST	-	-	-	-
Ottawa	I05 LINCOLN, 25TH TO 27TH	-	-	-	-
Ottawa	I06 NORTH SIDE 32ND, MI, STATE	-	-	-	-
Ottawa	I07 BAKER LOFTS CONDO (RES)	-	-	-	-

Updated BS&A 7/19/2024

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
I01 'A' (Base)	-	-	-	-	Use \$1,150/FF	Use \$1,050/FF	Use \$900/FF	Use \$800/FF	Use \$700/FF
I02 'A' (Base)	-	-	-	-					
I03 'A' (Base)	\$812,235	584	\$1,392	11					
I04 'A' (Base)	-	-	-	-					
I05 'A' (Base)	-	-	-	-					
I06 'A' (Base)	-	-	-	-					
I07 'A' (Facing Park)	-	-	-	-					
I07 'B' (Facing Lot)	-	-	-	-					
I07 'C' (Garage Site)	-	-	-	-					
I07 'D' (Baker Lofts 2)	-	-	-	-					
I07 'E' (Baker Lofts 3)	-	-	-	-					

Total Sales in Table 11 Sums >> \$3,317,000 \$1,258,300 37.93% \$3,117,513 \$812,235 \$612,748

583.50 1,376.69 1.72

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when		Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effec. Rate	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Other Parcels in Sale
						Adj. Sale \$	Sold															
70-16-32-183-034	65 CHERRY ST	08/04/2022	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$75,700	39.22	\$194,248	\$46,030	\$47,278	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	45.02	100.50	0.108	\$1,050	\$1,022	\$62,668	\$15,390	47	'03	2022/0029115
70-16-32-186-001	32 CHERRY ST	05/20/2022	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$147,500	43.51	\$342,574	\$54,533	\$58,107	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	55.33	132.00	0.171	\$1,050	\$986	\$77,020	\$18,913	56.5	'03	2022/0021012
70-16-32-186-004	18 CHERRY ST	06/09/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$117,400	35.04	\$267,698	\$122,907	\$55,605	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	52.95	120.00	0.152	\$1,050	\$2,321	\$73,707	\$18,102	55	'03	2023/0014395
70-16-32-186-015	575 LAWNSDALE CT	04/07/2023	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$188,900	38.95	\$519,337	\$22,648	\$56,985	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	54.27	125.46	0.161	\$1,050	\$417	\$75,544	\$18,559	56	'03	2023/0008217
70-16-32-259-016	573 CENTRAL AVE	05/05/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$121,400	34.69	\$279,968	\$129,839	\$59,807	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	56.95	92.93	0.141	\$1,050	\$2,280	\$79,275	\$19,468	66	'03	2023/0011237
70-16-32-326-006	606 ELMDALE CT	08/01/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$82,100	30.98	\$206,325	\$119,280	\$60,605	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	57.71	130.00	0.179	\$1,050	\$2,067	\$80,333	\$19,728	60.05	'03	2022/0027910
70-16-32-328-005	22 W 25TH ST	04/26/2023	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$121,400	38.54	\$309,649	\$63,843	\$58,492	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	55.70	132.00	0.173	\$1,050	\$1,146	\$77,535	\$19,043	57	'03	2023/0010312
70-16-32-329-013	646 LAWNSDALE CT	09/27/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$143,100	41.48	\$366,377	\$42,708	\$64,085	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	61.03	147.80	0.211	\$1,050	\$700	\$84,954	\$20,869	62	'03	2022/0034342
70-16-32-331-016	28 W 27TH ST	11/09/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$93,900	33.54	\$219,010	\$110,793	\$49,803	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	47.43	132.00	0.139	\$1,050	\$2,336	\$66,023	\$16,220	46	'03	2023/0028996
70-16-32-405-008	44 E 26TH ST	07/01/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,700	36.14	\$192,910	\$70,260	\$48,170	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	45.87	132.00	0.133	\$1,050	\$1,532	\$63,851	\$15,681	44	'03	2022/0024628
70-16-32-405-011	56 E 26TH ST	08/10/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$89,200	45.74	\$219,417	\$29,394	\$53,811	I03 LAWNSDALE, ELMDALE, 23RD TO 28TH	51.24	132.00	0.155	\$1,050	\$574	\$71,326	\$17,515	51	'03	2022/0029072

# Table I04 thru I07 Land Residual

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa I01 19TH TO 24TH, STATE TO LINC	-	-	-	-
Ottawa I02 MICH, CENTRAL, 27TH TO 31ST	-	-	-	-
Ottawa I03 LAWINDALE, ELMDALE, 23RD TO 28TH	-	-	-	-
Ottawa I04 STATE ST, 26TH TO 31ST	\$834,663	935	\$892	10
Ottawa I05 LINCOLN, 25TH TO 27TH	\$811,678	696	\$1,166	12
Ottawa I06 NORTH SIDE 32ND, MI, STATE	\$608,278	637	\$955	8
Ottawa I07 BAKER LOFTS CONDO (RES)	\$654,009	-	\$46,715	14

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
I01 'A' (Base)	-	-	-	-				Use \$800/FF	Use \$750/FF
I02 'A' (Base)	-	-	-	-				Use \$800/FF	Use \$750/FF
I03 'A' (Base)	-	-	-	-				Use \$775/FF	Use \$700/FF
I04 'A' (Base)	\$834,663	935	\$892	10	Use \$800/FF	Use \$750/FF	Use \$700/FF	Use \$600/FF	Use \$550/FF
I05 'A' (Base)	\$811,678	696	\$1,166	12	Use \$975/FF	Use \$900/FF	Use \$800/FF	Use \$700/FF	Use \$650/FF
I06 'A' (Base)	\$608,278	637	\$955	8	Use \$825/FF	Use \$750/FF	Use \$600/FF	Use \$485/FF	Use \$450/FF
I07 'A' (Facing Park)	\$0	-	#DIV/0!	0	Use \$28,000/SITE	Use \$26,000/SITE	Use \$24,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
I07 'B' (Facing Lot)	#VALUE!	-	#VALUE!	0	Use \$25,000/SITE	Use \$23,000/SITE	Use \$23,000/SITE	Use \$19,100/SITE	Use \$19,100/SITE
I07 'C' (Garage Site)	\$0	-	#DIV/0!	0	Use \$8,000/SITE	Use \$7,000/SITE	Use \$6,000/SITE	Use \$5,000/SITE	Use \$5,000/SITE
I07 'D' (Baker Lofts 2)	\$415,804	-	\$51,976	8	Use \$28,000/SITE	Use \$26,000/SITE	Use \$24,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
I07 'E' (Baker Lofts 3)	\$0	-	#DIV/0!	0	Use \$28,000/SITE	Use \$26,000/SITE	Use \$24,000/SITE	Use \$20,400/SITE	Use \$20,400/SITE

Total Sales in Table 44 Sums >> \$12,054,345 \$4,595,300 38.12% \$11,293,400 \$2,908,628 \$2,147,683

2,268.83 3,941.09 6.49

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	Old FF Effic. Rate	Dollars/F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-32-479-002	182 E 29TH ST	03/03/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,000	36.73	\$215,098	\$80,360	\$50,458	I04 STATE ST, 26TH TO 31ST	67.27	132.00	0.176	\$750	\$1,195	\$60,025	\$9,567	58	'04	2023/0005532	
70-16-32-406-013	41 E 28TH ST	07/06/2022	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$121,900	33.86	\$324,433	\$91,160	\$55,593	I04 STATE ST, 26TH TO 31ST	74.12	132.00	0.2	\$750	\$1,230	\$66,138	\$10,545	66	'04	2022/0024643	
70-16-32-451-009	59 E 29TH ST	06/08/2023	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$163,000	39.77	\$362,312	\$103,181	\$55,593	I04 STATE ST, 26TH TO 31ST	74.12	132.00	0.2	\$750	\$1,392	\$66,138	\$10,545	66	'04	2023/0014452	
70-16-32-455-006	34 E 30TH ST	08/26/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$115,200	39.05	\$317,451	\$38,122	\$60,573	I04 STATE ST, 26TH TO 31ST	80.76	132.00	0.224	\$750	\$472	\$72,063	\$11,490	74	'04	2022/0031003	
70-16-32-453-013	43 E 30TH ST	09/07/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$124,800	37.82	\$290,527	\$100,659	\$61,186	I04 STATE ST, 26TH TO 31ST	81.58	132.00	0.227	\$750	\$1,234	\$72,794	\$11,608	75	'04	2023/0022642	
70-16-32-427-012	141 E 26TH ST	05/17/2023	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$154,100	30.83	\$527,179	\$48,641	\$75,920	I04 STATE ST, 26TH TO 31ST	101.22	132.00	0.303	\$750	\$481	\$90,319	\$14,399	100	'04	2023/0012233	
70-16-32-452-012	123 E 29TH ST	07/05/2023	\$428,500	WD	03-ARM'S LENGTH	\$428,500	\$159,700	37.27	\$353,371	\$151,049	\$75,920	I04 STATE ST, 26TH TO 31ST	101.22	132.00	0.303	\$750	\$1,492	\$90,319	\$14,399	100	'04	2023/0016455	
70-16-32-477-010	205 E 29TH ST	07/22/2022	\$301,250	WD	03-ARM'S LENGTH	\$301,250	\$89,900	29.84	\$281,020	\$96,150	\$75,920	I04 STATE ST, 26TH TO 31ST	101.22	132.00	0.303	\$750	\$950	\$90,319	\$14,399	100	'04	2022/0027055	
70-16-32-405-033	67 E 28TH ST	06/15/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$215,300	48.93	\$496,524	\$27,209	\$83,733	I04 STATE ST, 26TH TO 31ST	111.64	132.00	0.346	\$750	\$244	\$99,617	\$15,884	113.72	'04	2023/0015741	
70-16-32-452-010	688 STATE ST	09/14/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,400	46.35	\$408,556	\$98,132	\$106,688	I04 STATE ST, 26TH TO 31ST	142.25	138.34	0.406	\$750	\$690	\$126,931	\$20,243	188.27	'04	2023/0023499	
70-16-32-431-001	651 COLUMBIA AVE	06/24/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$100,500	39.41	\$261,186	\$37,457	\$43,643	I05 LINCOLN, 25TH TO 27TH	48.49	132.00	0.145	\$900	\$772	\$56,518	\$12,875	48	'05	2022/0023539	
70-16-32-402-033	93 E 25TH ST	04/07/2023	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$83,500	40.93	\$201,187	\$47,813	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$956	\$58,278	\$13,278	50	'05	2023/0008198	
70-16-32-426-019	175 E 25TH ST	06/23/2023	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$74,900	29.60	\$187,842	\$110,158	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$2,203	\$58,278	\$13,278	50	'05	2023/0016101	
70-16-32-427-004	112 E 25TH ST	12/20/2023	\$315,000	MLC	03-ARM'S LENGTH	\$315,000	\$90,100	28.60	\$268,253	\$91,747	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$1,835	\$58,278	\$13,278	50	'05	2023/0032553	
70-16-32-427-006	122 E 25TH ST	12/09/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$109,100	36.98	\$284,093	\$55,907	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$1,118	\$58,278	\$13,278	50	'05	2022/0042141	
70-16-32-428-020	179 E 26TH ST	08/02/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$110,900	32.14	\$281,468	\$108,532	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$2,171	\$58,278	\$13,278	50	'05	2023/0019165	
70-16-32-430-022	183 E 27TH ST	11/09/2023	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$71,700	29.15	\$172,673	\$118,327	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$2,367	\$58,278	\$13,278	50	'05	2023/0030845	
70-16-32-430-026	165 E 27TH ST	12/09/2022	\$236,680	WD	03-ARM'S LENGTH	\$236,680	\$91,300	38.58	\$248,022	\$33,658	\$45,000	I05 LINCOLN, 25TH TO 27TH	50.00	132.00	0.152	\$900	\$673	\$58,278	\$13,278	50	'05	2022/0041846	
70-16-32-430-009	194 E 26TH ST	08/12/2022	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$84,400	40.97	\$221,241	\$31,102	\$46,343	I05 LINCOLN, 25TH TO 27TH	51.49	132.00	0.158	\$900	\$604	\$60,014	\$13,671	52	'05	2022/0029456	
70-16-32-428-004	182 E 25TH ST	12/23/2022	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$128,100	42.71	\$336,841	\$33,488	\$70,429	I05 LINCOLN, 25TH TO 27TH	78.25	99.00	0.227	\$900	\$428	\$91,204	\$20,775	100	'05	2022/0043286	
70-16-32-430-019	203 E 27TH ST	09/26/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$135,500	47.54	\$349,248	\$11,433	\$75,681	I05 LINCOLN, 25TH TO 27TH	84.08	132.00	0.303	\$900	\$136	\$98,000	\$22,319	100	'05	2022/0035081	
70-16-32-479-006	214 E 29TH ST	09/09/2022	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$123,300	29.36	\$363,625	\$132,056	\$75,681	I05 LINCOLN, 25TH TO 27TH	84.08	132.00	0.303	\$900	\$1,571	\$98,000	\$22,319	100	'04	2022/0032530	
70-16-32-458-017	99 E 32ND ST	04/25/2022	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$88,000	34.24	\$238,270	\$65,079	\$46,349	I06 NORTH SIDE 32ND, MI, STATE	61.79	132.00	0.157	\$750	\$1,053	\$59,000	\$12,651	51.77	'06	2022/0016857	
70-16-32-458-023	65 E 32ND ST	06/15/2022	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$89,000	30.53	\$239,264	\$103,020	\$50,784	I06 NORTH SIDE 32ND, MI, STATE	67.71	132.00	0.177	\$750	\$1,521	\$64,653	\$13,869	58.5	'06	2022/0023647	
70-16-32-379-028	35 W 32ND ST	04/06/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$82,000	32.16	\$222,656	\$85,059	\$52,715	I06 NORTH SIDE 32ND, MI, STATE	70.28	131.90	0.186	\$750	\$1,210	\$67,107	\$14,392	61.5	'06	2022/0014804	
70-16-32-361-015	125 W 32ND ST	05/02/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,000	31.67	\$186,245	\$109,507	\$55,752	I06 NORTH SIDE 32ND, MI, STATE	74.33	133.52	0.176	\$750	\$1,473	\$70,974	\$15,222	66	'06	2023/0011129	
70-16-32-458-021	75 E 32ND ST	06/16/2022	\$270,100	WD	03-ARM'S LENGTH	\$270,100	\$97,700	36.17	\$264,547	\$63,654	\$58,101	I06 NORTH SIDE 32ND, MI, STATE	77.46	132.00	0.212	\$750	\$822	\$73,963	\$15,862	70	'06	2022/0022757	
70-16-31-460-011	311 W 32ND ST	11/03/2023	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$112,300	36.70	\$273,246	\$101,600	\$68,846	I06 NORTH SIDE 32ND, MI, STATE	91.79	135.55	0.271	\$750	\$1,107	\$87,646	\$18,800	87	'06	2023/0028403	
70-16-32-361-023	115 W 32ND ST	07/29/2022	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$40,600	81.20	\$116,432	\$2,793	\$69,225	I06 NORTH SIDE 32ND, MI, STATE	92.29	133.88	0.269	\$750	\$30	\$88,123	\$18,898	88	'06	2022/0028013	
70-16-32-482-008	175 E 32ND ST	09/11/2023	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,500	39.80	\$243,484	\$77,566	\$76,050	I06 NORTH SIDE 32ND, MI, STATE	101.39	132.90	0.303	\$750	\$765	\$96,812	\$20,762	100	'06	2023/0023232	
70-16-32-279-716 3	COLUMBIA AVE STE (	06/22/2022	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,900	39.00	\$175,432	\$41,068	\$6,500	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0	#DIV/0!	#N/A	#N/A	#N/A	0	'07	2022/0023529	
70-16-32-279-920 217 E 24TH ST GAR-20		11/28/2022	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$10,300	47.91	\$18,870	\$9,630	\$7,000	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0.007	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'07	2022/0040532	
70-16-32-279-707 3	COLUMBIA AVE STE (	11/10/2022	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,600	42.87	\$200,890	\$39,110	\$24,000	I07 BAKER LOFTS CONDO (RES)	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'07	2022/0039257	</

Table J		Land Residual				Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Allegan	J01 MAPLEWOOD WEST	\$2,435,473	1991	\$1,223	22				
Allegan	J02 MAPLEWOOD WEST	\$1,962,690	2144	\$916	28				
Allegan	J03 LA-GRANDE ESTATES SUBD	50	0		0				
Allegan	J04 PLYMOUTH ACRES	\$512,417	562	\$912	6				
Allegan	J05 BELLWOOD ADDN	\$124,556	89	\$1,393	1				
Allegan	J06 CENTRAL VILLAGE CONDO	\$726,537	-	\$45,409	16				
Allegan	J07 PINE GROVE SUBD	\$1,166,608	893	\$1,306	13				
Allegan	J08 MAPLEWOOD CONDO	\$93,495	-	\$31,165	3				
Allegan	J09 TRILLIUM CONDO	\$62,584	-	\$62,584	1				
Allegan	J10 CENTENNIAL FARM CONDO	\$545,594	-	\$54,559	10				
Allegan	J11 CENTENNIAL VILLAS CONDO	\$214,758	-	\$53,690	4				
Allegan	J12 MAPLEWOOD VILLAGE CONDO	\$52,155	-	\$52,155	1				

Updated 85&A 7/18/2024

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	for 2025	for 2024	for 2023	2022	2021
J01 'A' (Base)	\$2,213,765	1742	\$1,271	20	Use \$850/FF	Use \$750/FF	Use \$625/FF	Use \$600/FF	Use \$575/FF
J01 'B' (Culesac)	\$2,213,765	1742	\$1,271	4	Use \$850/FF	Use \$750/FF	Use \$750/FF	Use \$600/FF	Use \$600/FF
J01 'C' (Along 40th)	\$221,708	249	\$891	2	Use \$625/FF	Use \$575/FF	Use \$500/FF	Use \$500/FF	Use \$400/FF
J02 'A' (Base)	\$1,532,711	1664	\$921	21	Use \$750/FF	Use \$625/FF	Use \$700/FF	Use \$625/FF	Use \$550/FF
J02 'B' (40th Lincoln)	\$349,038	312	\$1,118	4	Use \$525/FF	Use \$400/FF	Use \$400/FF	Use \$400/FF	Use \$340/FF
J03 'A' (Base)	-	-	#DIV/0!	-	Use \$675/FF	Use \$625/FF	Use \$625/FF	Use \$625/FF	Use \$625/FF
J04 'A' (Base)	\$512,417	562	\$912	6	Use \$700/FF	Use \$600/FF	Use \$600/FF	Use \$600/FF	Use \$625/FF
J05 'A' (Base)	\$124,556	89	\$1,393	1	Use \$650/FF	Use \$550/FF	Use \$600/FF	Use \$525/FF	Use \$450/FF
J05 'B' (Outer Parcels)	-	-	-	-	Use \$650/FF	Use \$550/FF	Use \$550/FF	Use \$475/FF	Use \$420/FF
J06 'A' (Cent VII Site)	\$1,568,193	-	\$65,341	24	Use \$31,000/SITE	Use \$30,000/SITE	Use \$28,000/SITE	Use \$24,000/SITE	Use \$23,000/SITE
J06 'B' (Garage Land Val)	-	-	-	-	Use \$3,500/SITE	Use \$3,000/SITE	Use \$2,500/SITE	Use \$2,500/SITE	Use \$2,000/SITE
J07 'A' (Base)	\$1,078,166	893	\$1,207	12	Use \$825/FF	Use \$725/FF	Use \$650/FF	Use \$650/FF	Use \$600/FF
J07 'A' (Davian Condo)	\$88,442	-	\$88,442	1	Use \$27,000/SITE	Use \$25,000/SITE	Use \$22,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
J08 'A' (Base)	\$93,495	-	\$31,165	3	Use \$22,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE	Use \$16,000/SITE	Use \$16,000/SITE
J09 'A' (Trillium Site)	\$62,584	-	\$62,584	1	Use \$28,000/SITE				
J10 'A' (Cent Farm Site)	\$545,594	-	\$54,559	10	Use \$33,000/SITE	Use \$30,000/SITE	Use \$28,000/SITE	Use \$30,000/SITE	Use \$28,000/SITE
J11 'A' (Cent Mill/ite)	\$214,758	-	\$53,690	4	Use \$36,500/SITE	Use \$36,500/SITE	Use \$35,000/SITE	Use \$38,000/SITE	Use \$38,000/SITE
J12 'A' (Maplwd VII Site)	\$52,155	-	\$52,155	1	Use \$30,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE

Total Sales in Table 105 Sums >> \$27,272,372 \$9,591,100 35.17% \$24,205,723 \$7,896,867 \$4,828,932

5,679.12 10,177.48 19.56

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 Effic.	Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	Area	ECF	Other Parcels in Sale
03-02-05-178-016	27 W 40TH ST	11/03/2022	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$101,300	33.99	\$249,050	\$102,356	\$53,349	J01 MAPLEWOOD WEST	92.78	128.00	0.294	\$575	\$1,103	\$113,489	\$60,140	100	'01	4814/751		
03-02-05-152-034	181 W 40TH ST	10/03/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$170,700	41.74	\$379,359	\$119,352	\$89,664	J01 MAPLEWOOD WEST	155.93	191.51	1.117	\$575	\$765	\$190,735	\$101,071	174	'01	4892/486		
03-02-05-303-001	1014 RICHLAND CT	01/20/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,000	39.00	\$410,220	\$84,504	\$94,613	J01 MAPLEWOOD WEST	126.15	135.40	0.457	\$750	\$670	\$154,308	\$59,695	151.16	'01	4832/165		
03-02-05-126-031	95 W 33RD ST	04/07/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$135,000	39.13	\$295,375	\$109,971	\$60,346	J01 MAPLEWOOD WEST	80.46	130.00	0.248	\$750	\$1,367	\$98,420	\$38,074	83	'01	4848/67		
03-02-05-128-006	72 W 34TH ST	11/10/2022	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$94,500	33.87	\$226,929	\$129,841	\$77,658	J01 MAPLEWOOD WEST	103.54	224.76	0.41	\$750	\$1,254	\$126,651	\$48,993	79.5	'01	4816/273		
03-02-05-177-007	60 W 38TH ST	07/11/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$91,900	27.85	\$223,547	\$163,412	\$56,875	J01 MAPLEWOOD WEST	75.83	128.00	0.22	\$750	\$2,155	\$92,756	\$35,881	75	'01	4778/673		
03-02-05-177-001	941 PINE AVE	07/28/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$90,400	35.45	\$230,662	\$85,721	\$61,383	J01 MAPLEWOOD WEST	81.84	128.00	0.256	\$750	\$1,047	\$100,108	\$38,725	87.24	'01	4785/29		
03-02-05-126-021	27 W 33RD ST	05/19/2022	\$269,825	WD	03-ARM'S LENGTH	\$269,825	\$86,708	32.13	\$211,560	\$118,990	\$60,708	J01 MAPLEWOOD WEST	80.94	130.00	0.251	\$750	\$1,470	\$99,007	\$38,299	84	'01	4768/573		
03-02-05-128-020	37 W 35TH ST	10/13/2023	\$262,125	WD	03-ARM'S LENGTH	\$262,125	\$77,500	29.57	\$169,556	\$162,758	\$70,189	J01 MAPLEWOOD WEST	93.58	221.16	0.335	\$750	\$1,739	\$114,468	\$44,279	66	'01	4897/554		
03-02-05-126-032	787 PINE AVE	05/25/2023	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$100,200	42.14	\$234,125	\$77,856	\$59,981	J01 MAPLEWOOD WEST	79.97	130.00	0.245	\$750	\$974	\$97,820	\$37,839	82	'01	4861/934		
03-02-05-178-003	86 W 39TH ST	08/24/2022	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$112,000	33.84	\$289,001	\$289,001	\$61,339	J01 MAPLEWOOD WEST	81.78	128.00	0.246	\$750	\$1,508	\$100,034	\$38,695	87.11	'01	4793/439		
03-02-05-177-014	940 CENTRAL AVE	07/27/2023	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$138,400	34.00	\$325,278	\$145,784	\$64,062	J01 MAPLEWOOD WEST	128.00	0.279	0.279	\$750	\$1,707	\$104,474	\$40,412	95	'01	4876/579		
03-02-05-127-025	73 W 34TH ST	09/12/2023	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$109,900	37.13	\$241,980	\$113,087	\$59,060	J01 MAPLEWOOD WEST	78.74	130.00	0.237	\$750	\$1,436	\$96,316	\$37,256	79.5	'01	4890/125		
03-02-05-105-008	128 W 34TH ST	03/15/2023	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$139,800	42.36	\$342,295	\$75,230	\$87,525	J01 MAPLEWOOD WEST	116.69	234.00	0.251	\$750	\$645	\$142,736	\$55,211	97	'01	4842/655		
03-02-05-177-023	67 W 39TH ST	04/14/2023	\$319,600	WD	03-ARM'S LENGTH	\$319,600	\$107,900	33.76	\$237,418	\$136,772	\$54,590	J01 MAPLEWOOD WEST	72.78	128.00	0.203	\$750	\$1,879	\$89,025	\$34,435	68.95	'01	4849/616		
03-02-05-128-003	84 W 34TH ST	10/19/2023	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$129,900	37.38	\$286,066	\$138,987	\$77,550	J01 MAPLEWOOD WEST	103.39	152.30	0.409	\$750	\$1,344	\$126,468	\$48,918	117	'01	4898/734		
03-02-05-176-018	9 W 37TH ST	11/09/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$129,200	43.80	\$317,478	\$41,230	\$63,584	J01 MAPLEWOOD WEST	84.77	132.00	0.275	\$750	\$486	\$103,692	\$40,108	90.75	'01	4818/215		
03-02-05-101-018	141 W 33RD ST	05/23/2022	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$135,700	39.92	\$361,240	\$35,894	\$57,216	J01 MAPLEWOOD WEST	76.28	134.00	0.233	\$750	\$471	\$93,306	\$36,090	77	'01	4797/898		
03-02-05-176-022	37 W 37TH ST	08/31/2022	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$116,400	31.04	\$295,591	\$146,819	\$67,410	J01 MAPLEWOOD WEST	89.87	140.25	0.309	\$750	\$1,634	\$109,930	\$42,520	96	'01	4803/698		
03-02-05-176-010	48 W 35TH ST	08/30/2022	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$109,800	36.60	\$284,011	\$77,649	\$61,537	J01 MAPLEWOOD WEST	82.04	132.00	0.218	\$750	\$946	\$100,352	\$38,815	85	'01	4794/530		
03-02-05-176-012	36 W 35TH ST	08/18/2023	\$284,100	WD	03-ARM'S LENGTH	\$284,100	\$97,200	34.21	\$213,421	\$126,523	\$55,844	J01 MAPLEWOOD WEST	74.45	132.00	0.252	\$750	\$1,699	\$91,068	\$35,224	70	'01	4883/332		
03-02-05-127-011	34 W 33RD ST	05/25/2022	\$301,100	WD	03-ARM'S LENGTH	\$301,100	\$95,500	31.72	\$237,080	\$119,399	\$55,379	J01 MAPLEWOOD WEST	73.83	130.00	0.209	\$750	\$1,617	\$90,310	\$34,931	69.9	'01	4768/618		
03-02-05-252-097	143 E 40TH ST	12/06/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,300	45.77	\$281,372	\$12,451	\$28,823	J02 MAPLEWOOD EAST	64.05	110.76	0.178	\$450	\$194	\$58,646	\$29,823	70	'02	4826/265		
03-02-05-279-021	199 E 40TH ST	12/01/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$63,600	34.38	\$170,840	\$50,355	\$36,195	J02 MAPLEWOOD EAST	80.43	102.29	0.235	\$450	\$626	\$73,644	\$37,449	100	'02	4821/145		
03-02-05-400-074	112 E 40TH ST	07/27/2022	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$104,200	39.32	\$249,104	\$70,399	\$54,503	J02 MAPLEWOOD EAST	121.11	242.71	0.541	\$450	\$581	\$110,892	\$56,389	97.02	'02	4783/859		
03-02-05-279-016	171 E 40TH ST	10/06/2022	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$61,000	37.08	\$154,500	\$44,623	\$34,623	J02 MAPLEWOOD EAST	76.93	93.53	0.215	\$450	\$580	\$70,439	\$35,816	100.05	'02	4807/881		
03-02-05-404-009	1001 PARK VISTA PL	08/26/2022	\$298,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$298,000	\$0	-	\$301,819	\$43,375	\$47,194	J02 MAPLEWOOD EAST	75.51	165.98	0.248	\$625	\$574	\$69,139	\$21,945	65	'02	4797/595		
03-02-05-277-023	204 E 37TH ST	05/19/2023	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$113,700	36.38	\$247,893	\$106,346	\$41,738	J02 MAPLEWOOD EAST	85.41	132.00	0.152	\$625	\$1,592	\$114,448	\$19,408	50	'02	4858/663		
03-02-05-404-001	996 PARK VISTA PL	04/18/2023	\$285,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$285,000	\$118,100	41.44	\$281,365	\$53,001	\$49,326	J02 MAPLEWOOD EAST	78.92	165.06	0.296	\$625	\$672	\$72,262	\$22,936	78	'02	4854/642		

03-02-05-202-010	132 E 32ND ST	07/13/2023	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$69,100	32.14	\$145,813	<b>\$104,485</b>	\$35,250	J07 PINE GROVE SUBD	48.62	95.00	0.109	\$725	\$2,149	#N/A	#N/A			50	'07	4872/89
03-02-06-201-031	416 W 32ND ST	05/26/2023	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$97,400	33.94	\$205,075	<b>\$154,189</b>	\$72,264	J07 PINE GROVE SUBD	99.67	177.00	0.43	\$725	\$1,547	#N/A	#N/A	105.83	'07	4860/889		
03-02-05-101-010	136 W 32ND ST	08/07/2023	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,900	52.23	\$146,503	<b>\$27,152</b>	\$43,655	J07 PINE GROVE SUBD	60.21	129.33	0.178	\$725	\$451	#N/A	#N/A		'07	4877/465		
03-02-05-126-011	40 W 32ND ST	06/12/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$117,300	39.76	\$246,292	<b>\$115,659</b>	\$66,951	J07 PINE GROVE SUBD	92.34	130.00	0.316	\$725	\$1,253	#N/A	#N/A	105.9	'07	4869/162		
03-02-05-201-008	38 E 32ND ST	05/31/2022	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$100,900	34.79	\$213,770	<b>\$122,626</b>	\$46,396	J07 PINE GROVE SUBD	63.99	165.00	0.227	\$725	\$1,916	#N/A	#N/A	60	'07	4767/185		
03-02-05-201-006	28 E 32ND ST	11/15/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,800	32.32	\$170,206	<b>\$126,190</b>	\$46,396	J07 PINE GROVE SUBD	63.99	165.00	0.227	\$725	\$1,972	#N/A	#N/A	60	'07	4817/569		
03-02-05-202-004	86 E 32ND ST	02/27/2023	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$144,000	46.15	\$303,090	<b>\$63,385</b>	\$54,475	J07 PINE GROVE SUBD	75.13	165.00	0.281	\$725	\$844	#N/A	#N/A	74.33	'07	4838/793		
03-02-05-126-004	86 W 32ND ST	07/14/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,600	35.27	\$151,823	<b>\$111,341</b>	\$43,164	J07 PINE GROVE SUBD	59.53	130.00	0.176	\$725	\$1,870	#N/A	#N/A	59	'07	4876/344		
03-02-05-101-011	132 W 32ND ST	09/29/2023	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,900	45.80	\$196,695	<b>\$46,481</b>	\$38,125	J07 PINE GROVE SUBD	52.58	130.00	0.149	\$725	\$884	#N/A	#N/A	50	'07	4892/514		
03-02-06-201-033	398 W 32ND ST	10/28/2022	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,600	38.23	\$188,756	<b>\$47,738</b>	\$46,594	J07 PINE GROVE SUBD	64.26	132.00	0.197	\$725	\$743	#N/A	#N/A	65	'07	4813/326		
03-02-05-201-003	14 E 32ND ST	10/20/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$115,800	34.06	\$313,301	<b>\$78,920</b>	\$52,221	J07 PINE GROVE SUBD	72.02	155.61	0.257	\$725	\$1,096	#N/A	#N/A	72	'07	4897/117		
03-02-05-107-703	160 W 32ND ST	10/28/2022	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$71,800	31.98	\$161,058	<b>\$88,442</b>	\$25,000	J07 PINE GROVE SUBD	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'07	4815/29		
03-02-05-237-703	193 E 34TH ST APT 2	04/13/2023	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$70,800	52.06	\$145,751	<b>\$10,249</b>	\$20,000	J08 MAPLEWOOD CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'08	4849/644		
03-02-05-237-714	199 E 34TH ST APT 7	08/17/2023	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$62,800	42.29	\$124,117	<b>\$44,383</b>	\$20,000	J08 MAPLEWOOD CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'08	4880/449		
03-02-05-237-717	205 E 34TH ST APT 1	04/24/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,300	44.56	\$141,137	<b>\$38,863</b>	\$20,000	J08 MAPLEWOOD CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'08	4854/791		
03-02-05-407-706	25 TRILLIUM CT	08/29/2022	\$242,150	WD	03-ARM'S LENGTH	\$242,150	\$84,900	35.06	\$207,566	<b>\$62,584</b>	\$28,000	J09 TRILLIUM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'09	4794/587		
03-02-04-127-719	827 HARVEST DR	07/11/2022	\$261,900	WD	03-ARM'S LENGTH	\$261,900	\$86,300	32.95	\$216,362	<b>\$75,538</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4781/193		
03-02-04-127-720	829 HARVEST DR	09/18/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$107,900	39.96	\$261,682	<b>\$38,318</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4892/411		
03-02-04-127-725	837 HARVEST DR	05/05/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$105,400	39.04	\$266,155	<b>\$33,845</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4758/862		
03-02-04-127-737	865 HARVEST DR	08/29/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$93,100	32.67	\$234,019	<b>\$80,981</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4794/584		
03-02-04-127-739	869 HARVEST DR	07/11/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$91,900	37.51	\$231,235	<b>\$43,765</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4778/677		
03-02-04-127-746	885 HARVEST DR	08/03/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$101,200	37.48	\$255,100	<b>\$44,900</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4786/808		
03-02-04-127-748	886 HARVEST DR	06/15/2023	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$83,200	36.65	\$200,604	<b>\$56,396</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4865/74		
03-02-04-127-761	310 HARVEST LN	11/10/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,200	40.86	\$262,874	<b>\$22,126</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4816/253		
03-02-04-127-777	290 HARVEST LN	09/12/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$105,500	34.59	\$255,746	<b>\$79,254</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4890/395		
03-02-04-127-782	289 HARVEST LN	09/26/2022	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$74,500	32.96	\$185,529	<b>\$70,471</b>	\$30,000	J10 CENTENNIAL FARM CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'10	4805/166		
03-02-04-137-703	784 HOLLY CREEK DR	05/09/2022	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$144,100	44.07	\$357,132	<b>\$6,368</b>	\$36,500	J11 CENTENNIAL VILLAS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'11	4759/751		
03-02-04-137-704	788 HOLLY CREEK DR	10/20/2023	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$137,500	38.41	\$302,304	<b>\$92,196</b>	\$36,500	J11 CENTENNIAL VILLAS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'11	4898/319		
03-02-04-137-722	385 HOLLY FIELD CT	09/30/2022	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$118,700	38.17	\$279,134	<b>\$68,366</b>	\$36,500	J11 CENTENNIAL VILLAS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'11	4804/835		
03-02-04-137-724	379 HOLLY FIELD CT	04/18/2022	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$130,900	39.07	\$323,672	<b>\$47,828</b>	\$36,500	J11 CENTENNIAL VILLAS CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'11	4753/584		
03-02-05-408-708	1024 MAPLEWOOD CT	07/22/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$25,400	9.24	\$250,845	<b>\$52,155</b>	\$28,000	J12 MAPLEWOOD VILLAGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'12	4782/807		

# Table K Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	K01 MISC LINC & US-31	\$182,079	286	\$636	3
Ottawa	K02 APPLE AVE AREA	\$173,404	168	\$1,032	2
Ottawa	K03 MAPLE CREEK CONDO	\$215,723	-	\$53,931	4
Ottawa	K04 APPLETREE CONDO	\$104,524	-	\$52,262	2
Ottawa	K09 TIMBER RIDGE	\$119,713	-	-	2
Ottawa	K10 WILSHIRE ESTATES	\$80,541	82	\$981	2
Ottawa	K12 THORNAPPLE RIDGE CONDO	\$55,191	-	-	1
Ottawa	K13 STONEY BROOK CONDO	\$0	-	-	0

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
K01 'A' (E 32nd St)	\$110,956	187	\$594	2	Use \$525/FF	Use \$500/FF	Use \$500/FF	Use \$425/FF	Use \$375/FF
K01 'B' (E 24th St)	\$71,123	100	\$715	1	Use \$625/FF	Use \$550/FF	Use \$550/FF	Use \$475/FF	Use \$425/FF
K02 'A' (Apple Ave)	\$0	-	-	0	Use \$450/FF	Use \$400/FF	Use \$380/FF	Use \$380/FF	Use \$350/FF
K02 'B' (Brookside Area)	\$173,404	168	\$1,032	2	Use \$525/FF	Use \$450/FF	Use \$450/FF	Use \$450/FF	Use \$420/FF
K03 'A' (Maple Creek Site)	\$215,723	-	\$53,931	4	Use \$35,000/SITE	Use \$26,000/SITE	Use \$27,500/SITE	Use \$26,000/SITE	Use \$26,000/SITE
K04 'A' (Appletree Site)	\$104,524	-	\$52,262	2	Use \$36,000/SITE	Use \$32,000/SITE	Use \$30,000/SITE	Use \$27,000/SITE	Use \$27,000/SITE
K09 'A' (Hunters Run Ff/Site)	\$0	-	-	0	Use \$500/FF	Use \$38,000/SITE	Use \$475/FF	Use \$35,000/SITE	Use \$450/FF
K09 'B' (Timber Rg Site)	\$119,713	-	\$59,857	2	Use \$34,000/SITE	Use \$26,000/SITE	Use \$26,000/SITE	Use \$23,000/SITE	Use \$23,000/SITE
K10 'A' (Base)	\$80,541	82	\$981	2	Use \$575/FF	Use \$475/FF	Use \$425/FF	Use \$400/FF	Use \$400/FF
K12 'A' (Thornapple Site)	\$55,191	-	\$55,191	1	Use \$36,000/SITE	Use \$29,000/SITE	Use \$28,000/SITE	Use \$26,000/SITE	Use \$26,000/SITE
K13 'A' (Stoneybrk Site)	\$0	-	-	0	Use \$21,000/SITE	Use \$19,000/SITE	Use \$18,000/SITE	Use \$16,000/SITE	Use \$15,000/SITE

Total Sales in Table 16 Sums >> \$4,026,885 \$1,488,600 36.97% \$3,610,381 \$931,175 \$514,671

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effec. Front	Depth	Net Acres	Old FF Effec. Rate	F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-33-300-013	302 E 24TH ST	05/27/2022	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$77,100	34.28	\$224,816	\$46,596	\$46,512	K01 MISC LINC & US-31	101.54	193.80	0.583	\$458	\$459	\$64,534.00	\$18,022	61	'K01	2022/0020240	
70-16-33-300-097	265 E 32ND ST	08/11/2022	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$71,500	35.75	\$178,347	\$64,360	\$42,707	K01 MISC LINC & US-31	85.41	143.00	0.279	\$500	\$754	\$54,282.00	\$11,575	85	'K01	2022/0029269	
70-16-33-400-053	452 E 24TH ST	08/22/2022	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$89,800	35.23	\$238,529	\$71,123	\$54,752	K01 MISC LINC & US-31	99.54	129.30	0.356	\$550	\$715	\$63,263.00	\$8,511	120	'K01	2022/0029118	
70-16-33-326-010	351 E 27TH ST	11/08/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$92,000	32.86	\$189,378	\$128,020	\$37,398	K02 APPLE AVE AREA	83.10	132.00	0.267	\$450	\$1,541	\$85,758.00	\$48,360	88	'K02	2023/0029036	
70-16-33-327-002	638 BROOKSIDE AVE	11/10/2022	\$288,480	WD	03-ARM'S LENGTH	\$288,480	\$108,900	37.75	\$281,317	\$45,384	\$38,221	K02 APPLE AVE AREA	84.93	173.50	0.331	\$450	\$534	\$87,646.00	\$49,425	82	'K02	2022/0039157	
70-16-33-307-703	590 MAPLE CREEK DR	02/03/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$81,200	34.55	\$260,811	\$189	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$26,000	0	'K03	2023/0002848	
70-16-33-307-740	641 MAPLE CREEK DR	05/05/2023	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$100,900	39.72	\$221,049	\$58,951	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$26,000	0	'K03	2023/0012492	
70-16-33-307-744	651 MAPLE CREEK DR	10/19/2023	\$247,105	WD	03-ARM'S LENGTH	\$247,105	\$75,400	30.51	\$173,556	\$99,549	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$26,000	0	'K03	2023/0027491	
70-16-33-307-752	664 MAPLE CREEK DR	08/30/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$73,800	37.85	\$163,966	\$57,034	\$26,000	K03 MAPLE CREEK CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$26,000	0	'K03	2022/0031525	
70-16-33-357-701	667 APPLETREE DR	05/18/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,700	34.28	\$208,015	\$73,985	\$32,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$32,000	0	'K04	2022/0019575	
70-16-33-357-762	261 APPLETREE LN	08/29/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,000	41.46	\$206,461	\$30,539	\$32,000	K04 APPLETREE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0.00	-\$32,000	0	'K04	2022/0031562	
70-16-33-173-717	323 PEPPERMILL LN	05/25/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$267,846	\$60,154	\$28,000	K09 TIMBER RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	#VALUE!	#VALUE!	0	'K09B	2023/0012884	
70-16-33-173-731	309 FOXCROFT CIR	03/31/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$125,700	38.68	\$293,441	\$59,559	\$28,000	K09 TIMBER RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	#VALUE!	#VALUE!	0	'K09B	2023/0008220	
70-16-33-457-705	652 WILSHIRE CT	06/01/2023	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$79,200	34.06	\$208,359	\$42,725	\$18,584	K10 WILSHIRE ESTATES	39.12	96.17	0.091	\$475	\$1,092	\$38,363.00	\$19,779	35.49	'K10	2023/0013466	
70-16-33-457-713	634 WILSHIRE CT	12/13/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$81,100	36.04	\$210,681	\$37,816	\$23,497	K10 WILSHIRE ESTATES	43.01	94.30	0.124	\$546	\$879	\$42,178.00	\$18,681	19.8	'K10	2022/0043349	
70-16-33-407-726	612 MELROSE DR	01/19/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,800	42.84	\$283,809	\$55,191	\$29,000	K12 THORNAPPLE RIDGE CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'K12	2024/0001956	

# Table L

# Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Allegan	L01 RURAL ALLEG SOUTH & EAST	\$2,174,963	562	\$3,872	3
Allegan	L02 MAPLE HEIGHTS	\$167,604	93	\$1,806	1
Allegan	L03 CANDELIGHT MANOR	\$557,473	12	\$46,456	12
Allegan	L04 CRANBERRY CT	\$564,829	3	\$188,276	3
Allegan	L05 SAGEWOOD SITE CONDO	\$146,854	-	\$73,427	2
Allegan	L06 KENSINGTON PLACE	\$822,787	941	\$875	12

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	for 2025	for 2024	2023	2022	2021
L01 'A' (Base)	\$176,364	316	\$558	2	Use \$400/FF	Use \$350/FF	Use \$250/FF	Use \$250/FF	Use \$225/FF
L02 'A' (Base)	\$167,604	93	\$1,806	1	Use \$375/FF	Use \$325/FF	Use \$325/FF	Use \$325/FF	Use \$300/FF
L03 'A' (Base Site)	\$557,473	-	\$46,456	12	Use \$32,000/SITE	Use \$30,000/SITE	Use \$22,000/SITE	Use \$21,000/SITE	Use \$22,000/SITE
L04 'A' (Standard Lot)	\$176,099	242	\$728	2	Use \$450/FF	Use \$400/FF	Use \$350/FF	Use \$350/FF	Use \$320/FF
L05 'A' (Base Site)	\$146,854	-	\$73,427	2	Use \$32,000/SITE	Use \$28,000/SITE	Use \$27,000/SITE	Use \$27,000/SITE	Use \$26,000/SITE
L06 'A' (One Family FF)	-	-	#DIV/0!	-	Use \$625/FF	Use \$600/FF	Use \$600/FF	Use \$600/FF	Use \$575/FF
L06 'A' (One Family Lot)	\$378,583	360	\$47,323	8	Use \$33,000/SITE	Use \$30,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE
L06 'B' (Two Family Lots)	\$253,000	490	\$517	2	Use \$400/FF	Use \$375/FF	Use \$350/FF	Use \$350/FF	Use \$320/FF
L06 'C' (Condo Site)	\$0	0	#DIV/0!	0	Use \$24,000/SITE	Use \$22,000/SITE	Use \$20,000/SITE	Use \$16,000/SITE	Use \$16,000/SITE

Total Sales in Table		33	Sums >>		\$10,030,400	\$2,859,700	28.51%	\$6,890,433	\$4,434,510	\$1,294,543	2,839.94	4,798.00	9.59	Old FF Effec. Rate		Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	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							
03-02-03-300-029	5320 147TH AVE	10/27/2023	\$0	WD	03-ARM'S LENGTH	\$2,317,600	\$181,000	7.81	\$404,923	\$1,998,599	\$85,922	L01 RURAL ALLEG SOUTH & EAST	245.49	270.00	1.872	\$350	\$8,141	\$950,564	\$864,642	302	'L01	4901/246
03-02-03-300-030	5304 147TH AVE	02/15/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$0	-	\$265,544	\$118,709	\$59,253	L01 RURAL ALLEG SOUTH & EAST	169.29	270.00	1.14	\$350	\$701	\$655,509	\$596,256	184	'L01	4836/734
03-02-15-200-014	1827 M-40	10/06/2023	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$98,600	42.89	\$223,669	\$57,655	\$51,424	L01 RURAL ALLEG SOUTH & EAST	146.92	128.47	0.54	\$350	\$392	\$568,890	\$517,466	215	'L01	4891/63
03-02-04-179-025	913 VASSAR AVE	09/19/2023	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$75,800	25.69	\$157,562	\$167,604	\$30,166	L02 MAPLE HEIGHTS	92.81	185.00	0.338	\$325	\$1,806	\$167,604	\$137,438	79.6	'2PLEX	4890/755
03-02-05-477-705	155 E 48TH ST LOT 5	08/18/2023	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$45,500	31.93	\$99,175	\$73,325	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$1,294	\$2,632,202	\$2,602,202	55	'L03	4886/644
03-02-05-477-708	155 E 48TH ST LOT 8	08/17/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14	\$103,860	\$66,140	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$1,167	\$2,632,202	\$2,602,202	55	'L03	4879/963
03-02-05-477-709	155 E 48TH ST LOT 9	08/30/2022	\$102,900	WD	03-ARM'S LENGTH	\$102,900	\$41,500	40.33	\$96,211	\$36,689	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$648	\$2,632,202	\$2,602,202	55	'L03	4795/55
03-02-05-477-721	155 E 48TH ST LOT 21	02/20/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,900	43.90	\$103,619	\$26,381	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$466	\$2,632,202	\$2,602,202	55	'L03	4838/603
03-02-05-477-724	155 E 48TH ST LOT 24	09/15/2023	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$43,000	33.62	\$96,759	\$61,141	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$1,079	\$2,632,202	\$2,602,202	55	'L03	4897/551
03-02-05-477-734	155 E 48TH ST LOT 34	05/19/2023	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$33,800	38.45	\$75,723	\$42,177	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$744	\$2,632,202	\$2,602,202	55	'L03	4864/633
03-02-05-477-736	155 E 48TH ST LOT 36	10/06/2023	\$88,500	MLC	03-ARM'S LENGTH	\$88,500	\$31,500	35.59	\$71,216	\$47,284	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$835	\$2,632,202	\$2,602,202	55	'L03	4893/222
03-02-05-477-736	155 E 48TH ST LOT 36	07/15/2022	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$30,100	37.67	\$71,216	\$38,684	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$683	\$2,632,202	\$2,602,202	55	'L03	4780/334
03-02-05-477-744	155 E 48TH ST LOT 44	07/31/2023	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$54,500	40.40	\$120,952	\$43,948	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$776	\$2,632,202	\$2,602,202	55	'L03	4875/590
03-02-05-477-756	155 E 48TH ST LOT 56	09/21/2022	\$119,400	WD	03-ARM'S LENGTH	\$119,400	\$49,700	41.62	\$112,527	\$36,873	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$651	\$2,632,202	\$2,602,202	55	'L03	4800/841
03-02-05-477-757	155 E 48TH ST LOT 57	09/05/2023	\$137,900	WD	03-ARM'S LENGTH	\$137,900	\$50,900	36.91	\$110,082	\$57,818	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$1,020	\$2,632,202	\$2,602,202	55	'L03	4884/707
03-02-05-477-758	155 E 48TH ST LOT 58	01/27/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,800	45.05	\$97,987	\$27,013	\$30,000	L03 CANDELIGHT MANOR	56.66	84.50	0.112	\$529	\$477	\$2,632,202	\$2,602,202	55	'L03	4833/249
03-02-05-466-005	1186 CRANBERRY CT	05/02/2022	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$118,200	35.82	\$260,260	\$97,740	\$28,000	L04 CRANBERRY CT	130.00	136.50	0.404	\$215	\$752	\$24,475,923	\$24,447,923	132	'2PLEX	4756/587
03-02-05-466-002	1214 CRANBERRY CT	07/15/2022	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,900	36.52	\$239,641	\$78,359	\$28,000	L04 CRANBERRY CT	112.00	152.00	0.391	\$250	\$700	\$21,086,949	\$21,058,949	112	'2PLEX	4786/399
03-02-05-400-061	61 E 48TH ST	04/15/2022	\$975,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$975,000	\$201,500	20.67	\$656,110	\$388,730	\$69,840	L04 CRANBERRY CT	212.02	438.88	1.273	\$329	\$1,833	\$39,918,348	\$39,848,508	198	'2PLEX	4764/233
03-02-04-175-001	984 SAGEWOOD CT	09/08/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,000	39.20	\$234,180	\$43,820	\$28,000	L05 SAGEWOOD SITE CONDO	56.00	90.26	0.116	\$500	\$783	\$4,111,912	\$4,083,912	56	'L05	4797/989
03-02-04-175-006	960 SAGEWOOD CT	06/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,800	36.27	\$224,966	\$103,034	\$28,000	L05 SAGEWOOD SITE CONDO	54.93	100.00	0.134	\$510	\$1,876	\$4,033,345	\$4,005,345	48.1	'L05	4870/287
03-02-15-178-014	884 WINCHESTER ST	06/02/2022	\$153,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$153,000	\$51,400	33.59	\$103,044	\$153,000	\$103,044	L06 KENSINGTON PLACE	294.41	653.12	0.547	\$350	\$520	\$257,545	\$154,501	411.86	'L06B	4769/661
03-02-15-181-001	2094 KENSINGTON PARK CIR	05/26/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$34,200	34.20	\$68,394	\$100,000	\$68,394	L06 KENSINGTON PLACE	195.41	392.77	0.334	\$350	\$512	\$170,942	\$102,548	295.35	'L06B	4860/109
03-02-15-188-001	858 BUCKINGHAM ST	06/29/2022	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$142,200	40.06	\$338,296	\$51,204	\$34,500	L06 KENSINGTON PLACE	90.31	113.00	0.248	\$382	\$79,002	\$44,502	79.72	'L06A	4777/654	
03-02-15-188-004	878 BUCKINGHAM ST	10/27/2022	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$161,900	42.72	\$384,662	\$24,338	\$30,000	L06 KENSINGTON PLACE	55.00	124.00	0.157	\$545	\$443	\$48,113	\$18,113	55	'L06A	4813/304
03-02-15-188-005	882 BUCKINGHAM ST	04/19/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$150,700	43.68	\$350,552	\$24,448	\$30,000	L06 KENSINGTON PLACE	54.00	124.00	0.154	\$556	\$453	\$47,238	\$17,238	54	'L06A	4752/721
03-02-15-178-004	842 WINCHESTER ST	10/12/2022	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$137,100	42.18	\$318,428	\$36,572	\$30,000	L06 KENSINGTON PLACE	46.50	100.00	0.101	\$645	\$786	\$40,677	\$10,677	51.26	'L06A	4812/698
03-02-15-179-002	2084 KENSINGTON PARK CIR	09/20/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$116,800	43.26	\$225,324	\$74,676	\$30,000	L06 KENSINGTON PLACE	45.32	100.00	0.114	\$662	\$1,648	\$39,645	\$9,645	36.58	'L06A	4890/771
03-02-15-178-012	874 WINCHESTER ST	06/02/2023	\$284,100	WD	03-ARM'S LENGTH	\$284,100	\$109,200	38.44	\$210,862	\$103,238	\$30,000	L06 KENSINGTON PLACE	40.00	100.00	0.092	\$750	\$2,581	\$34,991	\$4,991	40	'L06A	4863/434
03-02-15-181-008	2118 KENSINGTON PARK CIR	04/25/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$159,500	49.84	\$306,060	\$43,940	\$30,000	L06 KENSINGTON PLACE	40.00	100.00	0.092	\$750	\$1,099	\$34,991	\$4,991	40	'L06A	4852/268
03-02-15-183-008	2121 KENSINGTON PARK CIR	05/25/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$125,400	36.35	\$338,407	\$36,593	\$30,000	L06 KENSINGTON PLACE	40.00	100.00	0.092	\$750	\$915	\$34,991	\$4,991	40	'L06A	4765/142
03-02-15-179-004	2079 KENSINGTON PARK CIR	05/10/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$128,500	37.25	\$340,222	\$34,778	\$30,000	L06 KENSINGTON PLACE	39.61	106.00	0.106	\$757	\$878	\$34,650	\$4,650	32.07	'L06A	4760/213
03-02-15-187-705	2110 SHERWOOD AVE	06/21/2022	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$40,000	28.57	\$80,000	\$140,000	\$80,000	L06 KENSINGTON PLACE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$80,000	0	'L06B	4776/748

# Table M Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	M01 MISC 16TH TO 32ND EAST OF US-31	\$167,894	253	\$664	2
Ottawa	M02 KENWOOD HEIGHTS	\$191,729	265	\$723	2
Ottawa	M03 FARINGTON CONDOS	\$438,572	0	\$33,736	13
Ottawa	M04 SUBURBAN HEIGHTS				0
Ottawa	M05 BEECH CREEK ESTATES	\$86,272	92	\$942	1
Ottawa	M06 EAST PT RIDGE	\$72,107	0	\$24,036	3
Ottawa	M07 QUARTERLINE XING CONDO	\$289,922	0	\$32,214	9

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022	2021
M01 'A' (Main)	\$167,894	253	\$664	2	Use \$575/FF	Use \$550/FF	Use \$400/FF	Use \$350/FF	Use \$280/FF
M01 'A' (Site)	-	-	-	-	Use \$27,000/Site	Use \$26,000/Site	Use \$25,000/Site	Use \$24,000/Site	Use \$22,500/Site
M01 'B' (OT Crossing)	-	-	-	-	Use \$650/FF	Use \$575/FF	Use \$550/FF	Use \$500/FF	Use \$520/FF
M02 'A' (Base)	\$191,729	265	\$723	2	Use \$650/FF	Use \$575/FF	Use \$550/FF	Use \$500/FF	Use \$380/FF
M03 'A' (Base Site)	\$438,572	-	\$33,736	13	Use \$29,000/SITE	Use \$24,000/SITE	Use \$21,000/SITE	Use \$18,000/SITE	Use \$15,000/SITE
M04 'A' (M0408/Subm Hts Site)	-	-	-	-	Use \$150/FF	Use \$150/FF	Use \$150,000/Site	Use \$130/FF	Use \$125/FF
M04 'B' (M0401)	-	-	-	-	Use \$200/FF	Use \$200/FF	Use \$200/FF	Use \$200/FF	Use \$380/FF
M05 'A' (Base)	\$86,272	92	\$942	1	Use \$520/FF	Use \$420/FF	Use \$400/FF	Use \$400/FF	Use \$400/FF
M06 'A' (Base Site)	\$72,107	-	\$24,036	3	Use \$25,000/SITE	Use \$27,000/SITE	Use \$28,000/SITE	Use \$28,000/SITE	Use \$27,000/SITE
M07 'A' (Base Site)	\$289,922	-	\$32,214	9	Use \$28,500/SITE	Use \$26,500/SITE	Use \$26,000/SITE	Use \$26,000/SITE	Use \$25,000/SITE

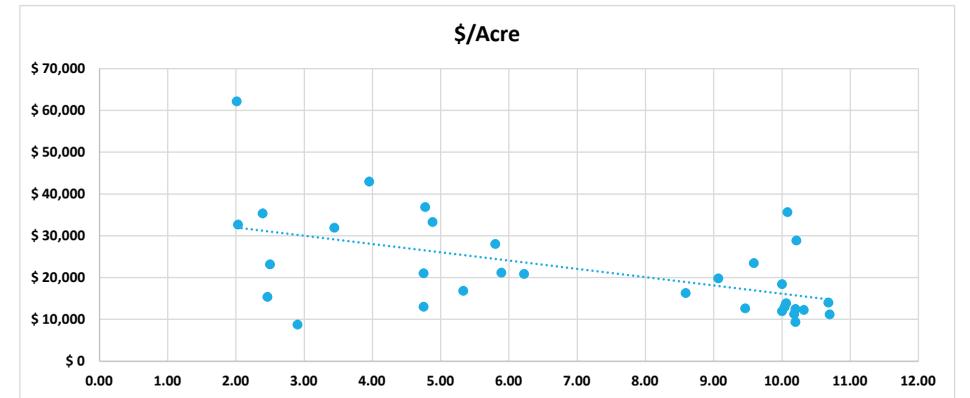
Total Sales in Table	30	Sums >>	\$6,613,572	\$2,674,700	40.44%	\$6,328,606	\$1,246,496	\$961,530
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Value	Land Table	Effic. Front	Depth	Net Acres	Old FF Effic. Rate	Dollars/FF	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-26-300-046	319 COUNTRY CLUB RD	07/29/2022	\$276,900	WD	03-ARM'S LENGTH	\$276,900	\$90,700	32.76	\$272,027	\$82,894	\$78,021	M01 MISC 16TH TO 32ND EAST OF US-31	141.85	267.00	0.76	\$550	\$584	\$94,130	\$16,109	124	'M01	2022/0027665	
70-16-26-300-066	1293 E 16TH ST	09/20/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,200	26.12	\$61,142	\$85,000	\$61,142	M01 MISC 16TH TO 32ND EAST OF US-31	111.16	192.00	0.441	\$550	\$765	\$73,764	\$12,622	100	'M01	2023/0024044	
70-16-34-453-006	1007 MORNINGSIDE DR	07/29/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$116,700	33.83	\$274,642	\$138,411	\$68,053	M02 KENWOOD HEIGHTS	118.35	159.51	0.43	\$575	\$1,170	\$85,611	\$17,558	112.01	'M02	2022/0028024	
70-16-34-453-024	947 KENWOOD DR	04/28/2023	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$229,200	41.30	\$586,035	\$53,318	\$84,353	M02 KENWOOD HEIGHTS	146.70	132.00	2.166	\$575	\$363	\$106,118	\$21,765	105	'M02	2023/0010450	
70-16-27-380-001	300 FARINGTON BLVD #1	08/05/2022	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,500	39.00	\$156,295	\$17,705	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0028577	
70-16-27-380-004	300 FARINGTON BLVD #4	03/17/2023	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$60,500	35.48	\$161,682	\$32,818	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2023/0006408	
70-16-27-380-006	300 FARINGTON BLVD #6	08/31/2022	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$53,000	30.99	\$141,650	\$53,350	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0031392	
70-16-27-380-007	300 FARINGTON BLVD #7	01/27/2023	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$56,400	32.60	\$151,147	\$45,853	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2023/0002697	
70-16-27-380-015	300 FARINGTON BLVD #15	11/10/2022	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$57,400	35.43	\$153,335	\$32,665	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0039316	
70-16-27-380-020	300 FARINGTON BLVD #20	06/08/2022	\$149,525	WD	03-ARM'S LENGTH	\$149,525	\$59,100	39.53	\$157,725	\$15,800	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0021559	
70-16-27-380-026	300 FARINGTON BLVD #26	01/06/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,300	31.94	\$145,126	\$48,874	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2023/0000948	
70-16-27-380-027	300 FARINGTON BLVD #27	12/02/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,400	32.00	\$145,283	\$48,717	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0041152	
70-16-27-380-032	300 FARINGTON BLVD #32	07/27/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$55,300	34.56	\$147,772	\$36,228	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0027344	
70-16-27-380-043	300 FARINGTON BLVD #43	11/08/2022	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$72,800	41.25	\$196,104	\$4,396	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0038830	
70-16-27-380-043	300 FARINGTON BLVD #43	10/12/2023	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$81,700	43.00	\$196,104	\$17,896	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2023/0026293	
70-16-27-380-058	300 FARINGTON BLVD #58	02/27/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,800	33.21	\$146,453	\$42,547	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2023/0004759	
70-16-27-380-060	300 FARINGTON BLVD #60	05/09/2022	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$58,900	33.66	\$157,277	\$41,723	\$24,000	M03 FARINGTON CONDOS	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0	'M03	2022/0023739	
70-16-34-454-004	736 BEECH CREEK DR	07/19/2023	\$368,500	WD	03-ARM'S LENGTH	\$368,500	\$159,000	43.15	\$320,689	\$86,272	\$38,461	M05 BEECH CREEK ESTATES	91.57	121.00	0.25	\$420	\$942	\$86,272	\$47,811	90.1	'M05	2023/0017841	
70-16-26-377-705	1369 EAST POINTE RDG	12/09/2022	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,700	50.71	\$255,476	\$11,524	\$27,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$27,000	0	'M06	2022/0042456	
70-16-26-377-722	1382 EAST POINTE RDG	06/27/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$111,800	43.00	\$246,294	\$40,706	\$27,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$27,000	0	'M06	2022/0023966	
70-16-26-377-724	1386 EAST POINTE RDG	01/26/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$134,900	46.36	\$298,123	\$19,877	\$27,000	M06 EAST PT RIDGE	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$27,000	0	'M06	2023/0021169	
70-16-26-387-704	306 NORTHEAST XING	08/08/2022	\$235,997	WD	03-ARM'S LENGTH	\$235,997	\$103,400	43.81	\$221,450	\$41,047	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0028821	
70-16-26-387-705	308 NORTHEAST XING	05/06/2022	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$101,100	43.58	\$217,319	\$41,181	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0017696	
70-16-26-387-710	1391 QUARTERLINE CMNS	07/11/2022	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$107,700	44.97	\$231,726	\$34,274	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0025435	
70-16-26-387-712	1387 QUARTERLINE CMNS	12/06/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,400	46.70	\$215,800	\$25,700	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2023/0000187	
70-16-26-387-714	1383 QUARTERLINE CMNS	05/03/2022	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$101,100	44.93	\$217,319	\$34,181	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0017960	
70-16-26-387-716	1379 QUARTERLINE CMNS	02/13/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$100,500	48.32	\$216,111	\$18,389	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2023/0003595	
70-16-26-387-719	315 NORTHWEST XING	10/28/2022	\$214,250	WD	03-ARM'S LENGTH	\$214,250	\$105,300	49.15	\$226,497	\$14,253	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0038253	
70-16-26-387-720	313 NORTHWEST XING	11/16/2022	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$100,500	45.70	\$215,276	\$31,124	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0039816	
70-16-26-387-742	301 NORTHWEST XING	11/23/2022	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,400	41.55	\$196,727	\$49,773	\$26,500	M07 QUARTERLINE XING CONDO	0.00	0.00	0	#DIV/0!	#DIV/0!	#N/A	#N/A	0	'M07	2022/0040683	

# Table M01 ACREAGE

Unit	Street Name	Parcel #	Sale Date	Sale Price	Land Residual	Acres	\$/Acre	Table	Zoning	Description
Jamestown Twp	Adams St	70-18-32-100-027	10/8/2020	\$ 38,000	\$ 38,000	2.46	\$ 15,447	2 ACRE	AR	Vacant Sale
City of Holland	408 W 48th St	03-02-07-200-012	7/28/2017	\$ 103,000	\$ 66,406	2.03	\$ 32,712	2 ACRE	Res	
Jamestown Twp	Perry St	70-18-27-200-035	8/22/2022	\$ 125,000	\$ 125,000	2.01	\$ 62,189	2 ACRE	Res	Vacant Sale
				\$ 266,000	\$ 229,406	6.50	\$ 35,293			
Allendale Twp	40th Ave	70-10-19-200-023	7/2/2020	\$ 58,000	\$ 58,000	2.50	\$ 23,200	2.5 ACRE	Ag	Vacant Sale
City of Holland	995 Lincoln Ave	03-02-04-300-035	11/1/2018	\$ 241,000	\$ 84,485	2.39	\$ 35,349	2.5 ACRE	Res	
				\$ 299,000	\$ 142,485	4.89	\$ 29,138			
Park Twp	152nd Ave	70-15-14-200-043	10/1/2021	\$ 169,900	\$ 169,900	3.95	\$ 43,013	3 ACRE	AGR	Vacant Sale
City of Holland	958 South Shore Dr	70-15-36-326-010	12/7/2020	\$ 900,000	\$ 25,556	2.90	\$ 8,812	3 ACRE	Res	
Zeeland Twp	68th Ave	70-17-15-100-066	8/2/2022	\$ 110,000	\$ 110,000	3.44	\$ 31,977	3 ACRE	Ag	Vacant Sale
				\$ 1,179,900	\$ 305,456	10.29	\$ 29,685			
City of Holland	298 E 32ND ST	03-02-04-100-028	9/24/2021	\$ 176,300	\$ 176,300	4.77	\$ 36,945	4 ACRE	Res	Vacant Sale
Zeeland Twp	80th Ave	70-17-28-300-053	7/23/2021	\$ 100,000	\$ 100,000	4.75	\$ 21,053	4 ACRE	Ag	Vacant Sale
Olive Twp	Bingham St	70-12-29-300-039	10/23/2020	\$ 62,000	\$ 62,000	4.75	\$ 13,053	4 ACRE	RR	Vacant Sale
Spring Lake Twp	174th Ave	70-03-09-100-041	1/11/2023	\$ 162,500	\$ 162,500	4.88	\$ 33,299	4 ACRE	Res	Vacant Sale
				\$ 500,800	\$ 500,800	19.15	\$ 26,149			
Port Sheldon Twp	Blue Fox Run	70-11-26-200-025	11/20/2020	\$ 90,077	\$ 90,077	5.33	\$ 16,900	5 ACRE	AG-1	Vacant Sale
City of Holland	712 Goldenrod Ave	70-15-36-351-061	10/12/2020	\$ 170,000	\$ 162,907	5.80	\$ 28,087	5 ACRE	Res	
Olive Twp	Fillmore St	70-12-02-200-014	5/24/2022	\$ 125,000	\$ 125,000	5.89	\$ 21,222	5 ACRE	Res	Vacant Sale
				\$ 385,077	\$ 377,984	17.02	\$ 22,208			
Blendon Twp	64th Ave	70-13-02-300-020	4/20/2020	\$ 140,000	\$ 140,000	8.59	\$ 16,298	7 ACRE	Ag	Vacant Sale
Blendon Twp	9082 64th Ave	70-13-02-300-019	4/20/2020	\$ 180,000	\$ 180,000	9.07	\$ 19,846	7 ACRE	Ag	Vacant Sale
Blendon Twp	Bauer Rd	70-13-12-300-020	4/8/2021	\$ 225,000	\$ 225,000	9.59	\$ 23,462	7 ACRE	N/A	Vacant Sale
Olive Twp	Via Donna Ln Pvt	70-12-32-200-015	12/22/2021	\$ 120,000	\$ 120,000	9.46	\$ 12,685	7 ACRE	RR	Vacant Sale
Spring Lake Twp	Hickory St	70-03-05-200-039	3/30/2022	\$ 130,000	\$ 130,000	6.22	\$ 20,900	7 ACRE	Res	Vacant Sale
				\$ 795,000	\$ 795,000	42.93	\$ 18,519			
Allendale Twp	Bliss St	70-10-18-400-023	4/10/2020	\$ 96,000	\$ 96,000	10.20	\$ 9,412	10 ACRE	Ag	Vacant Sale
Allendale Twp	Lincoln St	70-09-18-100-053	5/21/2021	\$ 115,000	\$ 115,000	10.18	\$ 11,297	10 ACRE	Ag	Vacant Sale
Blendon Twp	Tyler St	70-13-16-400-022	7/10/2019	\$ 120,000	\$ 120,000	10.00	\$ 12,000	10 ACRE	N/A	Vacant Sale
Crockery Twp	Long Leaf Lane	70-04-19-300-036	5/29/2020	\$ 120,000	\$ 120,000	10.70	\$ 11,215	10 ACRE	N/A	Vacant Sale
Georgetown Twp	N/A	70-14-05-300-018	1/11/2022	\$ 185,000	\$ 185,000	10.00	\$ 18,500	10 ACRE	N/A	Vacant Sale
Grand Haven Twp	N/A	70-07-13-300-014	12/21/2021	\$ 130,000	\$ 130,000	10.04	\$ 12,948	10 ACRE	N/A	Vacant Sale
Grand Haven Twp	N/A	70-07-27-400-007	3/1/2022	\$ 127,000	\$ 127,000	10.32	\$ 12,306	10 ACRE	N/A	Vacant Sale
Park Twp	14830 New Holland St	70-15-01-100-023	1/16/2020	\$ 150,000	\$ 150,000	10.68	\$ 14,045	10 ACRE	N/A	Vacant Sale
Park Twp	N/A	70-15-16-400-031	5/25/2021	\$ 360,000	\$ 360,000	10.08	\$ 35,714	10 ACRE	N/A	Vacant Sale
Robinson Twp	Johnson St	70-08-03-400-006	9/11/2020	\$ 127,500	\$ 127,500	10.20	\$ 12,500	10 ACRE	N/A	Vacant Sale
Tallmadge Twp	N/A	70-10-05-100-024	1/21/2022	\$ 140,000	\$ 140,000	10.06	\$ 13,917	10 ACRE	N/A	Vacant Sale
Grand Haven Twp	Old Woods Trl-Pvt	70-07-21-200-079	12/18/2020	\$ 295,000	\$ 295,000	10.21	\$ 28,893	10 ACRE	RR	Vacant Sale
				\$ 1,965,500	\$ 1,965,500	122.67	\$ 16,023			

Table	Indicated \$/Acre	2023 Table \$/Acre	Indicated Table Value	2023 Table Value	TO USE 2024	2024 \$/ACRE
2 ACRE	\$ 35,293	\$ 32,000	\$ 70,586	\$ 64,000	\$ 70,000	\$ 35,000
2.5 ACRE	\$ 29,138	\$ 29,500	\$ 72,845	\$ 73,750	\$ 73,750	\$ 29,500
3 ACRE	\$ 29,685	\$ 26,500	\$ 89,054	\$ 79,500	\$ 88,500	\$ 29,500
4 ACRE	\$ 26,149	\$ 24,000	\$ 104,595	\$ 95,998	\$ 104,000	\$ 26,000
5 ACRE	\$ 22,208	\$ 21,500	\$ 111,041	\$ 107,500	\$ 110,000	\$ 22,000
7 ACRE	\$ 18,519	\$ 18,500	\$ 129,630	\$ 129,500	\$ 129,500	\$ 18,500
10 ACRE	\$ 16,023	\$ 16,000	\$ 160,227	\$ 160,000	\$ 160,000	\$ 16,000



Acres	\$/Acre
2.46	\$ 15,447
2.03	\$ 32,712
2.01	\$ 62,189
2.50	\$ 23,200
2.39	\$ 35,349
3.95	\$ 43,013
2.90	\$ 8,812
3.44	\$ 31,977
4.77	\$ 36,945

4.75	\$ 21,053
4.75	\$ 13,053
4.88	\$ 33,299
5.33	\$ 16,900
5.80	\$ 28,087
5.89	\$ 21,222
8.59	\$ 16,298
9.07	\$ 19,846
9.59	\$ 23,462
9.46	\$ 12,685
6.22	\$ 20,900
10.20	\$ 9,412
10.18	\$ 11,297
10.00	\$ 12,000
10.70	\$ 11,215
10.00	\$ 18,500
10.04	\$ 12,948
10.32	\$ 12,306
10.68	\$ 14,045
10.08	\$ 35,714
10.20	\$ 12,500
10.06	\$ 13,917
10.21	\$ 28,893

122.67	\$ 16,023
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# Table N01

# Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	N01 8TH TO PAW PAW TO COUNT CLB	\$2,767,193	2822	\$981	32
Ottawa	N02 PAW PAW NORTH	-	-	-	-
Ottawa	N03 EUNA VISTA, SORRENTO AREA	-	-	-	-
Ottawa	N04 SUNSET, SUNRISE	-	-	-	-
Ottawa	N05 HEIGHTS & STRATF CMN	-	-	-	-
Ottawa	N06 PRINCETON, JENNIFER, 10TH	-	-	-	-
Ottawa	N07 SAYBROOK PLAT	-	-	-	-
Ottawa	N08 STRAT CMN & CARRINGTON	-	-	-	-
Ottawa	N09 EAST MEADOWS SUBD	-	-	-	-
Ottawa	N10 COUNTRY CLUB HILLS	-	-	-	-
Ottawa	N11 THE VILLAS OF HOLLAND	-	-	-	-

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	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2021	2020
N01 'A' (Base)	\$2,470,361	2372	\$1,042	28	Use \$800/FF Use \$380/FF	Use \$625/FF Use \$320/FF	Use \$540/FF Use \$320/FF	Use \$540/FF Use \$320/FF	Use \$430/FF
N01 'B' (Off 8th)	\$88,007	207	\$425	1					
N01 'D' (N0105)	\$98,320	165	\$595	2	Use \$540/FF	Use \$520/FF	Use \$520/FF	Use \$520/FF	Use \$425/FF
N01 'E' (N0101)	\$110,505	78	\$1,420	1	Use \$600/FF	Use \$525/FF	Use \$410/FF	Use \$410/FF	Use \$320/FF

Total Sales in Table 32 Sums >> \$9,278,200 \$3,378,300 36.41% \$8,186,491 \$2,767,193 \$1,675,484 2,821.90 4,855.93 9.73

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	Old FF Effec. Rate	Dollars/F F	New lot value	Difference Previous	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
70-16-27-300-084	734 E 8TH ST	08/10/2022	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$158,800	44.12	\$338,141	\$88,007	\$66,248	N01 8TH TO PAW PAW TO COUNT CLB	207.02	207.02	0.984	\$320	\$425	\$203,007	\$136,759	207.02	'N01	2022/0029271	
70-16-28-427-011	663 E 11TH ST	06/29/2022	\$266,100	WD	03-ARM'S LENGTH	\$266,100	\$83,600	31.42	\$262,488	\$41,945	\$38,333	N01 8TH TO PAW PAW TO COUNT CLB	73.71	132.00	0.227	\$520	\$569	\$72,281	\$33,948	75	'N01	2022/0025571	
70-16-28-428-022	640 E 11TH ST	05/11/2023	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$85,800	44.69	\$183,189	\$56,375	\$47,564	N01 8TH TO PAW PAW TO COUNT CLB	91.46	132.00	0.303	\$520	\$616	\$89,687	\$42,123	100	'N01	2023/0011821	
70-16-27-300-083	742 E 8TH ST	09/02/2022	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$87,600	32.81	\$197,365	\$110,505	\$40,870	N01 8TH TO PAW PAW TO COUNT CLB	77.84	267.00	0.349	\$525	\$1,420	\$76,331	\$35,461	57	'N01	2022/0035756	
70-16-27-176-009	859 HARVARD DR	07/19/2022	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,800	34.45	\$243,034	\$104,395	\$37,429	N01 8TH TO PAW PAW TO COUNT CLB	59.88	131.00	0.18	\$625	\$1,743	\$58,719	\$21,290	60	'N01	2022/0026379	
70-16-27-177-011	136 CAMBRIDGE AVE	07/22/2022	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$63,600	27.65	\$200,783	\$69,570	\$40,353	N01 8TH TO PAW PAW TO COUNT CLB	64.56	177.00	0.244	\$625	\$1,078	\$63,308	\$22,955	60	'N01	2022/0027730	
70-16-27-178-006	125 CAMBRIDGE AVE	07/14/2023	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$80,200	28.95	\$177,779	\$139,574	\$40,353	N01 8TH TO PAW PAW TO COUNT CLB	64.56	177.00	0.244	\$625	\$2,162	\$63,308	\$22,955	60	'N01	2023/0019064	
70-16-27-178-007	127 CAMBRIDGE AVE	08/15/2022	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$94,400	34.96	\$231,222	\$113,884	\$75,106	N01 8TH TO PAW PAW TO COUNT CLB	120.17	177.00	0.488	\$625	\$948	\$117,840	\$42,734	120	'N01	2022/0029898	
70-16-27-181-001	155 DARTMOUTH AVE	06/29/2023	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$121,500	39.32	\$270,069	\$95,571	\$56,640	N01 8TH TO PAW PAW TO COUNT CLB	90.62	119.64	0.264	\$625	\$1,055	\$88,863	\$32,223	89.39	'N01	2023/0016058	
70-16-27-181-020	889 E 8TH ST	01/20/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$74,600	28.15	\$201,900	\$107,498	\$44,398	N01 8TH TO PAW PAW TO COUNT CLB	71.03	140.00	0.225	\$625	\$1,513	\$69,653	\$25,255	70	'N01	2023/0001886	
70-16-27-200-031	20 COUNTRY CLUB RD	04/05/2023	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$78,000	29.43	\$172,550	\$130,069	\$37,619	N01 8TH TO PAW PAW TO COUNT CLB	60.19	153.10	0.204	\$625	\$2,161	\$59,023	\$21,404	58	'N01	2023/0007971	
70-16-27-227-013	108 BIRCHWOOD AVE	05/31/2022	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$101,500	33.55	\$300,031	\$52,183	\$49,714	N01 8TH TO PAW PAW TO COUNT CLB	79.54	167.00	0.288	\$625	\$656	\$77,998	\$28,284	75	'N01	2022/0021105	
70-16-27-227-015	120 BIRCHWOOD AVE	05/26/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,500	40.73	\$220,893	\$33,821	\$49,714	N01 8TH TO PAW PAW TO COUNT CLB	79.54	167.00	0.288	\$625	\$425	\$77,998	\$28,284	75	'N01	2022/0021016	
70-16-27-227-016	124 BIRCHWOOD AVE	06/26/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,100	40.37	\$272,296	\$77,418	\$49,714	N01 8TH TO PAW PAW TO COUNT CLB	79.54	167.00	0.288	\$625	\$973	\$77,998	\$28,284	75	'N01	2023/0016367	
70-16-27-227-019	142 BIRCHWOOD AVE	04/19/2023	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$114,800	37.03	\$253,714	\$106,000	\$49,714	N01 8TH TO PAW PAW TO COUNT CLB	79.54	167.00	0.288	\$625	\$1,333	\$77,998	\$28,284	75	'N01	2023/0009716	
70-16-27-228-015	86 LYNDEN RD	10/27/2023	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$104,700	38.78	\$234,404	\$93,764	\$58,168	N01 8TH TO PAW PAW TO COUNT CLB	93.06	131.50	0.259	\$625	\$1,008	\$91,256	\$33,088	111.4	'N01	2023/0029605	
70-16-27-229-001	1148 LEGION PARK DR	07/14/2022	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$125,500	36.38	\$293,786	\$111,952	\$60,738	N01 8TH TO PAW PAW TO COUNT CLB	97.18	132.00	0.302	\$625	\$1,152	\$95,296	\$34,558	99.7	'N01	2022/0025827	
70-16-27-229-001	1148 LEGION PARK DR	10/27/2023	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$132,200	38.32	\$293,786	\$111,952	\$60,738	N01 8TH TO PAW PAW TO COUNT CLB	97.18	132.00	0.302	\$625	\$1,152	\$95,296	\$34,558	99.7	'N01	2022/0029018	
70-16-27-251-010	126 CYPRESS AVE	09/16/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$94,600	33.79	\$240,461	\$95,789	\$56,250	N01 8TH TO PAW PAW TO COUNT CLB	90.00	132.00	0.273	\$625	\$1,064	\$88,255	\$32,005	90	'N01	2022/0035618	
70-16-27-254-010	177 GLENDALE AVE	10/25/2023	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$80,100	27.81	\$177,568	\$147,932	\$37,500	N01 8TH TO PAW PAW TO COUNT CLB	60.00	132.00	0.182	\$625	\$2,466	\$58,837	\$21,337	60	'N01	2023/0027647	
70-16-27-276-014	120 TIMBERWOOD LN	07/18/2022	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$90,500	31.77	\$262,890	\$92,167	\$70,157	N01 8TH TO PAW PAW TO COUNT CLB	112.25	271.60	0.592	\$625	\$821	\$110,074	\$39,917	95	'N01	2022/0026962	
70-16-27-277-006	168 BROOKLANE AVE	11/30/2022	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$154,800	48.38	\$347,745	\$32,545	\$60,290	N01 8TH TO PAW PAW TO COUNT CLB	96.46	127.00	0.292	\$625	\$337	\$94,590	\$34,300	100	'N01	2022/0040958	
70-16-27-277-007	172 BROOKLANE AVE	10/04/2022	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$156,400	48.88	\$344,730	\$35,560	\$60,290	N01 8TH TO PAW PAW TO COUNT CLB	96.46	127.00	0.292	\$625	\$369	\$94,590	\$34,300	100	'N01	2022/0035735	
70-16-27-277-009	179 TIMBERWOOD LN	12/12/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$98,400	35.14	\$257,660	\$81,380	\$59,040	N01 8TH TO PAW PAW TO COUNT CLB	94.46	115.40	0.266	\$625	\$862	\$92,629	\$33,589	100.6	'N01	2022/0042137	
70-16-27-300-060	809 E 10TH ST	08/01/2022	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$85,100	31.29	\$203,926	\$114,937	\$46,863	N01 8TH TO PAW PAW TO COUNT CLB	74.98	155.25	0.257	\$625	\$1,533	\$73,526	\$26,663	72	'N01	2022/0028007	
70-16-27-301-011	254 FERRIS AVE	01/31/2023	\$334,400	WD	03-ARM'S LENGTH	\$334,400	\$104,000	31.10	\$341,507	\$41,568	\$48,675	N01 8TH TO PAW PAW TO COUNT CLB	77.88	171.00	0.287	\$625	\$534	\$76,370	\$27,695	73	'N01	2023/0002936	
70-16-27-305-006	278 HOPE AVE	04/17/2023	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$97,400	44.07	\$232,110	\$43,289	\$54,399	N01 8TH TO PAW PAW TO COUNT CLB	87.03	126.32	0.255	\$625	\$497	\$85,343	\$30,944	88	'N01	2023/0010035	
70-16-27-331-009	270 DARTMOUTH AVE	06/13/2022	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$120,400	40.00	\$322,150	\$33,850	\$55,000	N01 8TH TO PAW PAW TO COUNT CLB	88.00	132.00	0.267	\$625	\$385	\$86,294	\$31,294	88	'N01	2022/0022121	
70-16-27-332-010	270 CAMBRIDGE AVE	05/19/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$84,200	27.61	\$195,194	\$156,681	\$46,875	N01 8TH TO PAW PAW TO COUNT CLB	75.00	132.00	0.227	\$625	\$2,089	\$73,546	\$26,671	75	'N01	2023/0012520	
70-16-27-404-006	933 E 12TH ST	09/26/2022	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$111,000	44.94	\$254,905	\$46,767	\$54,672	N01 8TH TO PAW PAW TO COUNT CLB	87.47	117.80	0.243	\$625	\$535	\$85,774	\$31,102	90	'N01	2022/0034708	
70-16-27-404-006	933 E 12TH ST	03/28/2023	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$111,000	32.66	\$254,905	\$139,667	\$54,672	N01 8TH TO PAW PAW TO COUNT CLB	87.47	117.80	0.243	\$625	\$1,597	\$85,774	\$31,102	90	'N01	2023/0007681	
70-16-27-405-008	271 GLENDALE AVE	03/22/2023	\$396,500	WD	03-ARM'S LENGTH	\$396,500	\$172,200	43.43	\$403,310	\$60,578	\$67,388	N01 8TH TO PAW PAW TO COUNT CLB	107.82	122.50	0.33	\$625	\$562	\$105,730	\$38,342	117.4	'N01	2023/0007236	

# Table N02 thru N07 Land Residual

		Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales
Ottawa	N01 8TH TO PAW PAW TO COUNT CLB	-	-	-	-
Ottawa	N02 PAW PAW NORTH	\$203,819	302	\$676	3
Ottawa	N03 EUNA VISTA, SORRENTO AREA	\$594,172	586	\$1,014	5
Ottawa	N04 SUNSET, SUNRISE	\$59,125	176	\$336	1
Ottawa	N05 HEIGHTS & STRATF CMN	\$476,364	445	\$1,070	5
Ottawa	N06 PRINCETON,JENNIFER, 10TH	\$593,890	707	\$840	8
Ottawa	N07 SAYBROOK PLAT	\$232,021	270	\$859	3
Ottawa	N08 STRAT CMN & CARRINGTON	-	-	-	-
Ottawa	N09 EAST MEADOWS SUBD	-	-	-	-
Ottawa	N10 COUNTRY CLUB HILLS	-	-	-	-
Ottawa	N11 THE VILLAS OF HOLLAND	-	-	-	-

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	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022
N02 'A' (N0202)	\$129,672	118	\$1,095	1	Use \$600/FF	Use \$500/FF	Use \$400/FF	Use \$400/FF
N02 'B' (N0203)	\$74,147	183	\$405	2	Use \$475/FF	Use \$475/FF	Use \$375/FF	Use \$375/FF
N03 'A' (BASE)	\$594,172	586	\$1,014	5	Use \$600/FF	Use \$500/FF	Use \$500/FF	Use \$400/FF
N03 'B' (ALONG 8TH)			#DIV/0!	0	Use \$400/FF	Use \$350/FF	Use \$350/FF	Use \$350/FF
N03 'C' (EAGLE HILL)			#DIV/0!	0	Use \$600/FF	Use \$550/FF	Use \$440/FF	Use \$440/FF
N04 'A' (BASE)	\$59,125	176	\$336	1	Use \$450/FF	Use \$500/FF	Use \$450/FF	Use \$450/FF
N04 'B' (LARGEST EAST EDGE)			#DIV/0!	0	Use \$500/FF	Use \$525/FF	Use \$525/FF	Use \$525/FF
N05 'A' (BASE)	\$476,364	445	\$1,070	5	Use \$700/FF	Use \$625/FF	Use \$600/FF	Use \$475/FF
N06 'A' (BASE)	\$593,890	707	\$840	8	Use \$600/FF	Use \$550/FF	Use \$500/FF	Use \$450/FF
N06 'B' (OUTSIDE EDGE)			#DIV/0!	0	Use \$475/FF	Use \$425/FF	Use \$425/FF	Use \$425/FF
N07 'A' (BASE)	\$232,021	270	\$859	3	Use \$700/FF	Use \$650/FF	Use \$550/FF	Use \$450/FF

Total Sales in Table 25 Sums >> \$7,834,518 \$2,898,000 36.99% \$7,044,972 \$2,159,391 \$1,369,845

2,485.67 3,667.54 8.11

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
70-16-27-100-039	827 PAW PAW DR	11/02/2022	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$70,600	29.05	\$172,568	\$129,672	\$59,240	N02 PAW PAW NORTH	118.47	147.00	0.402	\$500	\$1,095	\$80,027	\$20,787	119	'N02	2022/0038657	
70-16-27-179-003	776 PAW PAW DR	08/03/2022	\$301,918	WD	03-ARM'S LENGTH	\$301,918	\$111,200	36.83	\$293,368	\$48,320	\$39,770	N02 PAW PAW NORTH	83.72	140.00	0.237	\$475	\$577	\$56,553	\$16,783	81.2	'N02	2022/0028524	
70-16-27-179-005	786 PAW PAW DR	12/12/2022	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$77,600	29.56	\$283,957	\$25,827	\$47,284	N02 PAW PAW NORTH	99.54	150.31	0.336	\$475	\$259	\$67,239	\$19,955	86	'N02	2022/0042974	
70-16-26-100-010	67 COUNTRY CLUB RD	07/29/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$163,700	40.93	\$391,869	\$64,285	\$56,154	N03 EUNA VISTA, SORRENTO AREA	112.30	200.00	0.459	\$500	\$572	\$113,895	\$57,741	100	'N03	2022/0027630	
70-16-26-152-004	1237 EUNA VISTA DR	08/18/2023	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$124,500	30.44	\$300,759	\$172,409	\$64,168	N03 EUNA VISTA, SORRENTO AREA	128.33	115.00	0.377	\$500	\$1,343	\$130,153	\$65,985	145.5	'N03	2023/0021142	
70-16-26-153-013	178 EUNA VISTA DR	10/13/2023	\$349,500	WD	03-ARM'S LENGTH	\$349,500	\$108,200	30.96	\$248,246	\$152,277	\$51,023	N03 EUNA VISTA, SORRENTO AREA	102.04	159.00	0.347	\$500	\$1,492	\$103,489	\$52,466	95	'N03	2023/0026517	
70-16-26-153-026	111 SORRENTO DR	05/22/2023	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$121,800	32.31	\$278,173	\$160,579	\$61,752	N03 EUNA VISTA, SORRENTO AREA	123.50	118.00	0.367	\$500	\$1,300	\$125,254	\$63,502	135	'N03	2023/0012565	
70-16-26-154-016	1208 SORRENTO CT	04/07/2023	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,700	45.28	\$350,219	\$44,622	\$59,841	N03 EUNA VISTA, SORRENTO AREA	119.68	161.14	0.522	\$500	\$373	\$121,380	\$61,539	66	'N03	2023/0008233	
70-16-26-176-013	172 SUNSET DR	08/26/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$106,900	30.54	\$378,761	\$59,125	\$87,886	N04 SUNSET, SUNRISE	175.77	150.00	0.689	\$500	\$336	\$59,125	-\$28,761	200	'N04	2022/0031388	
70-16-27-427-006	201 BROOKLANE AVE	07/12/2023	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,200	44.00	\$252,678	\$89,755	\$62,433	N05 HEIGHTS & STRATF CMN	99.89	146.00	0.318	\$625	\$899	\$106,844	\$44,411	95	'N05	2023/0017179	
70-16-27-429-006	255 BROOKLANE AVE	04/20/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$106,500	33.81	\$274,618	\$104,415	\$64,033	N05 HEIGHTS & STRATF CMN	102.45	190.00	0.393	\$625	\$1,019	\$109,582	\$45,549	90	'N05	2022/0015420	
70-16-27-429-017	1155 E 12TH ST	06/23/2023	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,600	44.95	\$253,098	\$71,298	\$49,396	N05 HEIGHTS & STRATF CMN	79.03	143.00	0.23	\$625	\$902	\$84,532	\$35,136	70	'N05	2023/0016196	
70-16-27-471-027	1066 E 12TH ST	03/10/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$84,500	29.65	\$218,370	\$117,873	\$51,243	N05 HEIGHTS & STRATF CMN	81.98	132.00	0.229	\$625	\$1,438	\$87,687	\$36,444	75.5	'N05	2023/0005726	
70-16-27-471-032	1100 E 12TH ST	11/02/2023	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,500	41.90	\$248,238	\$93,023	\$51,261	N05 HEIGHTS & STRATF CMN	82.01	132.18	0.229	\$625	\$1,134	\$87,719	\$36,458	75.5	'N05	2023/0028485	
70-16-27-403-015	1025 PRINCETON CT	04/10/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$117,600	36.18	\$274,722	\$100,789	\$50,511	N06 PRINCETON,JENNIFER, 10TH	91.83	127.00	0.258	\$550	\$1,098	\$77,141	\$26,630	90	'N06	2023/0008727	
70-16-27-403-024	1009 E 10TH ST	05/01/2023	\$339,100	WD	03-ARM'S LENGTH	\$339,100	\$137,300	40.49	\$307,620	\$85,151	\$53,671	N06 PRINCETON,JENNIFER, 10TH	97.58	148.00	0.331	\$550	\$873	\$81,971	\$28,300	80	'N06	2023/0010836	
70-16-27-403-029	1016 PRINCETON CT	09/21/2022	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$98,800	39.84	\$249,491	\$44,037	\$45,528	N06 PRINCETON,JENNIFER, 10TH	82.77	115.00	0.211	\$550	\$532	\$69,530	\$24,002	80.1	'N06	2022/0033672	
70-16-27-406-009	260 ORLANDO AVE	09/09/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,500	42.60	\$257,900	\$38,193	\$46,093	N06 PRINCETON,JENNIFER, 10TH	83.80	152.00	0.271	\$550	\$456	\$70,395	\$24,302	67	'N06	2022/0033228	
70-16-27-425-006	233 JENNIFER LN	08/01/2022	\$290,500	WD	03-ARM'S LENGTH	\$290,500	\$109,500	37.69	\$319,407	\$19,233	\$48,140	N06 PRINCETON,JENNIFER, 10TH	87.52	133.82	0.252	\$550	\$220	\$73,520	\$25,380	82	'N06	2022/0029791	
70-16-27-425-007	241 JENNIFER LN	11/21/2022	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$99,600	33.76	\$241,361	\$101,777	\$48,138	N06 PRINCETON,JENNIFER, 10TH	87.52	133.80	0.252	\$550	\$1,163	\$73,520	\$25,382	82	'N06	2022/0040265	
70-16-27-425-009	257 JENNIFER LN	05/02/2022	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$129,000	36.65	\$312,335	\$87,798	\$48,133	N06 PRINCETON,JENNIFER, 10TH	87.51	133.74	0.252	\$550	\$1,003	\$73,512	\$25,379	82	'N06	2022/0017417	
70-16-27-425-014	285 JENNIFER LN	06/29/2023	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$104,400	33.57	\$242,738	\$116,912	\$48,650	N06 PRINCETON,JENNIFER, 10TH	88.45	153.55	0.29	\$550	\$1,322	\$74,301	\$25,651	73.7	'N06	2023/0016092	
70-16-26-301-001	1182 E 8TH ST	06/08/2023	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$99,700	34.74	\$214,013	\$131,012	\$58,025	N07 SAYBROOK PLAT	89.26	130.00	0.254	\$650	\$1,468	\$76,710	\$18,685	85	'N07	2023/0014035	
70-16-26-306-002	214 STERLING DR	10/31/2022	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$141,500	46.39	\$341,602	\$19,091	\$55,693	N07 SAYBROOK PLAT	85.68	249.00	0.339	\$650	\$223	\$73,633	\$17,940	75.7	'N07	2022/0037790	
70-16-26-306-022	1293 STANSBURY CT	08/21/2023	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$158,600	44.18	\$338,861	\$81,918	\$61,779	N07 SAYBROOK PLAT	95.04	108.00	0.264	\$650	\$862	\$81,677	\$19,898	81.9	'N07	2023/0020989	

# Table N08 thru N10 Land Residual

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	
Ottawa	N01 8TH TO PAW PAW TO COUNT CLB	-	-	-	
Ottawa	N02 PAW PAW NORTH	-	-	-	
Ottawa	N03 EUNA VISTA, SORRENTO AREA	-	-	-	
Ottawa	N04 SUNSET, SUNRISE	-	-	-	
Ottawa	N05 HEIGHTS & STRATF CMN	-	-	-	
Ottawa	N06 PRINCETON, JENNIFER, 10TH	-	-	-	
Ottawa	N07 SAYBROOK PLAT	-	-	-	
Ottawa	N08 CARRINGTON	\$44,085	-	\$11,021	4
Ottawa	N09 EAST MEADOWS SUBD	\$169,277	232	\$730.68	3
Ottawa	N10 COUNTRY CLUB HILLS	\$134,179	103	\$1,306.51	1
Ottawa	N11 THE VILLAS OF HOLLAND	\$618,306	-	\$103,051	6

Updated BS&A 7/18/2024

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2025	2024	2023	2022
N08 'A' (CARRINGTON/CON)	\$44,085		\$11,021	4	Use \$22,000/SITE	Use \$24,000/SITE	Use \$20,000/SITE	Use \$20,000/SITE
N09 'A' (BASE)	\$169,277	232	\$731	3	Use \$650/FF	Use \$600/FF	Use \$500/FF	Use \$420/FF
N10 'A' (BASE)	\$134,179	103	\$1,307	1	Use \$650/FF	Use \$600/FF	Use \$600/FF	Use \$480/FF
N11 'A' (STANDARD SITE)	\$143,845		\$71,923	2	Use \$35,000/SITE	Use \$32,000/SITE	Use \$28,000/SITE	Use \$25,000/SITE
N11 'B' (VIEW)	\$379,914		\$189,957	2	Use \$80,000/SITE	Use \$75,000/SITE	Use \$68,000/SITE	Use \$65,000/SITE
N11 'C' (ELEVATED/OTHER)	\$94,547		\$47,274	2	Use \$45,000/SITE	Use \$45,000/SITE	Use \$38,000/SITE	Use \$35,000/SITE

Total Sales in Table		14		Sums >>		\$5,254,900	\$1,973,800	37.56%	\$4,889,685	\$965,847	\$600,632	334.37	526.10	1.06	Old FF		Difference		Other Parcels				
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	Effec. Rate	Dollars/FF	New lot value	Previous	Actual Front	ECF Area	Liber/Page	in Sale
70-16-27-307-706	215 CARRINGTON CT	05/30/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,900	54.43	\$251,333	\$7,667	\$24,000	N08 CARRINGTON	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$24,000	0		'N08	2030/0013670
70-16-27-307-713	214 CARRINGTON CT	03/10/2023	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$90,000	38.14	\$254,309	\$5,691	\$24,000	N08 CARRINGTON	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$24,000	0		'N08	2023/0005863
70-16-27-307-720	236 CARRINGTON CT	07/28/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,100	50.04	\$270,139	\$13,861	\$24,000	N08 CARRINGTON	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0		'N08	2023/0019490
70-16-27-307-723	249 CARRINGTON CT	10/20/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$145,600	56.00	\$267,134	\$16,866	\$24,000	N08 CARRINGTON	0.00	0.00	0	#DIV/0!	#DIV/0!	\$0	-\$24,000	0		'N08	2023/0027339
70-16-27-352-019	796 SOUTH MEADOW CT	06/16/2022	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$102,200	32.65	\$305,586	\$51,102	\$43,688	N09 EAST MEADOWS SUBD	72.81	128.28	0.224	\$600	\$702	\$53,201	\$9,513	43.15		'N09	2022/0022785
70-16-27-311-009	722 NORTH MEADOW DR	05/04/2022	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$97,200	31.35	\$290,698	\$66,827	\$47,525	N09 EAST MEADOWS SUBD	79.20	125.82	0.244	\$600	\$844	\$57,870	\$10,345	50.7		'N09	2022/0018246
70-16-27-311-017	774 NORTH MEADOW DR	07/05/2022	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$113,500	34.50	\$325,449	\$51,348	\$47,797	N09 EAST MEADOWS SUBD	79.66	120.00	0.207	\$600	\$645	\$ 58,206.00	\$10,409	75		'N09	2022/0024805
70-16-26-330-004	1259 QUAILCREEK DR	07/21/2022	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$163,000	38.36	\$352,343	\$134,179	\$61,622	N10 COUNTRY CLUB HILLS	102.70	152.00	0.385	\$600	\$1,307	\$ 134,179.00	\$72,557	70.9		'N10	2022/0026655
70-16-26-117-701	1175 WATERWALK DR	08/31/2023	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$133,000	29.89	\$338,496	\$138,504	\$32,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$32,000	0		'N11	2023/0021927
70-16-26-117-719	1213 RIVERVIEW DR	06/30/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$159,900	41.00	\$416,659	\$5,341	\$32,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$32,000	0		'N11	2022/0024226
70-16-26-117-765	1213 WATERWALK DR	04/12/2023	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$168,300	37.40	\$429,659	\$65,341	\$45,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$45,000	0		'N11	2023/0009096
70-16-26-117-767	1225 WATERWALK DR	02/23/2023	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$174,900	39.75	\$455,794	\$29,206	\$45,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$45,000	0		'N11	2023/0004616
70-16-26-117-729	1249 RIVERVIEW DR	07/28/2023	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$178,100	27.19	\$445,889	\$284,111	\$75,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$75,000	0		'N11	2023/0019391
70-16-26-117-733	1259 RIVERVIEW DR	09/23/2022	\$507,000	WD	03-ARM'S LENGTH	\$507,000	\$190,100	37.50	\$486,197	\$95,803	\$75,000	N11 THE VILLAS OF HOLLAND	0.00	0.00	0	#DIV/0!	#DIV/0!	\$ -	-\$75,000	0		'N11	2022/0035274