

Ensley Township Sales 4/01/2023 - 3/31/2025 All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments
24-01-100-026	9024 E 96TH ST	05/05/23	\$428,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,000	\$203,400	47.52	\$105,855		
24-01-300-021	8851 E EDGE LN	05/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,000	37.45	\$25,000		
24-01-300-026	10244 S BEECH AVE	09/13/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,500	40.37	\$33,426		
24-04-300-019	10369 S DOGWOOD AVE	09/03/24	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$133,000	50.19	\$64,683		
24-07-400-017	5389 E 112TH ST	3/14/2025	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$33,845		
24-08-300-002	10923 S HEMLOCK AVE	08/13/23	\$750,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$286,000	38.13	\$399,075		
24-08-400-014	11005 S ELM AVE	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,500	27.67	\$21,675		
24-08-400-019	11041 S ELM AVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,100	31.05	\$37,772		TIC ESTATE SALE EXPOSED
24-09-100-015	6710 E 104TH ST	05/26/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$218,300	46.45	\$66,396		
24-11-100-004	8254 E 104TH ST	06/12/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$171,300	39.20	\$150,788		
24-13-400-010	11833 S SAVANNAH CT	09/06/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,600	45.32	\$38,500		
24-13-400-017	11847 S NEWCOSTA AVE	09/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,600	35.47	\$33,750		
24-15-100-012	11524 S CYPRESS AVE	02/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,500	41.71	\$40,660		
24-15-200-001		03/24/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,800	30.78	\$147,300		
24-16-100-020	11332 S ELM AVE	05/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$30,600		
24-16-100-023	6738 E 112TH ST	02/20/25	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$131,900	43.97	\$50,028		
24-16-100-027	6794 E 112TH ST	06/20/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,200	44.63	\$28,780		
24-17-100-020	11311 S WARRENS WAY	10/03/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$92,400	34.23	\$29,760		
24-18-400-012	5405 E 120TH ST	04/04/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,100	33.53	\$27,702		
24-19-400-012	5311 E 128TH ST	04/02/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,000	58.00	\$25,539		NEW HOME AFTER PURCHASE
24-20-200-002	6069 E 124TH ST	11/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$155,800	34.62	\$141,300		
24-20-400-031	12566 S HEMLOCK AVE	01/13/25	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$149,300	45.24	\$51,779		
24-21-100-002	6640 E 120TH ST	07/26/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,900	47.43	\$149,200		494/3316 3307 SCRVNRS ERR
24-23-100-011	12360 S COTTONWOOD AVE	04/09/24	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$126,700	38.69	\$28,255		
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$178,841		
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000		
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000		495/8921 SCRCNRS ERR 500/7962
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$226,997		494/639
24-23-400-042	8703 E 128TH ST	05/29/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,200	52.70	\$20,000		
24-24-125-013	8900 E OAK DR	01/02/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,200	46.04	\$250,000		
24-24-125-030	8880 E OAK DR	03/17/25	\$1,935,000	WD	03-ARM'S LENGTH	\$1,935,000	\$858,100	44.35	\$250,000		
24-24-176-014	12305 S BALSAM DR	07/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,600	49.72	\$202,947		
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$204,074	Sales + Demo	JACKMAN TIMOTHY J & LISA M
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$182,597		
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$172,775		494/3477 TRUST

24-24-400-008	9217 E 128TH ST	08/22/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,000	54.13	\$65,760		
24-25-100-011	9100 E 128TH ST	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,500	39.80	\$37,404		
24-25-300-006	8951 E 136TH ST	02/07/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,200	48.44	\$29,165		
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$213,837		
24-27-300-019	13304 S CYPRESS AVE	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,400	39.74	\$21,875		
24-28-100-011	12834 S ELM AVE	10/02/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$129,500	35.87	\$62,809		
24-29-300-008	5773 E 136TH ST	06/10/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$123,600	33.41	\$41,500		
24-29-400-025	6309 E 136TH ST	04/19/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,200	44.48	\$30,208		
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$188,087		
24-31-300-033	14213 S JUNIPER AVE	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$25,322		
24-31-300-035	14277 S JUNIPER AVE	08/28/24	\$250,900	WWD	03-ARM'S LENGTH	\$250,900	\$106,800	42.57	\$25,602		
24-31-400-020	14365 S WOODED ACRES	10/20/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,500	28.31	\$31,090	494/8731 TRUST	
24-32-200-028	6254 E 136TH ST	10/15/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$243,000	42.64	\$75,056		
24-32-300-001	14018 S LOCUST AVE	06/23/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,000	41.91	\$25,427		
24-33-200-005	13873 S CYPRESS AVE	02/28/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,800	41.75	\$21,875		
24-33-400-034	7161 E 22 MILE RD	05/21/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$106,500	45.91	\$37,573	496/5815 TRUST	
24-34-300-028	7422 E 22 MILE RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$65,000	34.67	\$28,430		
24-02-200-051	9861 S ENSLEY CT	07/25/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,600	47.50	\$25,980		
24-06-100-012	10381 S WOODLAND LN	08/02/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$14,200	40.57	\$29,526		
24-06-300-008	10176 S PINE AVE	03/27/25	\$53,000	MLC	32-SPLIT VACANT	\$53,000	\$0	0.00	\$41,396		
24-07-100-005		09/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$145,000	31.52	\$316,114	DIFFERENT CLASSES 402 & 102	
24-08-300-007	5909 E 112TH ST	07/03/24	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$23,000	25.99	\$52,856		
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$33,195	SPLIT	
24-11-100-018	8074 E 104TH ST	06/23/23	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,900	30.50	\$30,495		
24-11-200-018		09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,900	24.60	\$81,900	494/3007 TRUST	
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$60,263		
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$58,427		
24-28-100-020	6596 E 128TH ST	06/07/24	\$53,500	WD	32-SPLIT VACANT	\$53,500	\$0	0.00	\$38,636		
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$27,135		
24-32-200-027	E 136TH ST	10/20/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,000	45.00	\$80,040		
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$195,555		
24-32-200-034	6213 E LODGEPOLE LN	11/22/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$36,260	SPLIT OFF 3.44 A 499/8187	
24-33-400-035	7165 E 22 MILE RD	10/09/24	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,100	37.81	\$27,870		
Totals:			\$18,979,600			\$18,989,600	\$7,645,600		\$6,046,567		
								Sale. Ratio =>	40.26	\$88,920	
								Std. Dev. =>	14.26		

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale
120	Conventional	492/6149	KIES TIMOTHY & AMBER	MORGAN BRUCE & MARY	BC	0	LOG	24-01-100-025
120	Conventional	493/2638	FEIGNER TODD	BRONKEMA JUSTIN & CRISTEN	C	10	RANCH	
110	Conventional	498/1858	PAEPKE GREGORY M & RIKKI M	WESTERVELT KARI	C	0	MOBILE	
120	Conventional	497/7047	QUEEN DAKOTA & NEWTON BREANNA	COOPER GRANT J	C	10	TWO-STORY	24-04-300-018
120	Conventional	499/9426	RORIGUEZ ENRIQUE & PATTY E	DREWS RENTAL LLC	C	0	RANCH	
100	Conventional	494/1998	KNOX STEPHEN G & DENISE L TRUST	GRAVEL RIDGE PROPERTIES LLC	C	0	1 1/2 STORY	24-08-200-005, 24-16-100-002
110	Conventional	493/520	HARTMAN KRISTOPHER & SHIANE	SANDERSON JORDAN	C	0	MOBILE	
111	Conventional	493/5962	KEMP CHRISTINE M ESTATE	HARNISH DAVID/HARNISH ANGELICA ETAL	C	0	MOBILE	
120	Conventional	493/704	SOCIA THOMAS	MANWARING DEREK & KATRINA	CD	0	RANCH	24-09-100-016
111	Conventional	496/8572	HEUGEL CHRISTOPHER T	PECK TYSON & TERRI	C	0	MOBILE	
110	Conventional	494/2484	PROCTOR CARLETON & SALLY	ROHACZ ALYSSA	C	0	MOBILE	
110	Conventional	494/3901	DAUSER WILLIAM J ESTATE	CONTRERAS ADRIAN I ET AL	CD	0	MOBILE	
121	Conventional	495/7582	HYRNES REX JR	SOTO RANDY A SERRANO	CD	0	TWO-STORY	
100	Conventional	499/8875	KINNEY THOMAS E	FAR VIEW ACRES LLC				
120	Conventional	492/8825	BOYINK LARRY W & PATRICIA E	CRISHER HENRY & ABIGAIL	C	10	RANCH	
120	Conventional	499/5416	FISHER ZACHARY & JENNIFER	HOOK GREG A	C	10	RANCH	24-16-100-022
120	Conventional	496/8765	ELZINGA PHILIP	HOUSE LISA & ROBERT	C	10	RANCH	
111	Conventional	498/1770	WHITAKER ANN ESTATE	ADGATE JASON	C	0	MOBILE	
111	Conventional	496/180	MARTINEZ DEBORAH	O'MALLEY DARREN & AUGUST	C	0	MOBILE	
120	Conventional	496/1379	TONER GLORIA J & JOHN V	SELLECK WILLIAM & NINA	C	0	RANCH	
100	Conventional	494/9796	ANDRUS FAMILY REVOCABLE TRUST	ACKER AMANDA	C	0	RANCH	
120	Conventional	499/2258	DAIMLER TROY L & CYNTHIA A	DOUMA ETHAN & CHERIE	C	10	TWO-STORY	
121	Conventional	494/1915	GREENHOE WILLIAM J ET AL TRUST	FAR VIEW ACRES LLC	CD	0	TWO-STORY	
120	Conventional	496/1618	BENSO BRENT J & BRINI CRISTINA L	MACZALA TAYLOR & VANMAELE JOSEPH	C	10	RANCH	
20BLF	Conventional	493/8106	VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH	
20BLF	Conventional	493/1568	BUTLER DANIEL L & KATHY	FISK JEREMY & LAURA	C	0	RANCH	
20BLF	Conventional	495/7572	PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	C	10	1 1/2 STORY	
20BLF	Conventional	494/642	NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	C	(5)	RANCH	
120	Conventional	496//5290	POLL JONATHAN M & SAMANTHA L	HOLFORTY MICHAEL/LOTT LESLIE	C	10	RANCH	
20BLF	Conventional	499/1273	JOHNSON ANGELA & DAVID C	WILLIAMS RYAN & CARRIE TRUST	C	0	RANCH	
20BL+	Conventional	499/8108	MARQUEZ OSCAR	DEGAETANO THEODORE D JR TRUST ET AL	A	(10)	TWO-STORY	
20BLF	Conventional	497/312	VISSER JAMES M & HAVERKATE KATHRYN	OBERDORFER ROBERT & DARCY	CD	0	RANCH	
20BL+	Conventional	492/8001 492/6432	MENZIES LIVING TRUST	TLJ FAMILY TRUST	BC	0	TWO-STORY	
20BLF	Conventional	492/3714	SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY	
20ELF	Conventional	494/3480	TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH	

120	Conventional	493/9125	DEBRUIN JOSHUA R	SIZTO ENOCH & KATANA	C	10	TWO-STORY	
120	Conventional	493/8301	DENTON COADY J & RACHEL L	LANGE DAVID G & RUTH	C	5	RANCH	
120	Conventional	499/4957	JAT VENTURES LLC	CAZIER MICHAEL	C	10	RANCH	
20ELF	Conventional	494/4061	KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH	
121	Conventional	494/4161	BELL DAVID A & TONIA E	HAMMER GREGORY S	C	0	TWO-STORY	
120	Conventional	494/4064	NEWTON JACOB	WENDT BRENNAN	C	10	RANCH	
120	Conventional	496/7880	KINNEY KEVIN K & DIANE E TRUST	QUEEN DAKOTA & BREANNA	C	5	RANCH	
121	Conventional	496/2581	KOWALCZYK CODY & MELANIE	WEST JONATHAN	C	0	1 1/2 STORY	
120	Conventional	493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	C	0	RANCH	24-31-200-005
120	Conventional	495/4071	HORNING DANIEL L	BOONSTRA JACOB	C	10	RANCH	
120	Conventional	497/7477	UNDERWOOD SCOTT C & KAREN	POLLARD AMANDA	C	10	RANCH	
110	Conventional	494/8745	BROWN PATRICIA E TRUST	ALLOR JANET M	D	0	MOBILE	
120	Conventional	498/4571	SIMON DANIEL & SARAH E	NUGENT ALAN & HANNAH	BC	0	RANCH	
120	Conventional	493/2053	NEWTON CASSANDRA A	HUGHES SIARA & KYLE	C	0	TWO-STORY	
120	Conventional	499/6120	VANHEEST BENJAMIN D	BILETH TIMOTHY J II & RACALIA JADA	C	10	RANCH	
120	Conventional	496/5818	RAYMOND ALFRED R & SHIRLEY A TRUST	COOK BENJAMIN & HALLIE	C	10	RANCH	
120	Conventional	493/5211	WIERDA JAMES O JR	FISK JEFFREY	C	0	TWO-STORY	
122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E				
20	Conventional	497/4164	BARR FREDERICK	NEY KEN & WENDY HERTING				
20	Not Used	499/5869	HUMES DOUGLAS	GOETSCH TOM				
100	Not Used	494/2346	MOSSEL JOHN & HEATHER	TOWNLINE PROPERTIES LLC				24-07-300-010, 24-07-200-002, 24-07-200-019
120	Conventional	497/1105	VANDERMEULEN J TODD	BARTZ JASON A				
120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN				
20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS				
20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C				
20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS				
120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX				
20	Not Used	496/8612	KEUR ED FAMILY TRUST	KLEIN EVAN P				
20	Not Used	495/7194	NEWTON DANIEL A & KELLIE	BENNETT TODD A & ANGELA M				
20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R				
100	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE				
120	Not Used	498/8040	NEWTON TIMOTHY & DIANNE	DUMISTRA JAMES & LORI				
110	Conventional	498/3906	GERARD REECE C & ALISHA M	EERDMANS ADAM				

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre
ENSLEY	401	0.0	0.0	0.0	20.51	\$428,000	\$59,774	14%	\$2,915		
ENSLEY	401	0.0	0.0	0.0	1.00	\$275,000	\$58,806	21%	\$58,806		
ENSLEY	401	0.5	0.5	0.0	2.50	\$135,000	\$47,865	35%	\$19,146		
ENSLEY	401	0.0	0.0	0.0	5.00	\$265,000	\$47,883	18%	\$9,577		
ENSLEY	401	0.0	0.0	0.0	2.96	\$250,000	\$81,889	33%	\$27,665		
AGRICULTURAL	101	0.0	0.0	0.0	120.00	\$750,000	\$500,132	67%	\$4,168		
ENSLEY	401	0.0	0.0	0.0	1.00	\$150,000	\$57,929	39%	\$57,929		
ENSLEY	401	0.0	0.0	0.0	4.07	\$200,000	\$81,954	41%	\$20,146		
ENSLEY	401	0.0	0.0	0.0	5.26	\$470,000	\$445	0%	\$85		
ENSLEY	401	0.0	0.0	0.0	38.51	\$437,000	\$200,074	46%	\$5,196		
ENSLEY	401	0.0	0.0	0.0	4.00	\$94,000	\$11,255	12%	\$2,814		
ENSLEY	401	0.0	0.0	0.0	2.70	\$75,000	\$28,325	38%	\$10,491		
ENSLEY	401	0.0	0.0	0.0	5.00	\$205,000	\$41,802	20%	\$8,360		
AGRICULTURAL	101	0.0	0.0	0.0	40.00	\$230,000	\$225,028	98%	\$5,626		
ENSLEY	401	0.0	0.0	0.0	2.00	\$235,000	(\$23,619)	-10%	(\$11,810)		
ENSLEY	401	0.0	0.0	0.0	2.20	\$300,000	\$60,804	20%	\$27,638		
ENSLEY	401	0.0	0.0	0.0	1.54	\$285,000	\$42,719	15%	\$27,740		
ENSLEY	401	0.0	0.0	0.0	1.68	\$269,900	\$94,370	35%	\$56,173		
ENSLEY	401	0.0	0.0	0.0	1.50	\$215,000	\$79,111	37%	\$52,741		
ENSLEY	402	0.0	0.0	0.0	1.21	\$50,000	\$50,000	100%	\$41,322		
AGRICULTURAL	101	0.0	0.0	0.0	40.00	\$450,000	\$218,508	49%	\$5,463		
ENSLEY	401	0.0	0.0	0.0	8.48	\$330,000	\$41,376	13%	\$4,879		
AGRICULTURAL	401	0.0	0.0	0.0	40.00	\$335,000	\$118,685	35%	\$2,967		
ENSLEY	401	0.0	0.0	0.0	1.58	\$327,500	\$83,617	26%	\$52,922		
BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000	\$261,363	58%	\$1,166,799		
BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000	\$323,429	62%	\$582,755		
BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000	\$325,000	100%	\$445,816		
BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000	\$170,157	52%	\$859,379		
ENGLEWRIGHT LAKE FRONTAGE	401	120.1	128.4	151.0	0.46	\$230,000	(\$10,868)	-5%	(\$23,626)		
BAPTIST LAKE FRONTAGE	401	74.0	100.0	166.3	0.42	\$550,000	\$204,684	37%	\$487,343		
BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	\$1,935,000	\$132,121	7%	\$130,168		
BAPTIST LAKE FRONTAGE	401	49.7	72.5	121.5	0.16	\$325,000	\$138,321	43%	\$864,506		
BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$310,000	\$310,000	100%	\$1,823,529		
BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000	\$181,129	45%	\$2,012,544		
ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000	\$179,980	50%	\$473,632		

ENSLEY	401	0.0	0.0	0.0	15.00	\$460,000	\$181,077	39%	\$12,072
ENSLEY	401	0.0	0.0	0.0	4.00	\$250,000	\$49,837	20%	\$12,459
ENSLEY	401	0.0	0.0	0.0	1.80	\$180,000	\$20,483	11%	\$11,379
ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000	\$185,468	49%	\$515,189
ENSLEY	401	0.0	0.0	0.0	1.00	\$230,000	\$39,122	17%	\$39,122
ENSLEY	401	0.0	0.0	0.0	15.01	\$361,000	\$116,737	32%	\$7,777
ENSLEY	401	0.3	0.3	0.0	5.00	\$370,000	\$152,547	41%	\$30,509
ENSLEY	401	0.0	0.0	0.0	1.96	\$250,000	\$53,584	21%	\$27,339
ENSLEY	401	0.0	0.0	0.0	40.00	\$480,000	\$157,693	33%	\$3,942
ENSLEY	401	0.0	0.0	0.0	1.16	\$240,000	\$12,561	5%	\$10,828
ENSLEY	401	0.0	0.0	0.0	1.20	\$250,900	\$45,290	18%	\$37,742
ENSLEY	401	0.0	0.0	0.0	1.87	\$83,000	\$37,076	45%	\$19,827
ENSLEY	401	0.0	0.0	0.0	18.70	\$569,900	\$132,894	23%	\$7,107
ENSLEY	401	0.0	0.0	0.0	1.25	\$241,000	\$29,421	12%	\$23,537
ENSLEY	401	0.0	0.0	0.0	1.00	\$275,000	\$48,949	18%	\$48,949
ENSLEY	401	0.0	0.0	0.0	2.39	\$232,000	\$30,249	13%	\$12,656
ENSLEY	401	0.0	0.0	0.0	1.87	\$187,500	\$58,475	31%	\$31,270
ENSLEY	402	0.0	0.0	0.0	1.14	\$16,000	\$16,000	100%	\$14,035
ENSLEY	402	0.0	0.0	0.0	5.52	\$35,000	\$35,000	100%	\$6,341
ENSLEY	402	0.0	0.0	0.0	4.96	\$53,000	\$53,000	100%	\$10,685
AGRICULTURAL	102	0.0	0.0	0.0	89.13	\$460,000	\$460,000	100%	\$5,161
ENSLEY	402	0.0	0.0	0.0	10.02	\$88,500	\$88,500	100%	\$8,829
ENSLEY	402	0.0	0.0	0.0	2.64	\$28,000	\$28,000	100%	\$10,606
ENSLEY	402	0.0	0.0	0.0	1.91	\$25,900	\$25,900	100%	\$13,560
ENSLEY	402	0.0	0.0	0.0	21.00	\$150,000	\$150,000	100%	\$7,143
ENSLEY	402	0.0	0.0	0.0	12.69	\$57,000	\$57,000	100%	\$4,492
ENSLEY	402	0.0	0.0	0.0	12.01	\$75,000	\$75,000	100%	\$6,245
ENSLEY	402	0.0	0.0	0.0	4.37	\$53,500	\$53,500	100%	\$12,243
ENSLEY	402	0.0	0.0	0.0	1.45	\$29,000	\$29,000	100%	\$20,000
ENSLEY	402	0.0	0.0	0.0	20.01	\$80,000	\$80,000	100%	\$3,998
AGRICULTURAL	102	0.0	0.0	0.0	57.10	\$235,000	\$235,000	100%	\$4,116
ENSLEY	402	0.0	0.0	0.0	3.44	\$35,000	\$35,000	100%	\$10,174
ENSLEY	402	0.0	0.0	0.0	1.56	\$32,000	\$32,000	100%	\$20,513
		1,041.7	1,144.8	1,959.5	719.62	\$18,989,600	\$4,680,377		
		15.3	16.8	28.8	10.58				

Ensley Township Sales 4/01/2023 - 3/31/2025 All

Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre	Comments	Land Value @ 35%	\$/Actual FF
	\$64,200	\$85,600	\$4,174	\$85,600						\$149,800	
	\$41,250	\$55,000	\$55,000	\$55,000						\$96,250	
	\$20,250	\$27,000	\$10,800	\$27,000						\$47,250	\$270,000
	\$39,750	\$53,000	\$10,600	\$53,000						\$92,750	
	\$37,500	\$50,000	\$16,892	\$50,000						\$87,500	
	\$112,500	\$150,000	\$1,250	\$150,000						\$262,500	
	\$22,500	\$30,000	\$30,000	\$30,000						\$52,500	
	\$30,000	\$40,000	\$9,833	\$40,000						\$70,000	
	\$70,500	\$94,000	\$17,864	\$94,000						\$164,500	
	\$65,550	\$87,400	\$2,270	\$87,400						\$152,950	
	\$14,100	\$18,800	\$4,700	\$18,800						\$32,900	
	\$11,250	\$15,000	\$5,556	\$15,000						\$26,250	
	\$30,750	\$41,000	\$8,200	\$41,000						\$71,750	
	\$34,500	\$46,000	\$1,150	\$46,000						\$80,500	
	\$35,250	\$47,000	\$23,500	\$47,000						\$82,250	
	\$45,000	\$60,000	\$27,273	\$60,000						\$105,000	
	\$42,750	\$57,000	\$37,013	\$57,000						\$99,750	
	\$40,485	\$53,980	\$32,131	\$53,980						\$94,465	
	\$32,250	\$43,000	\$28,667	\$43,000						\$75,250	
				\$50,000						\$50,000	
	\$67,500	\$90,000	\$2,250	\$90,000						\$157,500	
	\$49,500	\$66,000	\$7,783	\$66,000						\$115,500	
	\$50,250	\$67,000	\$1,675	\$67,000						\$117,250	
	\$49,125	\$65,500	\$41,456	\$65,500						\$114,625	
	\$67,500	\$90,000	\$401,786	\$90,000						\$157,500	\$4,787
	\$78,750	\$105,000	\$189,189	\$105,000						\$183,750	\$5,043
	\$48,750	\$65,000	\$89,163	\$65,000						\$113,750	\$3,155
	\$48,750	\$65,000	\$328,283	\$65,000						\$113,750	\$5,159
	\$34,500	\$46,000	\$100,000	\$46,000						\$80,500	\$1,915
	\$82,500	\$110,000	\$261,905	\$110,000						\$192,500	\$7,432
	\$290,250	\$387,000	\$381,281	\$387,000						\$677,250	\$11,038
	\$48,750	\$65,000	\$406,250	\$65,000						\$113,750	\$6,537
Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	\$46,500	\$62,000	\$364,706	\$62,000						\$108,500	\$6,235
	\$60,000	\$80,000	\$888,889	\$80,000						\$140,000	\$8,000
	\$54,000	\$72,000	\$189,474	\$72,000						\$126,000	\$7,252

	\$69,000	\$92,000	\$6,133	\$92,000		\$161,000	
	\$37,500	\$50,000	\$12,500	\$50,000		\$87,500	
	\$27,000	\$36,000	\$20,000	\$36,000		\$63,000	
	\$57,000	\$76,000	\$211,111	\$76,000		\$133,000	\$3,506
	\$34,500	\$46,000	\$46,000	\$46,000		\$80,500	
	\$54,150	\$72,200	\$4,810	\$72,200		\$126,350	
	\$55,500	\$74,000	\$14,800	\$74,000		\$129,500	\$1,480,000
	\$37,500	\$50,000	\$25,510	\$50,000		\$87,500	
	\$72,000	\$96,000	\$2,400	\$96,000		\$168,000	
	\$36,000	\$48,000	\$41,379	\$48,000		\$84,000	
	\$37,635	\$50,180	\$41,817	\$50,180		\$87,815	
	\$12,450	\$16,600	\$8,877	\$16,600		\$29,050	
	\$85,485	\$113,980	\$6,095	\$113,980		\$199,465	
	\$36,150	\$48,200	\$38,560	\$48,200		\$84,350	
	\$41,250	\$55,000	\$55,000	\$55,000		\$96,250	
	\$34,800	\$46,400	\$19,414	\$46,400		\$81,200	
	\$28,125	\$37,500	\$20,053	\$37,500		\$65,625	
				\$16,000		\$16,000	
				\$35,000		\$35,000	
				\$53,000		\$53,000	
				\$460,000		\$460,000	
				\$88,500		\$88,500	
				\$28,000		\$28,000	
				\$25,900		\$25,900	
				\$150,000		\$150,000	
				\$57,000		\$57,000	
				\$75,000		\$75,000	
				\$53,500		\$53,500	
				\$29,000		\$29,000	
				\$80,000		\$80,000	
				\$235,000		\$235,000	
				\$35,000		\$35,000	
				\$32,000		\$32,000	

\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
	\$59,774			120				
	\$58,806			120				
\$270,000	\$47,865	\$95,730	\$95,730	110				
	\$47,883			120				
	\$81,889			120				
	\$500,132			100				
	\$57,929			110				
	\$81,954			111				
	\$445			120				
	\$200,074			111				
	\$11,255			110				
	\$28,325			110				
	\$41,802			121				
	\$225,028			100				
	(\$23,619)			120				
	\$60,804			120				
	\$42,719			120				
	\$94,370			111				
	\$79,111			111				
	\$50,000			120			New Home After Purchase	
	\$218,508			100				
	\$41,376			120				
	\$118,685			121				
	\$83,617			120				
\$5,032	\$261,363	\$2,780	\$2,923	20BLF	CHANNELFRONTAGE	North		
\$4,913	\$323,429	\$3,107	\$3,027	20BLF	BAPTIST LAKE FF	West		
\$3,210	\$325,000	\$3,155	\$3,210	20BLF	BAPTIST LAKE FF	West		
\$4,009	\$170,157	\$2,701	\$2,099	20BLF	BAPTIST LAKE FF	South		
\$1,791	(\$10,886)	-\$91	-\$85	120	BACK LOTS	North		
\$5,498	\$204,684	\$2,766	\$2,046	20BLF	BAPTIST LAKE FF	NE		
\$12,840	\$132,121	\$754	\$877	20BL+	BAPTIST LAKE FF	North		
\$4,484	\$138,321	\$2,782	\$1,908	20BLF	BAPTIST LAKE FF	East		
\$4,253	\$310,000	\$6,235	\$4,253	20BL+	BAPTIST LAKE FF	East	Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	
\$6,134	\$181,129	\$3,623	\$2,777	20BLF	BAPTIST LAKE FF	South		
\$4,584	\$179,980	\$3,626	\$2,292	20ELF	ENGLEWRIGHT FF	North		

	\$181,077			120		
	\$49,837			120		
	\$20,483			120		
\$3,910	\$185,468	\$1,711	\$1,908	20ELF	ENGLEWRIGHT FF	West
	\$39,122			121		
	\$116,737			120		
\$1,480,000	\$152,547	\$610,188	\$610,188	120		
	\$53,584			121		
	\$157,693			120		
	\$12,561			120		
	\$45,290			120		
	\$37,076			110		
	\$132,894			120		
	\$29,421			120		
	\$48,949			120		
	\$30,249			120		
	\$58,475			120		
	\$16,000			122		
	\$35,000			20		
	\$53,000			20		
	\$460,000			100		
	\$88,500			120		
	\$28,000			120		
	\$25,900			20		
	\$150,000			20		
	\$57,000			20		
	\$75,000			120		
	\$53,500			20		
	\$29,000			20		
	\$80,000			20		
	\$235,000			100		
	\$35,000			120		
	\$32,000			110		
	\$4,680,377					

Ensley Township Sales 4/01/2023 - 3/31/2025 Ensley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment
24-01-300-021	8851 E EDGE LN	05/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$103,000	37.45	\$25,000	
24-08-400-014	11005 S ELM AVE	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$41,500	27.67	\$21,675	
24-27-300-019	13304 S CYPRESS AVE	10/04/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$91,400	39.74	\$21,875	
24-33-200-005	13873 S CYPRESS AVE	02/28/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$114,800	41.75	\$21,875	
24-02-200-051	9861 S ENSLEY CT	07/25/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,600	47.50	\$25,980	
24-31-300-033	14213 S JUNIPER AVE	01/12/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$25,322	
24-19-400-012	5311 E 128TH ST	04/02/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,000	58.00	\$25,539	
24-31-300-035	14277 S JUNIPER AVE	08/28/24	\$250,900	WD	03-ARM'S LENGTH	\$250,900	\$106,800	42.57	\$25,602	
24-32-300-001	14018 S LOCUST AVE	06/23/23	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$101,000	41.91	\$25,427	
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$27,135	
24-18-400-012	5405 E 120TH ST	04/04/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$72,100	33.53	\$27,702	
24-16-100-027	6794 E 112TH ST	06/20/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$127,200	44.63	\$28,780	
24-33-400-035	7165 E 22 MILE RD	10/09/24	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$12,100	37.81	\$27,870	
24-23-100-011	12360 S COTTONWOOD AVE	04/09/24	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$126,700	38.69	\$28,255	
24-17-100-020	11311 S WARRENS WAY	10/03/24	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$92,400	34.23	\$29,760	
24-25-300-006	8951 E 136TH ST	02/07/25	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$87,200	48.44	\$29,165	
24-31-400-020	14365 S WOODED ACRES	10/20/23	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$23,500	28.31	\$31,090	
24-34-300-028	7422 E 22 MILE RD	07/21/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$65,000	34.67	\$28,430	
24-11-100-018	8074 E 104TH ST	06/23/23	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,900	30.50	\$30,495	
24-29-400-025	6309 E 136TH ST	04/19/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,200	44.48	\$30,208	
24-16-100-020	11332 S ELM AVE	05/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,800	48.43	\$30,600	
24-16-100-023	6738 E 112TH ST	02/20/25	\$300,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$131,900	43.97	\$50,028	
24-33-400-034	7161 E 22 MILE RD	05/21/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$106,500	45.91	\$37,573	
24-01-300-026	10244 S BEECH AVE	09/13/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,500	40.37	\$33,426	
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$33,195	
24-13-400-017	11847 S NEWCOSTA AVE	09/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,600	35.47	\$33,750	
24-07-400-017	5389 E 112TH ST	03/14/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$97,100	38.84	\$33,845	
24-32-200-034	6213 E LODGEPOLE LN	11/22/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$36,260	
24-13-400-010	11833 S SAVANNAH CT	09/06/23	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$42,600	45.32	\$38,500	
24-25-100-011	9100 E 128TH ST	08/21/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,500	39.80	\$37,404	

24-08-400-019	11041 S ELM AVE	06/16/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,100	31.05	\$37,772	
24-28-100-020	6596 E 128TH ST	06/07/24	\$53,500	WD	32-SPLIT VACANT	\$53,500	\$0	0.00	\$38,636	
24-06-300-008	10176 S PINE AVE	03/27/25	\$53,000	MLC	32-SPLIT VACANT	\$53,000	\$0	0.00	\$41,396	
24-04-300-019	10369 S DOGWOOD AVE	09/03/24	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$133,000	50.19	\$64,683	
24-15-100-012	11524 S CYPRESS AVE	02/26/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$85,500	41.71	\$40,660	
24-29-300-008	5773 E 136TH ST	06/10/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$123,600	33.41	\$41,500	
24-09-100-015	6710 E 104TH ST	05/26/23	\$470,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$470,000	\$218,300	46.45	\$66,396	
24-06-100-012	10381 S WOODLAND LN	08/02/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$14,200	40.57	\$29,526	
24-20-400-031	12566 S HEMLOCK AVE	01/13/25	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$149,300	45.24	\$51,779	
24-08-300-007	5909 E 112TH ST	07/03/24	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$23,000	25.99	\$52,856	
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$58,427	
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$60,263	
24-24-400-008	9217 E 128TH ST	08/22/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$249,000	54.13	\$65,760	
24-28-100-011	12834 S ELM AVE	10/02/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$129,500	35.87	\$62,809	
24-32-200-028	6254 E 136TH ST	10/15/24	\$569,900	WD	03-ARM'S LENGTH	\$569,900	\$243,000	42.64	\$75,056	
24-32-200-027	E 136TH ST	10/20/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,000	45.00	\$80,040	
24-01-100-026	9024 E 96TH ST	05/05/23	\$428,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,000	\$203,400	47.52	\$105,855	
24-11-200-018		09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,900	24.60	\$81,900	
24-11-100-004	8254 E 104TH ST	06/12/24	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$171,300	39.20	\$150,788	
24-31-200-006	5598 E 136TH ST	08/17/23	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$221,400	46.13	\$188,087	
Totals:			\$10,414,600			\$10,414,600	\$4,224,400		\$2,295,955	
								Sale. Ratio =>	40.56	\$45,919
								Std. Dev. =>	14.97	

Comments	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class	+/-	Style
	120	Conventional	493/2638	FEIGNER TODD	BRONKEMA JUSTIN & CRISTEN	C	10	RANCH
	110	Conventional	493/520	HARTMAN KRISTOPHER & SHIANE	SANDERSON JORDAN	C	0	MOBILE
	121	Conventional	494/4161	BELL DAVID A & TONIA E	HAMMER GREGORY S	C	0	TWO-STORY
	120	Conventional	499/6120	VANHEEST BENJAMIN D	BILETH TIMOTHY J II & RACALIA JADA	C	10	RANCH
	122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E			
	120	Conventional	495/4071	HORNING DANIEL L	BOONSTRA JACOB	C	10	RANCH
NEW HOME AFTER PURCHASE	120	Conventional	496/1379	TONER GLORIA J & JOHN V	SELLECK WILLIAM & NINA	C	0	RANCH
	120	Conventional	497/7477	UNDERWOOD SCOTT C & KAREN	POLLARD AMANDA	C	10	RANCH
	120	Conventional	493/2053	NEWTON CASSANDRA A	HUGHES SIARA & KYLE	C	0	TWO-STORY
	20	Not Used	495/7194	NEWTON DANIEL A & KELLIE	BENNETT TODD A & ANGELA M			
	111	Conventional	496/180	MARTINEZ DEBORAH	O'MALLEY DARREN & AUGUST	C	0	MOBILE
	120	Conventional	496/8765	ELZINGA PHILIP	HOUSE LISA & ROBERT	C	10	RANCH
	110	Conventional	498/3906	GERARD REECE C & ALISHA M	EERDMANS ADAM			
	120	Conventional	496/1618	BENSO BRENT J & BRINI CRISTINA L	MACZALA TAYLOR & VANMAELE JOSEPH	C	10	RANCH
	111	Conventional	498/1770	WHITAKER ANN ESTATE	ADGATE JASON	C	0	MOBILE
	120	Conventional	499/4957	JAT VENTURES LLC	CAZIER MICHAEL	C	10	RANCH
494/8731 TRUST	110	Conventional	494/8745	BROWN PATRICIA E TRUST	ALLOR JANET M	D	0	MOBILE
	120	Conventional	493/5211	WIERDA JAMES O JR	FISK JEFFREY	C	0	TWO-STORY
	20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS			
	121	Conventional	496/2581	KOWALCZYK CODY & MELANIE	WEST JONATHAN	C	0	1 1/2 STORY
	120	Conventional	492/8825	BOYINK LARRY W & PATRICIA E	CRISHER HENRY & ABIGAIL	C	10	RANCH
	120	Conventional	499/5416	FISHER ZACHARY & JENNIFER	HOOK GREG A	C	10	RANCH
496/5815 TRUST	120	Conventional	496/5818	RAYMOND ALFRED R & SHIRLEY A TRUST	COOK BENJAMIN & HALLIE	C	10	RANCH
	110	Conventional	498/1858	PAEPKE GREGORY M & RIKKI M	WESTERVELT KARI	C	0	MOBILE
SPLIT	120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN			
	110	Conventional	494/3901	DAUSER WILLIAM J ESTATE	CONTRERAS ADRIAN I ET AL	CD	0	MOBILE
	120	Conventional	499/9426	RODRIGUEZ ENRIQUE & PATTY E	DREWS RENTALS LLC	C	0	RANCH
SPLIT OFF 3.44 A 499/8187	120	Not Used	498/8040	NEWTON TIMOTHY & DIANNE	DUMISTRA JAMES & LORI			
	110	Conventional	494/2484	PROCTOR CARLETON & SALLY	ROHACZ ALYSSA	C	0	MOBILE
	120	Conventional	493/8301	DENTON COADY J & RACHEL L	LANGE DAVID G & RUTH	C	5	RANCH

TIC ESTATE SALE EXPOSED	111	Conventional	493/5962	KEMP CHRISTINE M ESTATE	HARNISH DAVID/HARNISH ANGELICA ETAL	C	0	MOBILE
	20	Not Used	496/8612	KEUR ED FAMILY TRUST	KLEIN EVAN P			
	20	Not Used	499/5869	HUMES DOUGLAS	GOETSCH TOM			
	120	Conventional	497/7047	QUEEN DAKOTA & NEWTON BREANNA	COOPER GRANT J	C	10	TWO-STORY
	121	Conventional	495/7582	HYRNES REX JR	SOTO RANDY A SERRANO	CD	0	TWO-STORY
	120	Conventional	496/7880	KINNEY KEVIN K & DIANE E TRUST	QUEEN DAKOTA & BREANNA	C	5	RANCH
	120	Conventional	493/704	SOCIA THOMAS	MANWARING DEREK & KATRINA	CD	0	RANCH
	20	Conventional	497/4164	BARR FREDERICK	NEY KEN & WENDY HERTING			
	120	Conventional	499/2258	DAIMLER TROY L & CYNTHIA A	DOUMA ETHAN & CHERIE	C	10	TWO-STORY
	120	Conventional	497/1105	VANDERMEULEN J TODD	BARTZ JASON A			
	120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX			
	20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS			
	120	Conventional	493/9125	DEBRUIN JOSHUA R	SIZTO ENOCH & KATANA	C	10	TWO-STORY
	120	Conventional	494/4064	NEWTON JACOB	WENDT BRENNAN	C	10	RANCH
	120	Conventional	498/4571	SIMON DANIEL & SARAH E	NUGENT ALAN & HANNAH	BC	0	RANCH
	20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R			
	120	Conventional	492/6149	KIES TIMOTHY & AMBER	MORGAN BRUCE & MARY	BC	0	LOG
494/3007 TRUST	20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C			
	111	Conventional	496/8572	HUEUGEL CHRISTOPHER T	PECK TYSON & TERRI			MOBILE
	120	Conventional	493/8191	KESSEL MEGHAN & ROBERT	VLASTUIN BRAD	C	0	RANCH

Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre
	ENSLEY	401	0.0	0.0	0.0	1.00	\$275,000	\$41,250	\$55,000	\$55,000
	ENSLEY	401	0.0	0.0	0.0	1.00	\$150,000	\$22,500	\$30,000	\$30,000
	ENSLEY	401	0.0	0.0	0.0	1.00	\$230,000	\$34,500	\$46,000	\$46,000
	ENSLEY	401	0.0	0.0	0.0	1.00	\$275,000	\$41,250	\$55,000	\$55,000
	ENSLEY	402	0.0	0.0	0.0	1.14	\$16,000			\$14,035
	ENSLEY	401	0.0	0.0	0.0	1.16	\$240,000	\$36,000	\$48,000	\$41,379
	ENSLEY	402	0.0	0.0	0.0	1.21	\$50,000			\$41,322
	ENSLEY	401	0.0	0.0	0.0	1.20	\$250,900	\$37,635	\$50,180	\$41,817
	ENSLEY	401	0.0	0.0	0.0	1.25	\$241,000	\$36,150	\$48,200	\$38,560
	ENSLEY	402	0.0	0.0	0.0	1.45	\$29,000			\$20,000
	ENSLEY	401	0.0	0.0	0.0	1.50	\$215,000	\$32,250	\$43,000	\$28,667
	ENSLEY	401	0.0	0.0	0.0	1.54	\$285,000	\$42,750	\$57,000	\$37,013
	ENSLEY	402	0.0	0.0	0.0	1.56	\$32,000			\$20,513
	ENSLEY	401	0.0	0.0	0.0	1.58	\$327,500	\$49,125	\$65,500	\$41,456
	ENSLEY	401	0.0	0.0	0.0	1.68	\$269,900	\$40,485	\$53,980	\$32,131
	ENSLEY	401	0.0	0.0	0.0	1.80	\$180,000	\$27,000	\$36,000	\$20,000
	ENSLEY	401	0.0	0.0	0.0	1.87	\$83,000	\$12,450	\$16,600	\$8,877
	ENSLEY	401	0.0	0.0	0.0	1.87	\$187,500	\$28,125	\$37,500	\$20,053
	ENSLEY	402	0.0	0.0	0.0	1.91	\$25,900			\$13,560
	ENSLEY	401	0.0	0.0	0.0	1.96	\$250,000	\$37,500	\$50,000	\$25,510
	ENSLEY	401	0.0	0.0	0.0	2.00	\$235,000	\$35,250	\$47,000	\$23,500
24-16-100-022	ENSLEY	401	0.0	0.0	0.0	2.20	\$300,000	\$45,000	\$60,000	\$27,273
	ENSLEY	401	0.0	0.0	0.0	2.39	\$232,000	\$34,800	\$46,400	\$19,414
	ENSLEY	401	0.5	0.5	0.0	2.50	\$135,000	\$20,250	\$27,000	\$10,800
	ENSLEY	402	0.0	0.0	0.0	2.64	\$28,000			\$10,606
	ENSLEY	401	0.0	0.0	0.0	2.70	\$75,000	\$11,250	\$15,000	\$5,556
	ENSLEY	401	0.0	0.0	0.0	2.96	\$250,000	\$37,500	\$50,000	\$16,892
	ENSLEY	402	0.0	0.0	0.0	3.44	\$35,000			\$10,174
	ENSLEY	401	0.0	0.0	0.0	4.00	\$94,000	\$14,100	\$18,800	\$4,700
	ENSLEY	401	0.0	0.0	0.0	4.00	\$250,000	\$37,500	\$50,000	\$12,500

	ENSLEY	401	0.0	0.0	0.0	4.07	\$200,000	\$30,000	\$40,000	\$9,833
	ENSLEY	402	0.0	0.0	0.0	4.37	\$53,500			\$12,243
	ENSLEY	402	0.0	0.0	0.0	4.96	\$53,000			\$10,685
24-04-300-018	ENSLEY	401	0.0	0.0	0.0	5.00	\$265,000	\$39,750	\$53,000	\$10,600
	ENSLEY	401	0.0	0.0	0.0	5.00	\$205,000	\$30,750	\$41,000	\$8,200
24-09-100-016	ENSLEY	401	0.3	0.3	0.0	5.00	\$370,000	\$55,500	\$74,000	\$14,800
	ENSLEY	401	0.0	0.0	0.0	5.26	\$470,000	\$70,500	\$94,000	\$17,864
	ENSLEY	402	0.0	0.0	0.0	5.52	\$35,000			\$6,341
	ENSLEY	401	0.0	0.0	0.0	8.48	\$330,000	\$49,500	\$66,000	\$7,783
	ENSLEY	402	0.0	0.0	0.0	10.02	\$88,500			\$8,829
	ENSLEY	402	0.0	0.0	0.0	12.01	\$75,000			\$6,245
	ENSLEY	402	0.0	0.0	0.0	12.69	\$57,000			\$4,492
	ENSLEY	401	0.0	0.0	0.0	15.00	\$460,000	\$69,000	\$92,000	\$6,133
	ENSLEY	401	0.0	0.0	0.0	15.01	\$361,000	\$54,150	\$72,200	\$4,810
	ENSLEY	401	0.0	0.0	0.0	18.70	\$569,900	\$85,485	\$113,980	\$6,095
24-01-100-025	ENSLEY	402	0.0	0.0	0.0	20.01	\$80,000			\$3,998
	ENSLEY	401	0.0	0.0	0.0	20.51	\$428,000	\$64,200	\$85,600	\$4,174
	ENSLEY	402	0.0	0.0	0.0	21.00	\$150,000			\$7,143
	ENSLEY	401	0.0	0.0	0.0	38.51	\$437,000	\$65,550	\$87,400	\$2,270
24-31-200-005	ENSLEY	401	0.0	0.0	0.0	40.00	\$480,000	\$72,000	\$96,000	\$2,400
			0.8	0.8	0.0	328.63	\$10,414,600			
			0.0	0.0	0.0	6.57				

Ensley Township Sales 4/01/2023 - 3/31/2025 Ensley

Ensley Township Sales 4/01/2023 - 3/31/2025 Ensley

Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre	Comments	Net Acreage	Adj. Sale \$	Land Residual or Vacant	%
\$55,000						1.00	\$275,000	\$68,352	25%
\$30,000						1.00	\$150,000	\$57,929	39%
\$46,000						1.00	\$230,000	\$43,921	19%
\$55,000	\$34,875	\$46,500	\$50,500	\$46,500		1.00	\$275,000	\$56,645	21%
\$16,000					Outlier	1.14	\$16,000	\$16,000	100%
\$48,000						1.16	\$240,000	\$22,948	10%
\$50,000					New Home After Purchase	1.21	\$50,000	\$50,000	100%
\$45,290						1.20	\$250,900	\$45,290	18%
\$48,200						1.25	\$241,000	\$29,421	12%
\$29,000						1.45	\$29,000	\$29,000	100%
\$43,000						1.50	\$215,000	\$79,111	37%
\$57,000						1.54	\$285,000	\$53,289	19%
\$32,000						1.56	\$32,000	\$32,000	100%
\$65,500						1.58	\$327,500	\$94,591	29%
\$53,980						1.68	\$269,900	\$94,370	35%
\$36,000						1.80	\$180,000	\$29,909	17%
\$16,600					Outlier	1.87	\$83,000	\$37,076	45%
\$37,500						1.87	\$187,500	\$58,475	31%
\$25,900						1.91	\$25,900	\$25,900	100%
\$50,000		\$44,384	\$44,145	\$30,142		1.96	\$250,000	\$60,067	24%
\$47,000						2.00	\$235,000	(\$11,469)	-5%
\$60,000						2.20	\$300,000	\$71,245	24%
\$46,400						2.39	\$232,000	\$37,045	16%
\$27,000						2.50	\$135,000	\$47,865	35%
\$28,000						2.64	\$28,000	\$28,000	100%
\$15,000						2.70	\$75,000	\$28,325	38%
\$50,000						2.96	\$250,000	\$81,889	33%
\$35,000						3.44	\$35,000	\$35,000	100%
\$18,800						4.00	\$94,000	\$11,255	12%
\$50,000						4.00	\$250,000	\$58,893	24%

\$40,000	4.07	\$200,000	\$81,954	41%
\$53,500	4.37	\$53,500	\$53,500	100%
\$53,000	4.96	\$53,000	\$53,000	100%
\$53,000	5.00	\$265,000	\$49,025	19%
\$41,000	5.00	\$205,000	\$49,269	24%
\$74,000	5.00	\$370,000	\$162,538	44%
\$94,000	5.26	\$470,000	\$445	0%
\$35,000	5.52	\$35,000	\$35,000	100%
\$66,000	8.48	\$330,000	\$41,376	13%
\$88,500	10.02	\$88,500	\$88,500	100%
\$75,000	12.01	\$75,000	\$75,000	100%
\$57,000	12.69	\$57,000	\$57,000	100%
\$92,000	15.00	\$460,000	\$191,417	42%
\$72,200	15.01	\$361,000	\$125,749	35%
\$113,980	18.70	\$569,900	\$148,660	26%
\$80,000	20.01	\$80,000	\$80,000	100%
\$85,600	20.51	\$428,000	\$72,010	17%
\$150,000	21.00	\$150,000	\$150,000	100%
\$437,000	38.51	\$437,000	\$220,074	50%
\$96,000	40.00	\$480,000	\$172,200	36%
	328.63	\$10,414,600	\$4,680,377	
	6.57			

Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Acres	Per Acre Value
\$68,352					
\$57,929					
\$43,921					
\$56,645	\$56,712	\$57,287		1 Acre	\$56,712
\$14,035					
\$19,783					
\$41,322					
\$37,742					
\$23,537					
\$20,000					
\$52,741			Outlier		
\$34,603					
\$20,513					
\$59,868			Outlier		
\$56,173			Outlier		
\$16,616					
\$19,827					
\$31,270					
\$13,560					
\$30,646	\$22,862	\$20,513		2 Acres	\$45,725
(\$5,735)			Not Used for Residual-Negative		
\$32,384					
\$15,500					
\$19,146					
\$10,606					
\$10,491					
\$27,665	\$13,936			3 Acres	\$41,807
\$10,174					
\$2,814			Not Used for Residual-Outlier		
\$14,723					

\$20,146			
\$12,243			
\$10,685	\$13,594		4 Acres \$54,377
\$9,805			
\$9,854			
\$32,508		Not Used for Residual-Outlier	
\$85		Not Used for Residual-Outlier	
\$6,341	\$8,666		5 Acres \$43,332
\$4,879			
\$8,829	\$6,854		10 Acres \$68,540
\$6,245			
\$4,492			
\$12,761		Not Used for Residual-Outlier	
\$8,378			
\$7,950	\$6,766		15 Acres \$101,490
\$3,998			
\$3,511			
\$7,143	\$4,884		20 Acres \$97,682
\$5,715			
\$4,305	\$5,010		40 Acres \$200,400

Township	Vacant/Acre	Vacant at Acreage	Site 20% to 3 a	Resid \$/Acre	Resid at Acreage
0.5					
1			\$46,500	\$56,712	\$56,712
1.5	\$17,027	\$25,541			
2	\$17,027	\$34,054			
2	\$21,886	\$43,772	\$44,384	\$30,765	\$61,530
2.5					
3				\$19,299	\$57,897
4				\$13,594	\$54,376
5	\$10,927	\$54,635		\$8,666	\$43,330
7					
10	\$6,476	\$64,760		\$6,854	\$68,540
15				\$6,766	\$101,490
20	\$3,998	\$79,960			
20	\$5,570	\$111,400		\$4,884	\$97,680
25					
30					
40				\$5,010	\$200,400
50	\$3,998	\$199,900			
100	\$3,998	\$399,800			

For 2026, analysed vacant land and residuals. Used mostly vacant land acreage. Stratified in between.

Ensley Township Sales 4/01/2023 - 3/31/2025 Cedar Springs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments
No Cedar Springs Sales											
		Totals:	\$0			\$0	\$0		\$0		
						Sale. Ratio =>		#DIV/0!	#DIV/0!		
						Std. Dev. =>		#DIV/0!			

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class +/-	Style	Other Parcels in Sale

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre
		0.0	0.0	0.0	0.00	\$0	\$4,680,377	#DIV/0!			
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!						

Ensley Township Sales 4/01/2023 - 3/31/2025 Cedar Springs

Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre	Comments	Used
------------------------	------------------	------------------	-----------------------	----------------------------	-----------------------	-----------------------	----------------------	--------------	----------	------

Ensley Township Sales 4/01/2023 - 3/31/2025 Lakes All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments	Neigh.	L-4015 Type	Liber/Page	
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$178,841			20BLF	Conventional	493/8106	
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000			20BLF	Conventional	493/1568	
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000		495/8921 SCRCNRS ERR 500/7962	20BLF	Conventional	495/7572	
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$226,997		494/639	20BLF	Conventional	494/642	
24-24-125-013	8900 E OAK DR	01/02/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,200	46.04	\$250,000			20BLF	Conventional	499/1273	
24-24-125-030	8880 E OAK DR	03/17/25	\$1,935,000	WD	03-ARM'S LENGTH	\$1,935,000	\$858,100	44.35	\$250,000			20BL+	Conventional	499/8108	
24-24-176-014	12305 S BALSAM DR	07/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,600	49.72	\$202,947			20BLF	Conventional	497/312	
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$204,074	Sales + Demo	JACKMAN TIMOTHY J & LISA M	20BL+	Conventional	492/8001 492/6432	
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$182,597			20BLF	Conventional	492/3714	
24-23-400-042	8703 E 128TH ST	05/29/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,200	52.70	\$20,000			120	Conventional	496//5290	
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$172,775		494/3477 TRUST	20ELF	Conventional	494/3480	
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$213,837			20ELF	Conventional	494/4061	
Totals:			\$6,105,000			\$6,115,000	\$2,604,700		\$2,402,068						
								Sale. Ratio =>	42.60	\$200,172					
								Std. Dev. =>	7.49						

Ensley Township Sales 4/01/2023 - 3/31/2025 BL All

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments	Neigh.	L-4015 Type	Liber/Page	
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$178,841			20BLF	Conventional	493/8106	
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000			20BLF	Conventional	493/1568	
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000		495/8921 SCRCNRS ERR 500/7962	20BLF	Conventional	495/7572	
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$226,997		494/639	20BLF	Conventional	494/642	
24-24-125-013	8900 E OAK DR	01/02/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,200	46.04	\$250,000			20BLF	Conventional	499/1273	
24-24-125-030	8880 E OAK DR	03/17/25	\$1,935,000	WD	03-ARM'S LENGTH	\$1,935,000	\$858,100	44.35	\$250,000			20BL+	Conventional	499/8108	
24-24-176-014	12305 S BALSAM DR	07/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,600	49.72	\$202,947			20BLF	Conventional	497/312	
24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$204,074	Sales + Demo	JACKMAN TIMOTHY J & LISA M	20BL+	Conventional	492/8001 492/6432	
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$182,597			20BLF	Conventional	492/3714	
Totals:			\$5,135,000			\$5,145,000	\$2,192,800		\$1,995,456						
								Sale. Ratio =>	42.62	\$221,717					
								Std. Dev. =>	7.84						

Ensley Township Sales 4/01/2023 - 3/31/2025 BL FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments	Neigh.	L-4015 Type	Liber/Page
24-23-240-003	8754 E OAK DR	08/16/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$110,900	24.64	\$178,841			20BLF	Conventional	493/8106
24-23-280-008	12320 S TAMARACK AVE	06/20/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$198,400	37.79	\$250,000			20BLF	Conventional	493/1568
24-23-280-021	12348 S TAMARACK AVE	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$163,000	50.15	\$250,000		495/8921 SCRCNRS ERR 500/7962	20BLF	Conventional	495/7572
24-23-280-024	8757 E 124TH ST	12/01/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,700	45.14	\$226,997		494/639	20BLF	Conventional	494/642
24-24-125-013	8900 E OAK DR	01/02/25	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,200	46.04	\$250,000			20BLF	Conventional	499/1273
24-24-176-014	12305 S BALSAM DR	07/08/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$161,600	49.72	\$202,947			20BLF	Conventional	497/312

24-24-176-015	12307 S BALSAM DR	04/06/23	\$300,000	WD	03-ARM'S LENGTH	\$310,000	\$141,600	45.68	\$204,074	Sales + Demo	JACKMAN TIMOTHY J & LISA M	20BL+	Conventional	492/8001 492/6432
24-24-176-032	8907 E 124TH ST	04/17/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$159,300	39.83	\$182,597			20BLF	Conventional	492/3714
Totals:			\$3,200,000			\$3,210,000	\$1,334,700		\$1,745,456					
							Sale. Ratio =>	41.58	\$218,182					
							Std. Dev. =>	8.35						

Ensley Township Sales 4/01/2023 - 3/31/2025 EL FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments	Neigh.	L-4015 Type	Liber/Page
24-24-360-006	8918 E 128TH ST	09/28/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$172,775		494/3477 TRUST	20ELF	Conventional	494/3480
24-26-240-004	12916 S LAKE BREEZE	09/22/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$152,500	40.13	\$213,837			20ELF	Conventional	494/4061
Totals:			\$740,000			\$740,000	\$290,700		\$386,612					
							Sale. Ratio =>	39.28	\$193,306					
							Std. Dev. =>	1.23						

Ensley Township Sales 4/01/2023 - 3/31/2025 Back Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments	Neigh.	L-4015 Type	Liber/Page
24-23-400-042	8703 E 128TH ST	05/29/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,200	52.70	\$20,000			120	Conventional	496//5290
Totals:			\$230,000			\$230,000	\$121,200		\$20,000					
							Sale. Ratio =>	52.70	\$20,000					
							Std. Dev. =>	#DIV/0!						

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FIK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	C	10	1 1/2 STORY		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	C	(5)	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
JOHNSON ANGELA & DAVID C	WILLIAMS RYAN & CARRIE TRUST	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	74.0	100.0	166.3	0.42	\$550,000
MARQUEZ OSCAR	DEGAETANO THEODORE D JR TRUST ET AL	A	(10)	TWO-STORY		BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	\$1,935,000
VISSER JAMES M & HAVERKATE KATHRYN	OBERDORFER ROBERT & DARCY	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.5	121.5	0.16	\$325,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	BC	0	TWO-STORY		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$310,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
POLL JONATHAN M & SAMANTHA L	HOLFORTY MICHAEL/LOTT LESLIE	C	10	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	120.1	128.4	151.0	0.46	\$230,000
TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000
KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000
								1,041.0	1,144.1	1,959.5	4.77	\$6,115,000
								86.7	95.3	163.3	0.40	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FIK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	C	10	1 1/2 STORY		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	C	(5)	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
JOHNSON ANGELA & DAVID C	WILLIAMS RYAN & CARRIE TRUST	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	74.0	100.0	166.3	0.42	\$550,000
MARQUEZ OSCAR	DEGAETANO THEODORE D JR TRUST ET AL	A	(10)	TWO-STORY		BAPTIST LAKE FRONTAGE	401	175.3	150.7	185.3	1.02	\$1,935,000
VISSER JAMES M & HAVERKATE KATHRYN	OBERDORFER ROBERT & DARCY	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.5	121.5	0.16	\$325,000
MENZIES LIVING TRUST	TLJ FAMILY TRUST	BC	0	TWO-STORY		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$310,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
								762.8	839.9	1,317.0	3.57	\$5,145,000
								84.8	93.3	146.3	0.40	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
VEENENDALL KENNETH R ET AL DAWN	STEGENGA BRAD & LEAH	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	94.0	89.4	127.0	0.22	\$450,000
BUTLER DANIEL L & KATHY	FIK JEREMY & LAURA	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	104.1	106.9	229.5	0.56	\$525,000
PIERSON BARBARA & BEWERNITZ LYNELLE	NELSON FAMILY TRUST	C	10	1 1/2 STORY		BAPTIST LAKE FRONTAGE	401	103.0	101.3	154.0	0.73	\$325,000
NELSON MARK & ANNETTE TRUST	SNOW ANDREW R	C	(5)	RANCH		BAPTIST LAKE FRONTAGE	401	63.0	81.1	120.5	0.20	\$325,000
JOHNSON ANGELA & DAVID C	WILLIAMS RYAN & CARRIE TRUST	C	0	RANCH		BAPTIST LAKE FRONTAGE	401	74.0	100.0	166.3	0.42	\$550,000
VISSER JAMES M & HAVERKATE KATHRYN	OBERDORFER ROBERT & DARCY	CD	0	RANCH		BAPTIST LAKE FRONTAGE	401	49.7	72.5	121.5	0.16	\$325,000

MENZIES LIVING TRUST	TLJ FAMILY TRUST	BC	0	TWO-STORY		BAPTIST LAKE FRONTAGE	401	49.7	72.9	129.0	0.17	\$310,000
SULLIVAN BRIAN	LABIE LAURIE & BALE CORY	C	10	TWO-STORY		BAPTIST LAKE FRONTAGE	401	50.0	65.2	84.0	0.09	\$400,000
								587.5	689.2	1,131.8	2.55	\$3,210,000
								73.4	86.2	141.5	0.32	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
TROOP LORINDA J TRUST	YATES JANICE & CHRISTOPHER	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	49.6	78.5	296.0	0.38	\$360,000
KARSTON MICHAEL & ROZEMA JANET	FLINT DAVID & REBECCA	C	0	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	108.4	97.2	195.5	0.36	\$380,000
								158.0	175.7	491.5	0.74	\$740,000
								79.0	87.9	245.8	0.37	

Grantor	Grantee	Class	+/-	Style	Other Parcels in Sale	Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$
POLL JONATHAN M & SAMANTHA L	HOLFORTY MICHAEL/LOTT LESLIE	C	10	RANCH		ENGLEWRIGHT LAKE FRONTAGE	401	120.1	128.4	151.0	0.46	\$230,000
								120.1	128.4	151.0	0.46	\$230,000
								120.1	128.4	151.0	0.46	

Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre
\$270,194	60%	\$1,206,223				\$67,500	\$90,000	\$401,786	\$90,000				
\$323,429	62%	\$582,755				\$78,750	\$105,000	\$189,189	\$105,000				
\$325,000	100%	\$445,816				\$48,750	\$65,000	\$89,163	\$65,000				
\$170,157	52%	\$859,379				\$48,750	\$65,000	\$328,283	\$65,000				
\$218,950	40%	\$521,310				\$82,500	\$110,000	\$261,905	\$110,000				
\$132,121	7%	\$129,530				\$290,250	\$387,000	\$379,412	\$387,000				
\$138,321	43%	\$864,506				\$48,750	\$65,000	\$406,250	\$65,000				
\$310,000	100%	\$1,823,529			Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	\$46,500	\$62,000	\$364,706	\$62,000				
\$181,129	45%	\$2,012,544				\$60,000	\$80,000	\$888,889	\$80,000				
(\$361)	0%	(\$785)				\$34,500	\$46,000	\$100,000	\$46,000				
\$179,980	50%	\$473,632				\$54,000	\$72,000	\$189,474	\$72,000				
\$191,488	50%	\$531,911				\$57,000	\$76,000	\$211,111	\$76,000				
\$2,440,408													

Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre
\$270,194	60%	\$1,206,223				\$67,500	\$90,000	\$401,786	\$90,000				
\$323,429	62%	\$582,755				\$78,750	\$105,000	\$189,189	\$105,000				
\$325,000	100%	\$445,816				\$48,750	\$65,000	\$89,163	\$65,000				
\$170,157	52%	\$859,379				\$48,750	\$65,000	\$328,283	\$65,000				
\$218,950	40%	\$521,310				\$82,500	\$110,000	\$261,905	\$110,000				
\$132,121	7%	\$129,530				\$290,250	\$387,000	\$379,412	\$387,000				
\$138,321	43%	\$864,506				\$48,750	\$65,000	\$406,250	\$65,000				
\$310,000	100%	\$1,823,529			Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	\$46,500	\$62,000	\$364,706	\$62,000				
\$181,129	45%	\$2,012,544				\$60,000	\$80,000	\$888,889	\$80,000				
\$4,680,377													

Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre
\$270,194	60%	\$1,206,223				\$67,500	\$90,000	\$401,786	\$90,000				
\$323,429	62%	\$582,755				\$78,750	\$105,000	\$189,189	\$105,000				
\$325,000	100%	\$445,816				\$48,750	\$65,000	\$89,163	\$65,000				
\$170,157	52%	\$859,379				\$48,750	\$65,000	\$328,283	\$65,000				
\$218,950	40%	\$521,310				\$82,500	\$110,000	\$261,905	\$110,000				
\$138,321	43%	\$864,506				\$48,750	\$65,000	\$406,250	\$65,000				

Demo/New Home -273,399 Residual.
 Changed to Sale + 10,000 Demo

\$310,000	100%	\$1,823,529				\$46,500	\$62,000	\$364,706	\$62,000
\$181,129	45%	\$2,012,544				\$60,000	\$80,000	\$888,889	\$80,000
\$4,680,377									

Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre
\$179,980	50%	\$473,632				\$54,000	\$72,000	\$189,474	\$72,000				
\$191,488	50%	\$531,911				\$57,000	\$76,000	\$211,111	\$76,000				
\$4,680,377													

Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre	Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre
(\$361)	0%	(\$785)				\$34,500	\$46,000	\$100,000	\$46,000				
(\$361)													

Ensley Township Sales 4/01/2023 - 3/31/2025 Lakes All

Comments	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual		Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
				Land Residual	\$/Actual FF						
	\$157,500	\$4,787	\$5,032	\$270,194	\$2,874	\$3,022	20BLF	CHANNELFRONTAGE	North		
	\$183,750	\$5,043	\$4,913	\$323,429	\$3,107	\$3,027	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$3,155	\$3,210	\$325,000	\$3,155	\$3,210	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$5,159	\$4,009	\$170,157	\$2,701	\$2,099	20BLF	BAPTIST LAKE FF	South		
	\$192,500	\$7,432	\$5,498	\$218,950	\$2,959	\$2,189	20BLF	BAPTIST LAKE FF	NE		
	\$677,250	\$11,038	\$12,840	\$132,121	\$754	\$877	20BL+	BAPTIST LAKE FF	North		
	\$113,750	\$6,537	\$4,484	\$138,321	\$2,782	\$1,908	20BLF	BAPTIST LAKE FF	East		
	\$108,500	\$6,235	\$4,253	\$310,000	\$6,235	\$4,253	20BL+	BAPTIST LAKE FF	East	Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	
	\$140,000	\$8,000	\$6,134	\$181,129	\$3,623	\$2,777	20BLF	BAPTIST LAKE FF	South		
	\$80,500	\$1,915	\$1,791	(\$361)	-\$3	-\$3	120	BACK LOTS	North		
	\$126,000	\$7,252	\$4,584	\$179,980	\$3,626	\$2,292	20ELF	ENGLEWRIGHT FF	North		
	\$133,000	\$3,506	\$3,910	\$191,488	\$1,766	\$1,970	20ELF	ENGLEWRIGHT FF	West		
				\$2,440,408	\$33,579	\$27,620					
					\$2,798	\$2,302	Mean				
						\$2,133	Weighted Mean				

Ensley Township Sales 4/01/2023 - 3/31/2025 BL All

Comments	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual		Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
				Land Residual	\$/Actual FF						
	\$157,500	\$4,787	\$5,032	\$270,194	\$2,874	\$3,022	20BLF	CHANNELFRONTAGE	North		
	\$183,750	\$5,043	\$4,913	\$323,429	\$3,107	\$3,027	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$3,155	\$3,210	\$325,000	\$3,155	\$3,210	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$5,159	\$4,009	\$170,157	\$2,701	\$2,099	20BLF	BAPTIST LAKE FF	South		
	\$192,500	\$7,432	\$5,498	\$218,950	\$2,959	\$2,189	20BLF	BAPTIST LAKE FF	NE		
	\$677,250	\$11,038	\$12,840	\$132,121	\$754	\$877	20BL+	BAPTIST LAKE FF	North	Outlier	
	\$113,750	\$6,537	\$4,484	\$138,321	\$2,782	\$1,908	20BLF	BAPTIST LAKE FF	East		
	\$108,500	\$6,235	\$4,253	\$310,000	\$6,235	\$4,253	20BL+	BAPTIST LAKE FF	East	Demo/New Home -273,399 Residual. Changed to Sale + 10,000 Demo	
	\$140,000	\$8,000	\$6,134	\$181,129	\$3,623	\$2,777	20BLF	BAPTIST LAKE FF	South		
				\$2,069,301	\$28,190	\$23,361					
					\$3,132	\$2,596	Mean				
						\$2,464	Weighted Mean				

Ensley Township Sales 4/01/2023 - 3/31/2025 BL FF

Comments	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual		Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
				Land Residual	\$/Actual FF						
	\$157,500	\$4,787	\$5,032	\$270,194	\$2,874	\$3,022	20BLF	CHANNELFRONTAGE	North		
	\$183,750	\$5,043	\$4,913	\$323,429	\$3,107	\$3,027	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$3,155	\$3,210	\$325,000	\$3,155	\$3,210	20BLF	BAPTIST LAKE FF	West		
	\$113,750	\$5,159	\$4,009	\$170,157	\$2,701	\$2,099	20BLF	BAPTIST LAKE FF	South		
	\$192,500	\$7,432	\$5,498	\$218,950	\$2,959	\$2,189	20BLF	BAPTIST LAKE FF	NE		
	\$113,750	\$6,537	\$4,484	\$138,321	\$2,782	\$1,908	20BLF	BAPTIST LAKE FF	East		

Demo/New Home -273,399 Residual.
 Changed to Sale + 10,000 Demo

\$108,500	\$6,235	\$4,253	\$310,000	\$6,235	\$4,253	20BL+	BAPTIST LAKE FF	East	
\$140,000	\$8,000	\$6,134	\$181,129	\$3,623	\$2,777	20BLF	BAPTIST LAKE FF	South	
			\$1,937,180	\$27,436	\$22,485				
				\$3,429	\$2,811	Mean	Used for BL \$2,800		
					\$2,811	Weighted Mean			

Ensley Township Sales 4/01/2023 - 3/31/2025 EL FF

Comments	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
	\$126,000	\$7,252	\$4,584	\$179,980	\$3,626	\$2,292	20ELF	ENGLEWRIGHT FF	North		
	\$133,000	\$3,506	\$3,910	\$191,488	\$1,766	\$1,970	20ELF	ENGLEWRIGHT FF	West		
			\$371,468	\$5,392	\$4,262						
				\$2,696	\$2,131	Mean	Used for EL \$2,100				
					\$2,114	Weighted Mean					

Ensley Township Sales 4/01/2023 - 3/31/2025 Back Lot

Comments	Land Value @ 35%	\$/Actual FF	\$/EFF	Land Residual	Land Residual \$/Actual FF	Land Residual \$/EFF	Neigh.	Rate Group 1	Lakeside	Comments	Used
	\$80,500	\$1,915	\$1,791	(\$361)	-\$3	-\$3	120	BACK LOTS	North	Not Used-Outlier	
			(\$361)	-\$3	-\$3						
				-\$3	-\$3	Mean					
					(\$3)	Weighted Mean					

Ensley Township Sales 4/01/2023 - 3/31/2025 Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments
24-15-200-001		03/24/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$70,800	30.78	\$147,300		
24-20-200-002	6069 E 124TH ST	11/20/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$155,800	34.62	\$141,300		
24-21-100-002	6640 E 120TH ST	07/26/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$158,900	47.43	\$149,200		494/3316 3307 SCRVNRS ERR
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$195,555		
24-07-100-005		09/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$145,000	31.52	\$316,114		DIFFERENT CLASSES 402 & 102
24-08-300-002	10923 S HEMLOCK AVE	08/13/23	\$750,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$286,000	38.13	\$399,075		
Totals:			\$2,230,000			\$2,230,000	\$745,700		\$1,201,244		
								Sale. Ratio =>	33.44	\$240,249	
								Std. Dev. =>	17.98		

Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Class +/-	Style	Other Parcels in Sale
100	Conventional	499/8875	KINNEY THOMAS E	FAR VIEW ACRES LLC			
100	Conventional	494/9796	ANDRUS FAMILY REVOCABLE TRUST	ACKER AMANDA	C 0	RANCH	
121	Conventional	494/1915	GREENHOE WILLIAM J ET AL TRUST	FAR VIEW ACRES LLC	CD 0	TWO-STORY	
100	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE			
100	Not Used	494/2346	MOSSEL JOHN & HEATHER	TOWNLINE PROPERTIES LLC			24-07-300-010, 24-07-200-002, 24-07-200-019
100	Conventional	494/1998	KNOX STEPHEN G & DENISE L TRUST	GRAVEL RIDGE PROPERTIES LLC	C 0	1 1/2 STORY	24-08-200-005, 24-16-100-002

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre
AGRICULTURAL	100	0.0	0.0	0.0	40.00	\$230,000	\$225,028	98%	\$5,626		
AGRICULTURAL	101	0.0	0.0	0.0	40.00	\$450,000	\$222,077	49%	\$5,552		
AGRICULTURAL	401	0.0	0.0	0.0	40.00	\$335,000	\$118,685	35%	\$2,967		
AGRICULTURAL	102	0.0	0.0	0.0	57.10	\$235,000	\$235,000	100%	\$4,116		
AGRICULTURAL	102	0.0	0.0	0.0	89.13	\$460,000	\$460,000	100%	\$5,161		
AGRICULTURAL	101	0.0	0.0	0.0	120.00	\$750,000	\$500,132	67%	\$4,168	\$4,393	\$4,168
		0.0	0.0	0.0	346.23	\$2,230,000	\$4,680,377				
		0.0	0.0	0.0	69.25						

Ensley Township Sales 4/01/2023 - 3/31/2025 Agricultural

Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20% or Vacant	Land Value @ 20% or Vacant/Acre	Land Value @ 20% or Vacant/Acre Average	Median 20% or Vacant	Comments	Used
	\$34,500	\$46,000	\$46,000	\$1,150			OLD BARN ONLY	
	\$67,500	\$90,000	\$90,000	\$2,250				
Outlier	\$50,250	\$67,000	\$67,000	\$1,675				
			\$235,000	\$4,116				
			\$460,000	\$5,161				
	\$112,500	\$150,000	\$150,000	\$1,250	\$2,890	\$2,250		

Ensley Township Sales 4/01/2023 - 3/31/2025 Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Value	Reason for Adjustment	Comments
No Commercial Sales											
		Totals:	\$0			\$0	\$0		\$0		
							Sale. Ratio =>	#DIV/0!	#DIV/0!		
							Std. Dev. =>	#DIV/0!			

Neigh.

L-4015 Type

Liber/Page

Grantor

Grantee

Class +/-

Style

Other Parcels in Sale

Land Table	Class	Actual Front	Effec. Front	Ave. Depth	Net Acreage	Adj. Sale \$	Land Residual or Vacant	%	Land Residual or Vacant \$/Acre	Land Residual or Vacant Average Per Acre	Land Residual or Vacant Median Per Acre
		0.0	0.0	0.0	0.00	\$0	\$4,680,377	#DIV/0!			
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!						

Ensley Township Sales 4/01/2023 - 3/31/2025 Commercial

Comments for Residuals	Land Value @ 15%	Land Value @ 20%	Land Value @ 20%/Acre	Land Value @ 20% or Vacant	Average 15% or Vacant	Average 20% or Vacant	Median 20% or Vacant	Avg 20%/Acre	Comments	Used
------------------------	------------------	------------------	-----------------------	----------------------------	-----------------------	-----------------------	----------------------	--------------	----------	------

Ensley Conclusions for Commercial Vacant Sale Rates

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$0.99	\$43,022	\$2,469
5,000	0.0115	\$0.76	\$33,222	\$3,813
7,500	0.0172	\$0.66	\$28,560	\$4,917
10,000	0.2300	\$0.59	\$25,655	\$5,890
12,500	0.0287	\$0.54	\$23,606	\$6,774
15,000	0.3440	\$0.51	\$22,055	\$7,595
20,000	0.4590	\$0.45	\$19,811	\$9,096
25,000	0.5740	\$0.42	\$18,229	\$10,462
30,000	0.6890	\$0.39	\$17,031	\$11,729
40,000	0.9180	\$0.35	\$15,298	\$14,048
50,000	1.1480	\$0.32	\$14,077	\$16,158
60,000	1.3770	\$0.30	\$13,151	\$18,115
87,120	2.0000	\$0.26	\$11,444	\$22,888
130,680	3.0000	\$0.23	\$9,838	\$29,514
174,240	4.0000	\$0.20	\$8,837	\$35,348
217,800	5.0000	\$0.19	\$8,131	\$40,657
435,600	10.0000	\$0.14	\$6,279	\$62,792
653,400	15.0000	\$0.12	\$5,398	\$80,970
871,200	20.0000	\$0.11	\$4,849	\$96,978
1,089,000	25.0000	\$0.10	\$4,462	\$111,543

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.34	\$14,819	\$14,819
65340	1.50	\$0.29	\$12,740	\$19,110
87120	2.00	\$0.26	\$11,444	\$22,888
108900	2.50	\$0.02	\$10,530	\$26,325
130680	3.00	\$0.23	\$9,838	\$29,514
174240	4.00	\$0.20	\$8,837	\$35,348
217800	5.00	\$0.19	\$8,131	\$40,657
304920	7.00	\$0.16	\$7,173	\$50,208
435600	10.00	\$0.14	\$6,279	\$62,792
653400	15.00	\$0.12	\$5,398	\$80,970
871200	20.00	\$0.11	\$4,849	\$96,978
1089000	25.00	\$0.10	\$4,462	\$111,543
1306800	30.00	\$0.10	\$4,168	\$125,053
1742400	40.00	\$0.09	\$3,744	\$149,775
2178000	50.00	\$0.08	\$3,445	\$172,270
4356000	100.00	\$0.06	\$2,661	\$266,058

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
0.00	0.99	3	43.59%	\$0.37	\$0.26	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	3	43.59%	\$0.37	\$0.26
0.59	1.99	6	44.28%	\$0.37	\$0.34	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	6	44.28%	\$0.37	\$0.34
2.00	4.99	20	27.97%	\$0.23	\$0.22	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	20	27.95%	\$0.23	\$0.22
5.00	9.99	12	22.78%	\$0.16	\$0.15	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	12	22.78%	\$0.16	\$0.15
10.00	10000.00	26	27.11%	\$0.11	\$0.11	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	26	27.11%	\$0.11	\$0.11
0.00	10000.00	67	48.60%	\$0.19	\$0.16	0	0.00%	\$0.00	\$0.00	0	0.00%	\$0.00	\$0.00	67	48.60%	\$0.19	\$0.16

For 2026, Ensley Township SF Commercial/Industrial Land Value Conclusions. Sales used in similar market in Newaygo County. Used Ag tillable for farmed values. 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.

Ensley Conclusions for Commercial Industrial SF Rates

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$2.54	\$110,654	\$6,351
5,000	0.0115	\$1.67	\$72,777	\$8,354
7,500	0.0172	\$1.31	\$56,956	\$9,807
10,000	0.2300	\$1.10	\$47,865	\$10,988
12,500	0.0287	\$0.96	\$41,825	\$12,002
15,000	0.3440	\$0.86	\$37,460	\$12,899
20,000	0.4590	\$0.72	\$31,480	\$14,454
25,000	0.5740	\$0.63	\$27,508	\$15,787
30,000	0.6890	\$0.57	\$24,637	\$16,968
40,000	0.9180	\$0.48	\$20,705	\$19,012
50,000	1.1480	\$0.42	\$18,092	\$20,767
60,000	1.3770	\$0.37	\$16,204	\$22,319
87,120	2.0000	\$0.30	\$12,933	\$25,866
130,680	3.0000	\$0.23	\$10,122	\$30,365
174,240	4.0000	\$0.20	\$8,506	\$34,024
217,800	5.0000	\$0.17	\$7,433	\$37,164
435,600	10.0000	\$0.11	\$4,888	\$48,885
653,400	15.0000	\$0.09	\$3,826	\$57,387
871,200	20.0000	\$0.07	\$3,215	\$64,302
1,089,000	25.0000	\$0.06	\$2,809	\$70,235

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.45	\$19,664	\$19,664
65340	1.50	\$0.35	\$15,390	\$23,085
87120	2.00	\$0.30	\$12,933	\$25,866
108900	2.50	\$0.26	\$11,301	\$28,253
130680	3.00	\$0.23	\$10,122	\$30,365
174240	4.00	\$0.20	\$8,506	\$34,024
217800	5.00	\$0.17	\$7,433	\$37,164
304920	7.00	\$0.14	\$6,065	\$42,453
435600	10.00	\$0.11	\$4,888	\$48,885
653400	15.00	\$0.09	\$3,826	\$57,387
871200	20.00	\$0.07	\$3,215	\$64,302
1089000	25.00	\$0.06	\$2,809	\$70,235
1306800	30.00	\$0.06	\$2,516	\$75,486
1742400	40.00	\$0.05	\$2,115	\$84,583
2178000	50.00	\$0.04	\$1,848	\$92,386
4356000	100.00	\$0.03	\$1,215	\$121,524

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
0.00	-0.60	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
0.59	1.99	1	0.00%	\$1.02	\$1.02	15	50.13%	\$0.55	\$0.52	18	63.52%	\$0.77	\$0.64	34	58.97%	\$0.68	\$0.59
2.00	4.99	0	0.00%	\$0.00	\$0.00	5	43.33%	\$0.28	\$0.24	5	64.17%	\$0.28	\$0.24	10	53.75%	\$0.28	\$0.24
5.00	9.99	1	0.00%	\$0.16	\$0.16	1	0.00%	\$0.19	\$0.19	2	28.57%	\$0.14	\$0.14	4	16.18%	\$0.16	\$0.17
10.00	10000.00	0	0.00%	\$0.00	\$0.00	2	28.57%	\$0.07	\$0.07	1	0.00%	\$0.09	\$0.09	3	14.81%	\$0.08	\$0.09
0.00	10000.00	2	72.88%	\$0.59	\$0.59	23	63.62%	\$0.43	\$0.38	26	88.95%	\$0.60	\$0.44	51	80.88%	\$0.53	\$0.40

For 2026, Ensley Township SF Commercial/Industrial Land Value Conclusions. Sales used in similar market in Newaygo County. Used Ag tillable for farmed values. 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.