

ENSLEY TOWNSHIP		Entered 2023 Roll				ENSLEY TOWNSHIP							
TOWNSHIP VACANT LAND SALES 2023 (100 Ag)						TOWNSHIP VACANT LAND VALUES 2023							
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
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
22-200-007	1/1/2022		39.00	\$187,196	\$4,800	20 E 120th St							\$187,196
36-400-002	7/27/2020	Woods/Wet 17 acres	40.00	\$75,000	\$1,875	20 S Newcosta							\$75,000
Not Used:													
16-300-009	3/16/2020	Qual Ag-110 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	\$110,000
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
FOR 2023 ASSESSMENT YEAR													
		Ag					\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 Acre	\$3,500	3 Acre	\$10,500	10 Acre	\$55,000	30 Acre	\$105,000						
1.5 Acre	\$5,250	4 Acre	\$14,000	15 Acre	\$52,500	40 Acre	\$140,000						
2 Acre	\$7,000	5 Acre	\$17,500	20 Acre	\$70,000	50 Acre	\$175,000						
2.5 Acre	\$8,750	7 Acre	\$24,500	25 Acre	\$87,500	100 Acre	\$350,000						
FOR 2023 ASSESSMENT YEAR Not Farmed													
1 Acre	\$2,625	3 Acre	\$7,875	10 Acre	\$26,250	30 Acre	\$78,750						
1.5 Acre	\$3,938	4 Acre	\$10,500	15 Acre	\$39,375	40 Acre	\$105,000						
2 Acre	\$5,250	5 Acre	\$13,125	20 Acre	\$52,500	50 Acre	\$131,250						
2.5 Acre	\$6,563	7 Acre	\$18,375	25 Acre	\$65,625	100 Acre	\$262,500						
FOR 2023 ASSESSMENT YEAR Rate Table 4													
		SITE	\$15,000	Rec	Mined	\$3,600							
		Tillable	\$3,500	ROW	Drain	\$0							
		Pasture	\$2,625	Not Tilled	\$3,625								
		Woods	\$2,400	Muck	\$3,600								

\$0 to be used for 2023  
 For 2023, used \$3,500/acre. Tilled, \$2,625/acre Pasture, \$2,400/acre Woods and Not Tilled per sales from Ensley and surrounding area. Kept the rest of the land values similar to prior years.  
 Looked at Ensley Township residential and agricultural sales 20+ acre plus all agricultural sales surrounding Ensley.

Ensley Ag + Larger 402 + Nearby Townships		Entered 2023							
Parcel	Township	Date of Sale	Sales Price	Acres	Net Acres	Cost Per Acre	Comments (Till/Non/Wooded)		
13-02-400-010	Dayton	05/2021	\$ 140,000	40.00	40.00	\$ 3,500	95/5/0		
13-15-300-028	Dayton	08/2021	\$ 140,000	57.50	56.25	\$ 2,489	40/60/50		
17-15-100-005	Sheridan	4/2020	\$ 225,000	71.00	70.23	\$ 3,204	80/20/0		
18-10-100-006	Garfield	01/2022	\$ 105,000	30.00	29.69	\$ 3,537	80/20/0		
18-18-200-008	Garfield	08/2020	\$ 35,000	10.00	9.58	\$ 3,653	70/25/5		
22-13-200-022	Ashland	08/2021	\$ 112,000	24.02	23.71	\$ 4,724	60/40/25		
22-33-200-011	Ashland	9/2020	\$ 105,000	28.52	27.97	\$ 3,754	5/70/25		
23-06-300-003	Grant	5/2020	\$ 150,000	51.75	50.13	\$ 2,992	70/30/0		
23-14-400-001	Grant	02/2021	\$ 214,880	80.00	79.00	\$ 2,720	100/0/0		
23-25-300-009	Grant	1/2021	\$ 305,000	93.56	92.14	\$ 3,310	95/0/5		
24-07-300-010	Ensley	04/2020	\$ 150,000	40.00	40.00	\$ 3,750	55/45/0 Split		
24-15-400-004	Ensley	11/2020	\$ 200,000	40.00	38.00	\$ 5,263	100/0/0		
24-22-200-007	Ensley	01/2022	\$ 187,196	39.00	37.18	\$ 5,035	100/0/0 Gravel Ridge		
		<b>Total</b>	<b>\$ 2,069,076</b>		<b>593.88</b>	<b>\$ 3,687</b>	<b>Mean</b>		
						<b>\$ 3,484</b>	<b>Weighted Mean</b>		
						<b>\$ 3,537</b>	<b>Median</b>		
<b>Larger Parcel/Outliers</b>							<b>Used \$3,500</b>		
18-29-200-009	Garfield	5/2020	\$ 51,000	25.57	25.21	\$ 2,023	70/30/0		
23-19-100-017	Grant	10/2020	\$ 79,900	45.25	44.55	\$ 1,793	100/0/0		
24-16-300-009	Ensley	3/2020	\$ 245,750	36.00	35.69	\$ 6,886	402		
24-36-400-002	Ensley	7/2020	\$ 75,000	40.00	39.00	\$ 1,923	50/50/50		
<b>Over 10 acres</b>									
Parcel	Township	Date of Sale	Sales Price	Acres	Net Acres	Cost Per Acre	Comments (Till/Non/Wooded)		
13-02-400-010	Dayton	05/2021	\$ 140,000	40.00	40.00	\$ 3,500	95/5/0		
13-15-300-028	Dayton	08/2021	\$ 140,000	57.50	56.25	\$ 2,489	40/60/50		
17-15-100-005	Sheridan	4/2020	\$ 225,000	71.00	70.23	\$ 3,204	80/20/0		
18-10-100-006	Garfield	01/2022	\$ 105,000	30.00	29.69	\$ 3,537	80/20/0		
22-13-200-022	Ashland	08/2021	\$ 112,000	24.02	23.71	\$ 4,724	60/40/25		
22-33-200-011	Ashland	9/2020	\$ 105,000	28.52	27.97	\$ 3,754	5/70/25		
23-06-300-003	Grant	5/2020	\$ 150,000	51.75	50.13	\$ 2,992	70/30/0		
23-14-400-001	Grant	02/2021	\$ 214,880	80.00	79.00	\$ 2,720	100/0/0		
23-25-300-009	Grant	1/2021	\$ 305,000	93.56	92.14	\$ 3,310	95/0/5		
24-07-300-010	Ensley	04/2020	\$ 150,000	40.00	40.00	\$ 3,750	55/45 Split		
24-15-400-004	Ensley	11/2020	\$ 200,000	40.00	38.00	\$ 5,263	100/0/0		
24-22-200-007	Ensley	01/2022	\$ 187,196	39.00	37.18	\$ 5,035	100/0/0		
		<b>Total</b>	<b>\$ 2,034,076</b>		<b>584.30</b>	<b>\$ 3,690</b>	<b>Mean</b>		
						<b>\$ 3,481</b>	<b>Weighted Mean</b>		
						<b>\$ 3,518</b>	<b>Median</b>		

Ensley Ag Values  
4/01/2020 - 03/31/2022

10 acres and under							
Parcel	Township	Date of Sale	Sales Price	Acreage	Net Acres	Cost Per Acre	Comments (Till/Non/Wooded)
18-18-200-008	Garfield	08/2020	\$ 35,000	10.00	9.58	\$ 3,653	70/25/5
		<b>Total</b>	<b>\$ 35,000</b>		<b>9.58</b>	<b>\$ 3,653</b>	<b>Mean</b>
						<b>\$ 3,653</b>	<b>Weighted Mean</b>
						<b>\$ 3,653</b>	<b>Median</b>
Older Sales							
Parcel	Township	Date of Sale	Sales Price	Acreage	Net Acres	Cost Per Acre	Comments (Till/Non/Wooded)
13-20-100-013, 300-001	Dayton	03/2017	\$ 651,050	117.94	112.17	\$ 5,804	85/0/15
13-20-100-013	Dayton	03/2017	\$ 25,000	4.82	4.34	\$ 5,760	0/75/25
13-20-200-017	Dayton	4/2018	\$ 27,500	7.90	7.58	\$ 3,628	100/0/0
18-09-400-008, -009	Garfield	06/2016	\$ 580,000	159.37	157.99	\$ 3,671	60/0/40
18-14-400-020	Garfield	07/2016	\$ 105,000	41.00	39.39	\$ 2,666	65/15/20
18-17-300-013	Garfield	10/2019	\$ 91,000	25.00	24.40	\$ 3,730	80/20/0
18-17-400-007, -009	Garfield	12/2017	\$ 125,400	32.68	31.08	\$ 4,035	60/20/20
18-18-200-008	Garfield	10/2019	\$ 32,000	10.00	9.58	\$ 3,340	70/25/5
18-18-200-009	Garfield	08/2016	\$ 135,000	67.00	66.00	\$ 2,045	73/2/25
18-28-100-009	Garfield	06/2016	\$ 101,000	36.85	35.41	\$ 2,852	80/0/20
18-28-200-008	Garfield	11/2016	\$ 73,000	40.00	39.00	\$ 1,872	25/20/55
22-21-100-003	Ashland	12/2016	\$ 60,000	20.00	19.50	\$ 3,077	80/15/5
22-30-100-010	Ashland	01/2020	\$ 70,000	20.00	19.75	\$ 3,544	100/0/0
23-06-100-003	Grant	07/2017	\$ 254,000	70.00	69.50	\$ 3,655	72/10/18
23-07-400-015	Grant	06/2017	\$ 85,000	40.72	38.68	\$ 2,198	80/5/15
23-08-300-005	Grant	12/2019	\$ 35,000	10.00	9.75	\$ 3,590	60/0/40
23-13-300-010	Grant	08/2016	\$ 10,000	7.82	7.53	\$ 1,328	85/0/15
23-19-400-015	Grant	12/2019	\$ 245,000	74.58	74.13	\$ 3,305	0/60/40
23-27-300-032, -035	Grant	08/2017	\$ 53,000	22.50	22.50	\$ 2,356	50/0/50
24-03-300-007	Ensley	6/2016	\$ 384,211	96.30	95.92	\$ 4,006	86/4/0
24-16-300-009	Ensley	3/2020	\$ 245,750	36.00	35.69	\$ 6,886	402
24-20-400-027	Ensley	07/2018	\$ 110,000	28.40	28.40	\$ 3,873	402
24-26-100-005	Ensley	03/2019	\$ 78,000	20.00	20.00	\$ 3,900	90/5/5
24-26-400-010	Ensley	08/2019	\$ 95,160	24.40	24.40	\$ 3,900	100/0/0
24-28-100-012	Ensley	08/2018	\$ 140,000	40.23	39.35	\$ 3,558	402-Split
24-32-400-026	Ensley	11/2018	\$ 145,000	40.00	40.00	\$ 3,625	90/5/5
24-32-400-037	Ensley	07/2017	\$ 14,500	2.75	2.46	\$ 5,894	100/0/0
24-32-400-038	Ensley	05/2017	\$ 14,000	2.29	2.05	\$ 6,829	100/0/0
		<b>Total</b>	<b>\$ 3,984,571</b>		<b>1076.55</b>	<b>\$ 3,747</b>	<b>Mean</b>
						<b>\$ 3,701</b>	<b>Weighted Mean</b>
						<b>\$ 3,626</b>	<b>Median</b>

For Ensley Township Ag values, 3,500/acre was used for the 2023 roll. Vacant land sales were analyzed from parcels in townships in the bottom half of Newaygo County which would be the market for sales. Also, Larger parcels in the 402 class were reviewed.

ENSLEY TOWNSHIP										ENSLEY TOWNSHIP													
TOWNSHIP VACANT LAND SALES 2023 (20 Ensley)										TOWNSHIP VACANT LAND VALUES 2023													
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 acres	15-20 acres	20+ acres	Site	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres		
01-100-004	6/5/2020	Not Used	5.58	\$18,000	\$3,226	20 S Beech Ave		\$18,000	\$18,000														
02-100-028 (Split)	8/19/2022		6.59	\$48,130	\$7,303	20 S COTTONWOOD AVE		\$48,130	\$48,130														
05-400-007	2/3/2022		10.05	\$19,800	\$1,970	20 S Elm St					\$19,800	\$19,800	\$19,800										
06-100-012	11/5/2021		5.52	\$25,000	\$4,529	20 S WOODLAND DR		\$25,000	\$25,000														
09-400-019	6/15/2021		10.01	\$50,000	\$4,995	20 S DOGWOOD AVE		\$50,000	\$50,000														
11-100-009	8/26/2020		7.61	\$44,000	\$5,782	20 E 104th St		\$44,000	\$44,000														
11-100-012	10/22/2021		15.00	\$145,000	\$9,667	20 S COTTONWOOD AVE		\$145,000	\$145,000													\$145,000	\$145,000
20-400-027	10/2/2020	Paired	28.40	\$119,500	\$4,208	20 Hemlock/128th																	\$119,500
20-400-030	12/16/2020	Split	11.40	\$59,000	\$5,175	20 S Hemlock Ave																	\$59,000
21-200-010	11/19/2020	Split	5.30	\$21,500	\$4,057	20 S Cypress Ave		\$21,500	\$21,500														\$21,500
28-100-014	2/6/2020	Split	13.90	\$65,000	\$4,676	20 E 128th St		\$65,000	\$65,000														\$65,000
32-100-010	11/8/2021		3.50	\$20,000	\$5,714	20 S Locust Ave		\$20,000	\$20,000														\$20,000
32-400-034	3/29/2022		10.01	\$20,000	\$1,998	20 S Elm Ave		\$20,000	\$20,000														\$20,000
32-400-037	6/24/2021		2.75	\$20,000	\$7,273	20 S Elm Ave		\$20,000	\$20,000														\$20,000
<b>FOR 2023 ASSESSMENT YEAR</b>						<b>Rate Table A</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 Acre	\$15,000	3 Acre	\$23,000	10 Acre	\$40,000	30 Acre	\$108,000																
1.5 Acre	\$15,500	4 Acre	\$25,000	15 Acre	\$56,000	40 Acre	\$144,000																
2 Acre	\$16,000	5 Acre	\$29,000	20 Acre	\$72,000	50 Acre	\$180,000																
2.5 Acre	\$20,000	7 Acre	\$35,000	25 Acre	\$90,000	100 Acre	\$360,000																
<b>FOR 2023 ASSESSMENT YEAR</b>						<b>Rate Table B</b>																	
1 Acre	\$3,000	3 Acre	\$4,600	10 Acre	\$8,000	30 Acre	\$21,600																
1.5 Acre	\$3,100	4 Acre	\$5,000	15 Acre	\$11,200	40 Acre	\$28,800																
2 Acre	\$3,200	5 Acre	\$5,800	20 Acre	\$14,400	50 Acre	\$36,000																
2.5 Acre	\$4,000	7 Acre	\$7,000	25 Acre	\$18,000	100 Acre	\$72,000																
<b>FOR 2023 ASSESSMENT YEAR</b>						<b>Rate Table 4</b>																	
Tillable AG	\$3,500	Woods	\$2,400	Exempt	\$0																		
#2 FarmLand	\$2,625	ROW	\$0	Pasture	\$2,625																		
#3 FarmLand	\$2,625	Bldg Site	\$15,000	Wooded Pasture	\$2,625																		
#4 FarmLand	\$2,625	Wetland	\$1,700	Tillable	\$3,500																		
<b>FOR 2023 ASSESSMENT YEAR</b>						<b>Frontages</b>																	
Site A	Minimum Site	\$0																					

For 2023, analyzed sales, residuals, and b/l ratios. Increased 20+ acre values per sales at \$3,600/acre.

For 2023, increased Table B per analysis of sales, residuals, and b/l ratios at 20% of Table A.

For 2023, used \$3,500/acre for farmland per sales from Ensley and surrounding areas. (See Ag Chart.)

For 2023, Minimum Site \$14,000

ENSLEY TOWNSHIP		Entered 2023 Roll		ENSLEY TOWNSHIP									
BAPTIST LAKE FRONTAGE LAND SALES 2023 (20 BLF)		TOWNSHIP VACANT LAND VALUES 2023											
PARCEL NUMBER	SALE DATE	COMMENTS	EFF	SALE PRICE	\$ PER EFF	NEIGHBORHOOD	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
24-102-008	10/9/2020	Back Lot (2)		\$20,000		E Oak Dr							
Sale + 5,000 Demo Cost/Not Used:													
23-280-013 (Outside Time)	7/5/2018	Land + 5,000	63.64	\$129,000	\$2,027	Tamarack							
24-125-009 (Outside Time)	12/10/2018	Land + 5,000	54.33	\$140,000	\$2,577	E Oak Dr							
<b>FOR 2023 ASSESSMENT YEAR</b>													
Frontage A Baptist Lake FF		\$2,300	Frontage	100	Depth	150	FF	.5/DF	.1				
Frontage B Excess Frontage		\$400	Frontage	300	Depth	0	FF	.5/DF	.5				
Frontage C Channel Frontage		\$1,200	Frontage	100	Depth	150	FF	.5/DF	.1				
Frontage A	Site	\$60,000											
Excess Frontage	Back Lots	\$20,000											
Maximum Value		\$250,000											
Minimum Value		\$5,000											
<b>ENSLEY TOWNSHIP</b>													
ENGLEWRIGHT LAKE FRONTAGE LAND SALES 2023 (20 ELF)													
PARCEL NUMBER	SALE DATE	COMMENTS	EFF	SALE PRICE	\$ PER FF	NEIGHBORHOOD	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
No Vacant Land Sales													
<b>FOR 2023 ASSESSMENT YEAR</b>													
Frontage A Englewright FF		\$1,200	Frontage	100	Depth	150	FF	.5/DF	.1				
Frontage B Excess Frontage		\$300	Frontage	100	Depth	0	FF	.5/DF	.5				
Englewright FF	Site	\$20,000											
Excess Frontage	Back Lots	\$15,000											
<b>ENSLEY TOWNSHIP</b>													
CONOVER LAKE FRONTAGE LAND SALES 2023 (20 CLF)													
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 acres	15-20 acres	20+ acres
No Vacant Land Sales													
<b>FOR 2023 ASSESSMENT YEAR</b>													
Rate Table A													
1 Acre	\$15,000	3 Acre	\$23,000	10 Acre	\$40,000	30 Acre							
1.5 Acre	\$15,500	4 Acre	\$25,000	15 Acre	\$56,000	40 Acre							
2 Acre	\$16,000	5 Acre	\$29,000	20 Acre	\$72,000	50 Acre							
2.5 Acre	\$20,000	7 Acre	\$35,000	25 Acre	\$90,000	100 Acre							
<b>FOR 2023 ASSESSMENT YEAR</b>													
Rate Group A Site													
			\$100,000										
Rate Group B Excess Frontage													
			\$400	Frontage	\$300	Depth							
For 2023, Site value kept at \$100,000 and \$400 Frontage. Changed the acreage per rest of the Township values and bl ratio analysis. (See 20 Ensley)													

ENSLEY TOWNSHIP		Entered 2023 Roll						ENSLEY TOWNSHIP					
TOWNSHIP VACANT LAND SALES 2023 (20 CS)								TOWNSHIP VACANT LAND VALUES 2023					
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 acres	15-20 acres	20+ acres
No Vacant Land Sales													
<b>FOR 2023 ASSESSMENT YEAR</b>													
		<b>Rate Table 1</b>					\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 Acre	\$22,000	3 Acre	\$35,000	10 Acre	\$65,000	30 Acre	\$108,000	For 2023, analyzed sales and b/l ratios. Increased higher acreage values per sales.					
1.5 Acre	\$23,000	4 Acre	\$40,000	15 Acre	\$75,000	40 Acre	\$144,000	Also, historical information. See charts with 20 Ensley land values. 20+ acres at					
2 Acre	\$26,000	5 Acre	\$44,000	20 Acre	\$80,000	50 Acre	\$180,000	As there are only 16 parcels in this school district, values were also					
2.5 Acre	\$30,000	7 Acre	\$53,000	25 Acre	\$90,000	100 Acre	\$360,000	compared to properties located in Cedar Springs Schools, Solon Township, Kent					
County-Immediately South of these properties. See Assessor for information													
reviewed on parcels outside of the Township.													

**ENSLEY TOWNSHIP**

**INDUSTRIAL VACANT LAND VALUES 2023**

PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	TOWNSHIP
No Vacant Land Sales						

**FOR 2023 ASSESSMENT YEAR**

Rate Table						
Industrial SF Rate	Industrial Ag	ROW				
2,500	\$3,516		15,000	50,000	\$15,251	30,720
5,000	\$4,937		20,000	60,000	\$16,676	44,211
7,500	\$6,022		25,000	87,120	\$20,019	54,704
10,000	\$6,933		30,000	130,680	\$24,417	63,627
12,500	\$7,734		40,000	174,240	\$28,112	71,539

**CONCLUSION:**

ENSLEY Township has 5 industrial real properties, including 1 vacant parcel. I used the ag rate for those farmed. (See ag land chart.) With only 5 parcels, I don't have a lot of lee-way from how the County values Industrial property. My ratio for 2023 was 49.28. With the ECF I used for commercial and industrial and ag rates, my ratio was brought into compliance. Please see the Assessor for sales used outside of the Township as some of the sale's are confidential.


Ensley Township 2023 Roll  
Industrial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$1.41	\$61,220	\$3,514
5,000	0.0115	\$0.99	\$42,997	\$4,935
7,500	0.0172	\$0.80	\$34,969	\$6,021
10,000	0.2300	\$0.69	\$30,199	\$6,933
12,500	0.0287	\$0.62	\$26,952	\$7,734
15,000	0.3440	\$0.56	\$24,560	\$8,457
20,000	0.4590	\$0.49	\$21,210	\$9,738
25,000	0.5740	\$0.43	\$18,930	\$10,864
30,000	0.6890	\$0.40	\$17,250	\$11,880
40,000	0.9180	\$0.34	\$14,897	\$13,679
50,000	1.1480	\$0.31	\$13,295	\$15,261
60,000	1.3770	\$0.28	\$12,115	\$16,688
87,120	2.0000	\$0.23	\$10,018	\$20,035
130,680	3.0000	\$0.19	\$8,147	\$24,442
174,240	4.0000	\$0.16	\$7,036	\$28,144
217,800	5.0000	\$0.14	\$6,279	\$31,397
435,600	10.0000	\$0.10	\$4,410	\$44,103
653,400	15.0000	\$0.08	\$3,587	\$53,802
871,200	20.0000	\$0.07	\$3,098	\$61,952
1,089,000	25.0000	\$0.06	\$2,765	\$69,113

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.33	\$14,263	\$14,255
65340	1.50	\$0.27	\$11,600	\$17,400
87120	2.00	\$0.23	\$10,018	\$20,035
108900	2.50	\$0.21	\$8,941	\$22,352
130680	3.00	\$0.19	\$8,147	\$24,442
174240	4.00	\$0.16	\$7,036	\$28,144
217800	5.00	\$0.14	\$6,279	\$31,397
304920	7.00	\$0.12	\$5,290	\$37,028
435600	10.00	\$0.10	\$4,410	\$44,103
653400	15.00	\$0.08	\$3,587	\$53,802
871200	20.00	\$0.07	\$3,098	\$61,952
1089000	25.00	\$0.06	\$2,765	\$69,113
1306800	30.00	\$0.06	\$2,519	\$75,576
1742400	40.00	\$0.05	\$2,176	\$87,023
2178000	50.00	\$0.04	\$1,942	\$97,083
4356000	100.00	\$0.03	\$1,364	\$136,372

Ensley Township Industrial Land Value Conclusions. Please see the Assessor for the Sales used in these conclusions as some of the sales are confidential. Information is deemed reliable but not guaranteed.



ENSLEY TOWNSHIP		ENSLEY TOWNSHIP												
TOWNSHIP VACANT LAND SALES 2023 (COM)		TOWNSHIP VACANT LAND VALUES 2023												
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD	Site	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
No Vacant Land Sales														
<b>FOR 2023 ASSESSMENT YEAR</b>														
Industrial SF Rate								\$0	\$0	\$0	\$0	\$0	\$0	\$0
2,500	\$3,514	15,000	\$8,456	50,000	\$15,251	30,720								
5,000	\$4,937	20,000	\$9,736	60,000	\$16,676	44,211								
7,500	\$6,022	25,000	\$10,861	87,120	\$20,019	54,704								
10,000	\$6,933	30,000	\$11,875	130,680	\$24,417	63,627								
12,500	\$7,734	40,000	\$13,672	174,240	\$28,112	71,539								
Rate Table 4	Rural	\$3,500												
	ROW	\$0												
	Twp Com	\$1,500												
	Minimum Site	\$12,000												
<p>Ensley Township has only 16 commercial parcels (15 improved/0 Vacant/f BLL). Only the corner of Cypress and 120th Street is actually zoned light commercial. Everything else is grandfathered in for commercial use. A rural rate of \$3,500 was used for the larger acreage parcels. (See the "100 Agricultural" and "20 Ensley" spreadsheets as well as the attached Commercial Conclusions.) Minimum Site of \$12,000.</p>														

Ensley Township 2023 Roll  
Commercial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$1.41	\$61,220	\$3,514
5,000	0.0115	\$0.99	\$42,997	\$4,935
7,500	0.0172	\$0.80	\$34,969	\$6,021
10,000	0.2300	\$0.69	\$30,199	\$6,933
12,500	0.0287	\$0.62	\$26,952	\$7,734
15,000	0.3440	\$0.56	\$24,560	\$8,457
20,000	0.4590	\$0.49	\$21,210	\$9,738
25,000	0.5740	\$0.43	\$18,930	\$10,864
30,000	0.6890	\$0.40	\$17,250	\$11,880
40,000	0.9180	\$0.34	\$14,897	\$13,679
50,000	1.1480	\$0.31	\$13,295	\$15,261
60,000	1.3770	\$0.28	\$12,115	\$16,688
87,120	2.0000	\$0.23	\$10,018	\$20,035
130,680	3.0000	\$0.19	\$8,147	\$24,442
174,240	4.0000	\$0.16	\$7,036	\$28,144
217,800	5.0000	\$0.14	\$6,279	\$31,397
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Ensley Township Commercial Land Value Conclusions. Please see the Assessor for the Sales used in these conclusions as some of the sales are confidential. Information is deemed reliable but not guaranteed.