

ENSLEY TOWNSHIP				Entered 2025 Roll				ENSLEY TOWNSHIP			
TOWNSHIP VACANT LAND SALES 2025 (100 Ag)				TOWNSHIP VACANT LAND SALES 2025 (100 Ag)				TOWNSHIP VACANT LAND VALUES 2025			
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD		1-3 acres 3-5 acres	5-7 acres	7-10 acres	10-15 acre 15-20 acre 20+ acres
32-200-032	4/18/2023	Neighbors	57.10	\$235,000	\$4,116	20 E 120th St					\$235,000
Not Used/Outside Time:											
07-300-010	4/8/2020	Good Split	40.00	\$150,000	\$3,750	20 E 104th St					\$150,000
15-400-004	11/23/2020		40.00	\$200,000	\$5,000	20 Cottonwood/120th					\$200,000
16-300-009	3/16/2020	Qual Agr-onto Outside Time	66.00	\$245,750	\$3,723	20 S Elm St					\$245,750
20-400-027	7/24/2018	402-Outside Time	28.40	\$110,000	\$3,873	20 128th/Hemlock					\$110,000
22-200-007	1/1/2022	MLC	39.00	\$187,196	\$4,800	20 E 120th St					\$187,196
26-400-010	8/27/2019	Good Split Outside Time	24.40	\$95,160	\$3,900	20 S Butternut					\$95,160
28-100-012	8/31/2018	Good Split-Outside	39.35	\$140,000	\$3,558	20 128th St					\$140,000
32-400-026	11/12/2018	402-Outside Time	40.00	\$145,000	\$3,625	20 S Elm St					\$145,000
36-400-002	7/27/2020	Woods/Wet 17 acres	40.00	\$75,000	\$1,875	20 S Newcosta					\$75,000
FOR 2025 ASSESSMENT YEAR											
		Ag									
1 Acre	\$3,900	3 Acre	\$11,700	10 Acre	\$39,000	30 Acre	\$117,000				
1.5 Acre	\$5,850	4 Acre	\$15,600	15 Acre	\$58,500	40 Acre	\$156,000				
2 Acre	\$7,800	5 Acre	\$19,500	20 Acre	\$78,000	50 Acre	\$195,000				
2.5 Acre	\$9,750	7 Acre	\$27,300	25 Acre	\$97,500	100 Acre	\$390,000				
FOR 2025 ASSESSMENT YEAR											
		Not Farmed									
1 Acre	\$2,700	3 Acre	\$8,100	10 Acre	\$27,000	30 Acre	\$81,000				
1.5 Acre	\$4,050	4 Acre	\$10,800	15 Acre	\$40,500	40 Acre	\$108,000				
2 Acre	\$5,400	5 Acre	\$13,500	20 Acre	\$54,000	50 Acre	\$135,000				
2.5 Acre	\$6,750	7 Acre	\$18,900	25 Acre	\$67,500	100 Acre	\$270,000				
FOR 2025 ASSESSMENT YEAR											
		Rate Table 4									
		SITE	\$25,000	Rec	\$1,850	Mined	\$3,900				
		Tillable	\$3,900	ROW	\$0	Drain	\$0				
		Pasture	\$2,700	Not Tilled	\$2,700						
		Woods	\$2,700	Muck	\$3,900						

Site to be used for 2025
For 2025, used \$3,900/acre Tilled, \$2,900/acre Pasture, \$2,900/acre Woods and Not Tilled per sales from Ensley and surrounding area. Site at \$25,000.

Ensley Ag - Nearby Townships		Entered 2024		Acreage	ROW	Drain	Net Acres	Unadjusted \$/Acre	Building Value	Fruit Value	Scrub Area	Wet Acre	% of Land Adjusted	Other Acre Value
Parcel	Township	Date of Sale	Adj Sales Price											
13-02-400-010	Dayton	5/07/2021	*	40.000	0.000	0.000	40.000	\$3,500	\$0	\$0	0.000	0.000	0.00%	\$0
14-21-400-006	Sherman	1/05/2023	*	28.960	0.523	0.000	28.437	\$2,110	\$0	\$0	4.752	0.000	16.71%	\$12,830
13-15-300-028	Dayton	8/26/2021	*	57.500	1.250	0.000	56.250	\$2,489	\$0	\$0	34.142	0.000	60.70%	\$92,183
13-01-300-008	Dayton	10/20/2023	*	20.000	1.225	0.000	18.775	\$5,859	\$0	\$0	0.000	0.000	0.00%	\$0
14-04-300-002	Sherman	2/20/2024	*	80.000	1.000	0.000	79.000	\$2,848	\$4,409	\$0	\$2,500	0.000	66.46%	\$141,750
18-18-200-010	Garfield	3/15/2024	*	40.004	0.435	0.000	39.569	\$3,033	\$0	\$0	22.069	0.000	55.77%	\$59,586
22-12-200-004	Ashland	2/20/2024	*	37.224	1.428	0.000	35.796	\$5,308	\$0	\$0	8.996	0.000	25.13%	\$24,289
23-10-300-003	Grant	12/18/2023	*	20.000	0.500	0.000	19.500	\$2,872	\$0	\$0	0.000	0.000	0.00%	\$0
18-18-100-017	Garfield	4/18/2023	*	24.342	0.815	0.000	23.527	\$5,101	\$0	\$0	3.727	0.000	15.84%	\$10,063
18-23-300-016	Garfield	5/03/2023	*	51.148	2.152	0.000	48.996	\$4,286	\$0	\$0	17.693	0.000	36.11%	\$47,771
22-14-400-002	Ashland	3/15/2023	*	37.834	0.844	0.000	36.990	\$5,137	\$0	\$0	1.590	0.000	4.30%	\$4,293
14-21-400-003	Sherman	1/05/2023	*	39.992	1.000	0.000	38.992	\$2,052	\$0	\$0	15.097	0.000	38.72%	\$40,762
18-10-100-006	Garfield	1/14/2022	*	30.000	0.310	0.000	29.690	\$3,537	\$0	\$0	4.075	0.000	13.73%	\$11,003
17-18-200-005	Sheridan	4/29/2022	*	42.200	1.200	0.000	41.000	\$4,878	\$0	\$0	17.959	0.000	43.80%	\$48,489
21-18-400-008	Bridgeton	7/05/2022	*	59.740	2.620	0.000	57.120	\$2,626	\$0	\$0	28.026	0.000	49.07%	\$75,670
22-14-400-002	Ashland	3/15/2023	*	37.840	1.497	0.000	36.343	\$5,228	\$0	\$0	2.330	0.000	6.41%	\$6,291
22-25-200-046	Ashland	4/15/2022	*	36.700	1.290	0.000	35.410	\$4,727	\$0	\$0	4.366	0.000	12.33%	\$11,788
23-15-100-007	Grant	5/27/2022	*	50.000	2.227	0.000	47.773	\$2,756	\$0	\$0	3.267	0.000	6.84%	\$8,821
23-16-200-007	Grant	5/27/2022	*	80.000	1.000	0.000	79.000	\$2,999	\$0	\$0	2.825	0.000	3.58%	\$7,628
23-35-200-004	Grant	6/23/2022	*	38.500	1.936	0.000	36.564	\$4,102	\$0	\$0	0.857	0.000	2.34%	\$2,314
		Total	\$ 2,972,040				828.732	\$3,772						

Outliers		Entered 2024		Acreage	ROW	Drain	Net Acres	Unadjusted \$/Acre	Building Value	Fruit Value	Scrub Area	Wet Acre	% of Land Adjusted	Other Acre Value
Parcel	Township	Date of Sale	Adj Sales Price											
13-26-300-015	Dayton	4/18/2022	*	27.500	0.549	0.000	26.951	\$9,117	\$0	\$0	1.510	0.000	5.60%	\$4,077
13-26-300-015	Dayton	4/18/2022	*	27.400	0.550	0.000	26.850	\$9,151	\$0	\$0	0.961	0.000	3.58%	\$2,595
13-35-100-017	Dayton	6/15/2022	*	36.830	0.660	0.000	36.170	\$6,912	\$0	\$0	14.752	0.000	40.79%	\$39,830
17-12-300-015	Sheridan	1/11/2024	*	10.000	0.250	0.000	9.750	\$10,769	\$0	\$0	1.810	0.000	18.56%	\$4,887
23-10-200-004	Grant	5/5/2023	*	70.000	0.750	1.940	67.310	\$9,360	\$0	\$0	0.000	0.000	0.00%	\$0
18-03-200-018	Garfield	7/27/2022	*	75.977	1.450	0.000	74.527	\$4,607	\$0	\$0	47.513	0.000	63.75%	\$128,285
22-11-300-002	Ashland	8/18/2022	*	20.000	1.480	0.000	18.520	\$5,400	\$0	\$0	8.671	0.000	0.468	\$23,412

Scrub		Entered 2024		Acreage	ROW	Drain	Net Acres	Unadjusted \$/Acre	Building Value	Fruit Value	Scrub Area	Wet Acre	% of Land Adjusted	Other Acre Value
Parcel	Township	Date of Sale	Adj Sales Price											
02-35-300-017	Lilley	09/01/2022	*	10.010	0.250	0.000	9.760	\$3,064	\$0	\$0	9.760	0.000	0.00%	\$0
08-34-300-001	Norwich	10/16/2023	*	40.000	1.000	0.000	39.000	\$4,103	\$0	\$0	39.000	0.000	0.00%	\$0
20-21-200-020	Croton	10/13/2023	*	13.000	0.434	0.000	12.566	\$1,592	\$0	\$0	12.566	0.000	0.00%	\$0
07-17-300-005	Monroe	1/12/2024	*	40.000	0.000	0.000	40.000	\$2,125	\$0	\$0	40.000	0.000	0.00%	\$0
02-35-300-016	Lilley	4/14/2021	*	10.010	0.250	0.000	9.760	\$3,074	\$0	\$0	9.760	0.000	0.00%	\$0
05-18-100-001	Beaver	4/28/2021	*	198.440	0.870	0.000	197.570	\$2,531	\$0	\$0	197.570	0.000	0.00%	\$0
05-18-300-002	Beaver	1/07/2022	*	13.810	0.000	0.000	13.810	\$2,172	\$0	\$0	13.810	0.000	0.00%	\$0
		Total	\$ 854,900				322.466	\$2,651			322.466			

For Ensley Township Ag values, \$3,900/acre was used for the 2025 roll. \$3,900 for prime or Res Ag. \$2,700 for scrub. Vacant ag land sales were analyzed from parcels in townships in the bottom half of Newaygo County which would be time adjustment calculations.

Time to Adjustment:		0.0013 Per Month				Adjusted Sales Price	Cost Per Acre	Comments
Tillable Acre	Residual Value	Days	Months	Time Adjustment				
40.000	*	684	23	2.99%	*	\$3,605		
23.685	*	86	3	0.00%	*	\$1,992		
22.108	*	575	19	2.47%	*	\$2,216		
18.775	*	-199	-7	0.00%	*	\$5,859		
26.500	*	-319	-11	0.00%	*	\$2,975		
17.500	*	-344	-11	0.00%	*	\$3,452		
26.800	*	-319	-11	0.00%	*	\$6,183		
19.500	*	-257	-9	0.00%	*	\$2,872		
19.800	*	-17	-1	0.00%	*	\$5,552		
31.303	*	-32	-1	0.00%	*	\$5,183		
35.400	*	16	1	0.00%	*	\$5,246		
23.895	*	86	3	0.00%	*	\$1,642	22-13-200-019	
25.615	*	437	15	1.95%	*	\$3,741		
23.041	*	332	11	0.00%	*	\$6,576		
29.094	*	266	9	0.00%	*	\$2,555		
34.013	*	16	1	0.00%	*	\$5,401		
31.044	*	346	12	0.00%	*	\$5,013		
44.506	*	304	10	0.00%	*	\$2,761		
76.175	*	304	10	0.00%	*	\$3,011		
35.707	*	278	9	0.00%	*	\$4,136		
604.461					\$2,369,299	\$ 3,998	Mean	
						\$ 3,920	Weighted Mean	
						\$ 3,673	Median	
						\$ 3,900	Used for 2025	
Tillable Acre	Residual Value	Days	Months	Time Adjustment	Adjusted Sales Price	Cost Per Acre	Comments	
25.441	*	343	11	0.00%	*	\$9,497		
25.889	*	343	11	0.00%	*	\$9,390		
21.418	*	286	10	0.00%	*	\$9,813		
7.940	*	-280	-9	0.00%	*	\$12,609		
67.310	*	-34	-1	0.00%	*	\$9,360	23-10-300-005 & 23-10-200-003	
27.014	*	244	8	0.00%	*	\$7,961		
9.849	*	223	7	0.00%	*	\$7,776		
Tillable Acre	Residual Value	Days	Months	Time Adjustment	Adjusted Sales Price	Cost Per Acre	Comments	
9.760	*	210	7	0.00%	*	\$3,064		
39.000	*	-195	-7	0.00%	*	\$4,103		
12.566	*	-192	-6	0.00%	*	\$1,592		
40.000	*	-281	-9	0.00%	*	\$2,125		
9.760	*	707	24	3.12%	*	\$3,170		
197.570	*	693	23	2.99%	*	\$2,606		
13.810	*	444	15	1.95%	*	\$2,215		
322.466					\$871,371	\$ 2,696	Mean	
						\$ 2,702	Weighted Mean	
						\$ 2,606	Median	
						\$ 2,700	Used for 2025	
						\$ -	Wet	

he market for sales. Information is deemed reliable but not guaranteed. Please see the local unit Assessor for details on sales not in Ensley Township and for

[illegible]

ENSLEY TOWNSHIP

INDUSTRIAL VACANT LAND VALUES 2025

[illegible]

FOR 2025 ASSESSMENT YEAR

Rate Table

[illegible]

CONCLUSION:

ENSLEY Township has 5 industrial real properties, including 1 vacant parcel. The SF rates are from the attached conclusions.

[illegible]

Ensley Township 2025 Roll
Commercial Industrial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$2.39	\$103,988	\$5,968
5,000	0.0115	\$1.58	\$68,846	\$7,902
7,500	0.0172	\$1.24	\$54,089	\$9,313
10,000	0.2300	\$1.05	\$45,580	\$10,464
12,500	0.0287	\$0.92	\$39,913	\$11,454
15,000	0.3440	\$0.82	\$35,810	\$12,331
20,000	0.4590	\$0.69	\$30,177	\$13,855
25,000	0.5740	\$0.61	\$26,425	\$15,166
30,000	0.6890	\$0.54	\$23,709	\$16,328
40,000	0.9180	\$0.46	\$19,979	\$18,346
50,000	1.1480	\$0.40	\$17,495	\$20,081
60,000	1.3770	\$0.36	\$15,696	\$21,621
87,120	2.0000	\$0.29	\$12,573	\$25,146
130,680	3.0000	\$0.23	\$9,878	\$29,634
174,240	4.0000	\$0.19	\$8,324	\$33,296
217,800	5.0000	\$0.17	\$7,289	\$36,446
435,600	10.0000	\$0.11	\$4,826	\$48,259
653,400	15.0000	\$0.09	\$3,791	\$56,872
871,200	20.0000	\$0.07	\$3,195	\$63,900
1,089,000	25.0000	\$0.06	\$2,798	\$69,945

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.44	\$18,991	\$18,991
65340	1.50	\$0.34	\$14,920	\$22,380
87120	2.00	\$0.29	\$12,573	\$25,146
108900	2.50	\$0.25	\$11,010	\$27,525
130680	3.00	\$0.23	\$9,878	\$29,634
174240	4.00	\$0.19	\$8,324	\$33,296
217800	5.00	\$0.17	\$7,289	\$36,446
304920	7.00	\$0.14	\$5,967	\$41,767
435600	10.00	\$0.11	\$4,826	\$48,259
653400	15.00	\$0.09	\$3,791	\$56,872
871200	20.00	\$0.07	\$3,195	\$63,900
1089000	25.00	\$0.06	\$2,798	\$69,945
1306800	30.00	\$0.06	\$2,510	\$75,305
1742400	40.00	\$0.05	\$2,115	\$84,612
2178000	50.00	\$0.04	\$1,852	\$92,615
4356000	100.00	\$0.03	\$1,226	\$122,633

Acre Ranges				Vacant				Abstraction				Allocation				All Methods			
Low	High	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	# of Sales	COD	Mean \$/SF	Median \$/SF	Mean \$/SF	Median \$/SF
0.00	-0.59	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
-0.58	1.99	1	0.00%	\$1.02	\$1.02	10	34.82%	\$0.44	\$0.43	14	80.48%	\$0.86	\$0.71	25	77.81%	\$0.70	\$0.53	\$0.53	\$0.53
2.00	4.99	0	0.00%	\$0.00	\$0.00	3	52.94%	\$0.24	\$0.17	3	189.74%	\$0.34	\$0.13	6	112.90%	\$0.29	\$0.16	\$0.16	\$0.16
5.00	9.99	1	0.00%	\$0.16	\$0.16	1	0.00%	\$0.18	\$0.18	2	21.21%	\$0.17	\$0.17	4	13.24%	\$0.17	\$0.17	\$0.17	\$0.17
10.00	10000.00	0	0.00%	\$0.00	\$0.00	1	0.00%	\$0.09	\$0.09	1	0.00%	\$0.12	\$0.12	2	14.29%	\$0.11	\$0.11	\$0.11	\$0.11
0.00	10000.00	2	72.88%	\$0.59	\$0.59	15	48.08%	\$0.36	\$0.33	20	144.17%	\$0.68	\$0.36	37	111.55%	\$0.54	\$0.33	\$0.33	\$0.33

For 2025, Ensley Township SF Commercial/Industrial Land Value Conclusions. Sales used in similar market in Newaygo County. Please see the Assessor for the Sales used in these conclusions as some of the sales are confidential or to be directed to the local unit Assessor. Information is deemed reliable but not guaranteed.