

Table Com Land Residual

	Sum of Land Residuals	Sum of sqft	Indicated Per sqft Value	Number of sales
Ottawa	COM01 OTT CENTRAL PARK	-	-	-
Ottawa	COM02 OTT DOWNTOWN COMM	200,533	5,663	\$35.41
Ottawa	COM03 OTT COMM W 17TH ST	2,346	10,019	\$0.23
Ottawa	COM04 OTT COMM WASHINGTON SQ LAND	217,599	20,909	\$10.41
Ottawa	COM05 OTT COMM RIVER AVE	81,961	11,761	\$6.97
Ottawa	COM06 OTT COMM MICHIGAN AVE LAND	1,439,490	145,490	\$9.89
Ottawa	COM07 OTT COMM LINCOLN AVE LAND	-	-	-
Ottawa	COM08 OTT COMM OTT HIGHWAY COMM COR	3,038,128	783,644	\$3.88
Ottawa	COM09 OTT COMM OTHER LAND	6,893,126	1,804,255	\$3.82
Ottawa	COM10 OTT COMM APARTMENTS LAND	1,178,603	153,331	\$7.69

Used 2023

Use \$35.40

These 2 combined = Ave \$7.14/sqft

6-10->18,000//11-36 ->13,800// 37+ ->8,800

	Sum of Land Residuals	Sum of sqft	Indicated Per sqft Value	Number of sales
COM11 ALG COMM - LINCOLN AVE	565,250	54,886	\$10.30	2
COM12 ALG COMM - HIGHWAY	-	-	-	-
COM13 ALG COMM - OTHER	127,888	93,218	\$1.37	2
COM14 ALG COMM - WASHINGTON AVE	5,687,734	964,418	\$5.90	13
COM15 ALG COMM - LINCOLNSHIRE	2,930,768	465,221	\$6.30	6
COM16 ALG COMM - M-40 CORRIDO	2,399,121	1,278,922	\$1.88	3
COM17 ALG COMM - APARTMENT	967,838	82,764	\$11.69	1
COM19 ALG HOTEL AND MOTEL	-	-	-	-
COM20 OTT HOTEL AND MOTEL	-	-	-	-

COM10 OTT COMM APARTMENTS LAND			
Units	Land Residual	S/unit	
15	313422	20,900	
6	193942	32,300	
6	257896	43,000	
6	275896	46,000	
7	137447	19,600	

Total Sales in Table		71	Sums >>	\$59,971,751	\$19,564,900	32.62%	\$47,654,910	\$25,730,385	\$13,410,524
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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	Land Table	Value	Land Table	Effec. Front	Net Sqft Area	Dollars/SqFt	Old sqft Rate	S/sqft rate as residual	New lot value	Difference Previous	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale	Gravel	Paved
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70-16-29-329-745	17 W 10TH ST	5/20/2020	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$0	-	\$100,595	\$23,695	COM02 OTT DOWNTOWN COMM	\$16,790	COM02 OTT DOWNTOWN COMM	0.00	871	32.00	19.27	27.20	23,695	6,905	0	CM010	2020/0022110		0	0
70-16-29-401-017	54 E 8TH ST	11/21/2021	\$675,005	WD	03-ARM'S LENGTH	\$675,005	\$327,300	48.49	\$670,967	\$176,838	COM02 OTT DOWNTOWN COMM	\$172,800	COM02 OTT DOWNTOWN COMM	0.00	4,792	36.91	36.06	36.91	176,838	4,038	0	CM010	2021/0059094		0	1
70-16-31-104-010	551 W 18TH ST	7/1/2021	\$80,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$57,700	72.13	\$118,245	\$2,346	COM03 OTT COMM W 17TH ST	\$40,591	COM03 OTT COMM W 17TH ST	0.00	10,019	0.24	4.05	0.23	2,346	(38,245)	0	CM003	2021/0040846	70-16-31-104-011	0	1
70-16-31-228-040	436 WASHINGTON AVE	10/27/2020	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$71,000	50.71	\$156,718	\$4,476	COM04 OTT COMM WASHINGTON SQ LAND	\$21,194	COM04 OTT COMM WASHINGTON SQ LAND	0.00	3,049	1.47	6.95	1.47	4,476	(16,718)	0	CM110	2020/0049570		0	1
70-16-32-103-025	431 WASHINGTON AVE	6/26/2020	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$19,000	27.18	\$64,606	\$69,900	COM04 OTT COMM WASHINGTON SQ LAND	\$61,586	COM04 OTT COMM WASHINGTON SQ LAND	0.00	6,970	9.91	8.84	10.03	69,900	8,314	0	CM110	2020/0026029		0	1
70-16-32-105-001	208 W 18TH ST	10/31/2022	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$66,600	30.98	\$141,442	\$109,198	COM04 OTT COMM WASHINGTON SQ LAND	\$35,640	COM04 OTT COMM WASHINGTON SQ LAND	0.00	6,970	15.29	5.11	15.67	109,198	73,558	0	CM110	2022/0038351		0	1
70-16-32-105-023	453 WASHINGTON AVE	10/8/2020	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$59,900	31.53	\$183,065	\$34,025	COM04 OTT COMM WASHINGTON SQ LAND	\$27,090	COM04 OTT COMM WASHINGTON SQ LAND	0.00	3,920	8.78	6.91	8.68	34,025	6,935	0	CM110	2020/0044766		0	1
70-16-29-383-007	9 W 16TH ST	12/31/2021	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$216,600	44.20	\$467,027	\$81,961	COM05 OTT COMM RIVER AVE	\$58,988	COM05 OTT COMM RIVER AVE	0.00	11,761	7.02	5.02	6.97	81,961	22,973	0	CM210	2022/0000235	70-16-29-383-008	0	1
70-16-32-351-002	676 MICHIGAN AVE	9/28/2021	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$150,600	30.12	\$347,026	\$259,169	COM06 OTT COMM MICHIGAN AVE LAND	\$106,195	COM06 OTT COMM MICHIGAN AVE LAND	0.00	15,246	16.95	6.97	17.00	259,169	152,974	0	CM210	2021/0049934		0	1
70-16-32-351-006	205 W 29TH ST	2/22/2022	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$425,300	24.30	\$1,519,712	\$446,193	COM06 OTT COMM MICHIGAN AVE LAND	\$215,905	COM06 OTT COMM MICHIGAN AVE LAND	0.00	43,996	10.19	4.91	10.14	446,193	230,288	0	CM500	2022/007239		0	1
70-16-32-354-008	701 WASHINGTON AVE	5/26/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,900	40.47	\$163,153	\$77,636	COM06 OTT COMM MICHIGAN AVE LAND	\$50,789	COM06 OTT COMM MICHIGAN AVE LAND	0.00	10,454	7.52	4.86	7.43	77,636	26,847	0	CM210	2022/0020462		0	1
70-16-32-358-001	735 MICHIGAN AVE	3/22/2021	\$1,700,000	CD	03-ARM'S LENGTH	\$1,700,000	\$734,500	43.21	\$1,523,119	\$656,492	COM06 OTT COMM MICHIGAN AVE LAND	\$479,611	COM06 OTT COMM MICHIGAN AVE LAND	0.00	75,794	8.67	6.33	8.66	656,492	176,881	0	CM400	2021/0017346		0	1
70-16-22-380-007	932 CHICAGO DR	12/14/2021	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$129,900	32.48	\$267,734	\$294,990	COM08 OTT COMM OTT HIGHWAY COMM COR	\$162,724	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	277,477	1.06	0.59	1.06	294,990	132,266	0	CM200	2021/0061724		0	1
70-16-28-477-016	660 E 13TH ST	5/19/2022	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,300	40.40	\$60,588	\$75,000	COM08 OTT COMM OTT HIGHWAY COMM COR	\$60,588	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	26,572	2.84	2.28	2.82	75,000	14,412	0	CM200	2022/0019807		0	1
70-16-28-479-021	675 E 16TH ST	11/18/2022	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$882,700	42.03	\$2,041,860	\$410,191	COM08 OTT COMM OTT HIGHWAY COMM COR	\$352,015	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	70,567	5.83	4.29	5.81	410,191	58,140	0	CM510	2022/0039946		0	1
70-16-28-479-022	651 E 16TH ST	11/5/2021	\$1,550,000	CD	03-ARM'S LENGTH	\$1,550,000	\$428,100	27.62	\$1,061,479	\$911,526	COM08 OTT COMM OTT HIGHWAY COMM COR	\$423,005	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	73,616	12.39	5.75	12.38	911,526	488,521	0	CM400	2021/0056253		0	1
70-16-33-200-054	638 E 16TH ST	9/7/2022	\$1,100,000	CD	03-ARM'S LENGTH	\$1,100,000	\$413,500	37.59	\$939,006	\$731,784	COM08 OTT COMM OTT HIGHWAY COMM COR	\$570,790	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	57,064	12.82	10.00	12.82	731,784	160,994	0	CM400	2022/0032669		0	1
70-16-33-200-075	500 WAVERLY RD	7/13/2020	\$1,994,460	WD	03-ARM'S LENGTH	\$1,994,460	\$1,096,400	54.97	\$2,088,609	\$293,738	COM08 OTT COMM OTT HIGHWAY COMM COR	\$387,887	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	176,418	1.67	2.20	1.67	293,738	(94,149)	0	CM200	2020/0036022		0	1
70-16-33-400-057	636 E 24TH ST	10/28/2021	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$355,100	50.73	\$746,076	\$320,899	COM08 OTT COMM OTT HIGHWAY COMM COR	\$366,975	COM08 OTT COMM OTT HIGHWAY COMM COR	0.00	101,930	3.15	3.60	3.15	320,899	(46,076)	0	CM510	2021/0054055		0	1
70-16-26-300-016	367 COUNTRY CLUB RD	11/22/2022	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$122,600	31.44	\$245,199	\$390,000	COM09 OTT COMM OTHER LAND	\$245,199	COM09 OTT COMM OTHER LAND	0.00	188,615	2.07	3.60	2.07	390,000	144,801	0	CM200	2022/0040253		0	1
70-16-27-179-002	761 E 8TH ST	9/23/2022	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$123,900	38.72	\$263,683	\$141,622	COM09 OTT COMM OTHER LAND	\$85,305	COM09 OTT COMM OTHER LAND	0.00	23,958	5.92	3.56	5.91	141,622	56,317	0	CM210	2022/0033871		0	1
70-16-27-300-072	877 E 16TH ST	3/4/2022	\$1,191,550	WD	03-ARM'S LENGTH	\$1,191,550	\$740,300	62.13	\$1,088,413	\$314,783	COM09 OTT COMM OTHER LAND	\$211,646	COM09 OTT COMM OTHER LAND	0.00	68,825	4.57	3.08	4.57	314,783	103,137	0	CM510	2022/0010298		0	1
70-16-27-300-073	887 E 16TH ST	1/20/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$59,600	37.25	\$119,170	\$160,000	COM09 OTT COMM OTHER LAND	\$119,170	COM09 OTT COMM OTHER LAND	0.00	48,787	3.29	2.44	3.28	160,000	40,830	0	CM200	2022/0003253		0	1
70-16-27-300-075	833 E 16TH ST	12/31/2020	\$847,000	WD	03-ARM'S LENGTH	\$847,000	\$415,200	49.02	\$922,894	\$123,994	COM09 OTT COMM OTHER LAND	\$199,888	COM09 OTT COMM OTHER LAND	0.00	65,340	1.90	3.06	1.90	123,994	(75,894)	0	CM510	2021/0006174		0	1
70-16-27-300-088	897 E 16TH ST	1/20/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0	-	\$85,725	\$160,000	COM09 OTT COMM OTHER LAND	\$85,725	COM09 OTT COMM OTHER LAND	0.00	350,222	0.46	2.45	0.46	160,000	(69,725)	0	CM200	2022/0003253		0	0
70-16-27-306-004	728 E 8TH ST	11/4/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,900	39.93	\$33,645	\$49,409	COM09 OTT COMM OTHER LAND	\$33,645	COM09 OTT COMM OTHER LAND	0.00	10,019	4.91	3.36	4.93	49,409	15,764	0	CM510	2021/0057333		0	1
70-16-29-453-030	317 CENTRAL AVE	11/16/2021	\$173,700	WD	03-ARM'S LENGTH	\$173,700	\$16,200	9.33	\$32,329	\$173,700	COM09 OTT COMM OTHER LAND	\$32,329	COM09 OTT COMM OTHER LAND	0.00	8,276	21.21	3.91	20.99	173,700	141,371	0	CM200	2021/0058921		0	1
70-16-31-104-003	578 SOUTH SHORE DR	3/18/2022	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$84,900	24.97	\$188,633	\$177,052	COM09 OTT COMM OTHER LAND	\$28,685	COM09 OTT COMM OTHER LAND	0.00	7,441	22.96	3.28	22.58	177,052	151,367	0	CM100	2022/0010960		0	1
70-16-32-102-014	114 W 16TH ST	7/28/2021	\$169,000	LC	03-ARM'S LENGTH	\$169,000	\$72,500	42.90	\$174,757	\$13,866	COM09 OTT COMM OTHER LAND	\$19,623	COM09 OTT COMM OTHER LAND	0.00	6,098	2.36	3.22	2.27	13,866	(5,757)	0	CM210	2021/0052962		0	1
70-16-32-226-013	405 COLUMBIA AVE	9/13/2021	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$100,500	36.55	\$215,681	\$100,096	COM09 OTT COMM OTHER LAND	\$40,777	COM09 OTT COMM OTHER LAND	0.00	12,197	8.21	3.34	8.21	100,096	59,319	0	CM210	20			