

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	\$153,837	497	\$309	5
Ottawa	N03 EUNA VISTA, SORRENTO AREA	\$220,986	461	\$480	4
Ottawa	N04 SUNSET, SUNRISE	\$80,513	250	\$322	2
Ottawa	N05 HEIGHTS & STRATF CMN	\$191,214	312	\$614	3
Ottawa	N06 PRINCETON,JENNIFER, 10TH	\$481,787	917	\$525	10
Ottawa	N07 SAYBROOK PLAT	\$205,127	364	\$563	4
Ottawa	N08 STRAT CMN & CARRINGTON	-	-	-	-
Ottawa	N09 EAST MEADOWS SUBD	-	-	-	-
Ottawa	N10 COUNTRY CLUB HILLS	-	-	-	-
Ottawa	N11 THE VILLAS OF HOLLAND	-	-	-	-

	Sum of Land Residuals	Sum of Effective Front Feet	Indicated Front Foot Value	Number of sales	2023	2022
N02 'A' (N0202)	\$150,226	384	\$391	4	Use \$400/FF	Use \$400/FF
N02 'B' (N0203)	\$3,611	113	\$32	1	Use \$375/FF	Use \$375/FF
N03 'A' (BASE)	\$148,955	297	\$501	3	Use \$500/FF	Use \$400/FF
N03 'B' (ALONG 8TH)	\$72,031	163	\$441	1	Use \$350/FF	Use \$350/FF
N03 'C' (EAGLE HILL)	\$0	0	\$0	0	Use \$440/FF	Use \$440/FF
N04 'A' (BASE)	\$19,681	117	\$168	1	Use \$450/FF	Use \$450/FF
N04 'B' (LARGEST EAST EDGE)	\$60,832	133	\$458	1	Use \$525/FF	Use \$525/FF
N05 'A' (BASE)	\$191,214	312	\$614	3	Use \$600/FF	Use \$475/FF
N06 'A' (BASE)	\$401,001	725	\$553	8	Use \$550/FF	Use \$450/FF
N06 'B' (OUTSIDE EDGE)	\$80,786	192	\$421	2	Use \$425/FF	Use \$425/FF
N07 'A' (BASE)	\$205,127	364	\$563	4	Use \$550/FF	Use \$450/FF

Total Sales in Table 28 Sums >> \$7,621,400 \$2,831,500 37.15% \$7,491,849 \$1,333,464 \$1,203,913

2,801.05 3,981.60 9.15

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	Dollars/F	New lot value	Difference Previous	Actual Front	Area	Liber/Page	ECF	Other Parcels in Sale
70-16-27-179-021	806 PAW PAW DR	1/8/2021	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$136,700	44.10	\$338,187	\$3,611	\$31,798	N02 PAW PAW NORTH	113.06	94.00	0.255	\$281	\$32	\$34,962	\$3,164	153	N02	2021/0001723	0	
70-16-27-200-055	941 PAW PAW DR	8/17/2020	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$116,000	44.44	\$289,811	\$3,443	\$32,254	N02 PAW PAW NORTH	80.64	134.00	0.226	\$400	\$43	\$24,935	-\$7,319	73.71	N02	2020/0038545	0	
70-16-27-200-056	945 PAW PAW DR	3/16/2022	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$43,600	13.01	\$348,621	\$17,483	\$31,104	N02 PAW PAW NORTH	77.76	134.00	0.215	\$400	\$225	\$24,046	-\$7,058	70	N02	2022/0010643	0	
70-16-27-178-017	918 PAW PAW DR	8/4/2021	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$85,400	41.06	\$182,236	\$70,413	\$44,649	N02 PAW PAW NORTH	111.62	112.00	0.233	\$400	\$631	\$34,517	-\$10,132	180	N02	2021/0040379	0	
70-16-27-176-012	838 PAW PAW DR	11/25/2020	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,100	39.55	\$186,874	\$88,887	\$45,761	N02 PAW PAW NORTH	114.40	103.00	0.306	\$400	\$515	\$35,377	-\$10,384	125	N02	2020/0057382	0	
70-16-26-153-027	1261 E 8TH ST	5/25/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$130,700	41.49	\$300,081	\$72,031	\$57,112	N03 EUNA VISTA, SORRENTO AREA	163.18	130.00	0.621	\$350	\$441	\$78,289	\$21,177	208	N03	2021/0028257	0	
70-16-26-153-025	121 SORRENTO DR	11/23/2020	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$112,500	37.51	\$292,856	\$47,835	\$40,791	N03 EUNA VISTA, SORRENTO AREA	101.98	117.00	0.283	\$400	\$469	\$48,926	\$8,135	105	N03	2020/0053595	0	
70-16-26-154-019	1198 SORRENTO CT	9/30/2020	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$89,500	35.24	\$234,763	\$58,278	\$39,041	N03 EUNA VISTA, SORRENTO AREA	97.60	104.00	0.244	\$400	\$597	\$46,827	\$7,786	104.7	N03	2020/0043090	0	
70-16-26-154-003	1189 SORRENTO CT	11/22/2021	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$126,100	43.18	\$288,297	\$42,842	\$39,139	N03 EUNA VISTA, SORRENTO AREA	97.85	115.00	0.264	\$400	\$438	\$46,944	\$7,805	100.1	N03	2021/0058198	0	
70-16-26-177-015	187 SUNSET DR	4/22/2021	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$158,800	44.11	\$393,007	\$19,681	\$52,688	N04 SUNSET, SUNRISE	117.08	120.00	0.346	\$450	\$168	\$37,728	-\$14,960	125	N04	2021/0023459	0	
70-16-26-178-007	133 SUNRISE DR	4/16/2021	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$168,200	42.31	\$406,377	\$60,832	\$69,709	N04 SUNSET, SUNRISE	132.78	316.00	0.802	\$525	\$458	\$42,785	-\$26,924	101	N04	2021/0023868	0	
70-16-27-428-010	280 BROOKLANE AVE	8/25/2021	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$155,300	43.15	\$386,475	\$41,760	\$68,335	N05 HEIGHTS & STRATF CMN	143.90	189.00	0.62	\$475	\$290	\$88,333	\$19,998	142	N05	2021/0044526	0	
70-16-27-471-010	1048 E 12TH ST	7/10/2020	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$69,000	35.75	\$191,626	\$42,047	\$40,673	N05 HEIGHTS & STRATF CMN	85.60	132.00	0.24	\$475	\$491	\$52,545	\$11,872	80	N05	2020/0028531	0	
70-16-27-471-027	1066 E 12TH ST	12/30/2021	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$81,000	30.00	\$201,538	\$107,407	\$38,945	N05 HEIGHTS & STRATF CMN	82.00	132.00	0.23	\$475	\$1,310	\$50,336	\$11,391	75.5	N05	2022/0000310	0	
70-16-27-425-020	1097 E 12TH ST	4/3/2020	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$95,500	39.46	\$232,391	\$51,476	\$41,867	N06 PRINCETON,JENNIFER, 10TH	98.50	143.00	0.31	\$425	\$523	\$51,734	\$9,867	93.9	N06	2020/0013263	0	
70-16-27-424-018	330 JENNIFER LN	6/11/2021	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,900	44.52	\$340,443	\$29,310	\$39,753	N06 PRINCETON,JENNIFER, 10TH	93.50	132.00	0.27	\$425	\$313	\$49,108	\$9,355	90	N06	2021/0033879	0	
70-16-27-424-003	212 JENNIFER LN	11/4/2021	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$126,700	40.22	\$331,831	\$22,570	\$39,401	N06 PRINCETON,JENNIFER, 10TH	87.60	134.00	0.25	\$450	\$258	\$46,010	\$6,609	82	N06	2021/0055584	0	
70-16-27-424-005	226 JENNIFER LN	12/1/2021	\$281,100	WD	03-ARM'S LENGTH	\$281,100	\$96,700	34.40	\$206,921	\$113,580	\$39,401	N06 PRINCETON,JENNIFER, 10TH	87.60	134.00	0.25	\$450	\$1,297	\$46,010	\$6,609	82	N06	2021/0059612	0	
70-16-27-407-009	241 ORLANDO AVE	3/31/2021	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$103,400	41.86	\$258,719	\$37,269	\$48,988	N06 PRINCETON,JENNIFER, 10TH	108.90	259.40	0.58	\$450	\$342	\$57,197	\$8,209	70	N06	2021/0018097	0	
70-16-27-424-012	300 JENNIFER LN	3/31/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,500	48.05	\$213,304	\$31,463	\$39,767	N06 PRINCETON,JENNIFER, 10TH	88.40	140.10	0.27	\$450	\$356	\$46,430	\$6,663	78.18	N06	2021/0019364	0	
70-16-27-407-010	1031 E 10TH ST	11/19/2021	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$92,100	31.22	\$294,628	\$42,052	\$41,680	N06 PRINCETON,JENNIFER, 10TH	92.60	136.70	0.27	\$450	\$454	\$48,636	\$6,956	90	N06	2021/0057939	0	
70-16-27-425-005	225 JENNIFER LN	11/2/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$94,400	38.53	\$232,306	\$52,084	\$39,390	N06 PRINCETON,JENNIFER, 10TH	87.50	133.90	0.25	\$450	\$595	\$45,957	\$6,567	82	N06	2021/0056494	0	
70-16-27-425-004	219 JENNIFER LN	10/15/2020	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$90,600	39.74	\$216,138	\$51,254	\$39,392	N06 PRINCETON,JENNIFER, 10TH	87.50	133.90	0.25	\$450	\$586	\$45,957	\$6,565	82	N06	2020/0045910	0	
70-16-27-407-004	217 ORLANDO AVE	4/8/2020	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$78,300	36.25	\$203,628	\$50,729	\$38,357	N06 PRINCETON,JENNIFER, 10TH	85.20	129.60	0.24	\$450	\$595	\$44,749	\$6,392	80	N06	2020/0013885	0	
70-16-26-305-008	1227 WELLINGTON RD	10/15/2020	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,800	41.19	\$245,758	\$24,459	\$35,217	N07 SAYBROOK PLAT	78.30	107.00	0.22	\$450	\$313	#N/A	#N/A	47	N07	2020/0045630	0	
70-16-26-301-024	219 HAYMARKET RD	5/3/2021	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$91,000	42.92	\$205,839	\$53,259	\$47,098	N07 SAYBROOK PLAT	104.70	178.00	0.49	\$450	\$509	#N/A	#N/A	42.2	N07	2021/0026290	0	
70-16-26-302-002	265 COUNTRY CLUB RD	7/13/2020	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$68,700	33.51	\$169,067	\$74,319	\$38,386	N07 SAYBROOK PLAT	85.30	130.00	0.24	\$450	\$871	#N/A	#N/A	80	N07	2020/0028492	0	
70-16-26-306-028	221 STERLING DR	10/15/2021	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$0	-	\$300,127	\$53,090	\$43,217	N07 SAYBROOK PLAT	96.00	158.00	0.37	\$450	\$553	#N/A	#N/A	62.01	N07	2021/0052656	0	