

Ensley Township Vacant Land Sales 4/01/2021 - 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	22-OUTLIER	\$70,000	\$59,500	85.00	\$125,320	\$62,700
24-13-400-009	11857 S SAVANNAH CT	04/23/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,000	50.00	\$19,766	\$9,900
24-32-400-037	14023 S ELM AVE	06/24/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,800	54.00	\$19,728	\$9,900
24-32-400-042	E 120TH ST	03/20/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,700	26.22	\$19,440	\$9,700
24-32-100-010	13760 S LOCUST AVE	11/08/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,000	60.00	\$23,364	\$11,700
24-02-100-023	10086 S TRACILYN AVE	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$29,000	\$14,500
24-02-100-027	9688 S COTOONWOOD AVE	12/01/22	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$0	0.00	\$28,945	\$14,500
24-32-400-041	6315 E 120TH ST	02/13/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$13,800	36.32	\$27,640	\$13,800
24-06-100-012	S WOODLAND LN	11/05/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,100	40.40	\$20,170	\$10,100
24-02-100-028	9736 S COTTONWOOD AVE	08/19/22	\$48,130	WD	32-SPLIT VACANT	\$48,130	\$0	0.00	\$51,340	\$16,600
24-24-200-017	9212 E 120TH ST	12/01/22	\$60,000	WD	21-NOT USED/OTHER	\$60,000	\$8,700	14.50	\$17,395	\$8,700
24-09-400-019	11134 S DOGWOOD AVE	06/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,700	39.40	\$39,462	\$19,700
24-05-400-007	10253 S ELM AVE	02/03/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,800	44.00	\$39,667	\$19,800
24-32-400-034		03/29/22	\$20,000	WD	22-OUTLIER	\$20,000	\$20,200	101.00	\$40,320	\$20,200
24-06-100-010	10153 S WOODLAND LN	06/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$28,026	\$14,000
24-07-300-012	4850 E 112TH ST	10/25/21	\$45,000	LC	32-SPLIT VACANT	\$45,000	\$0	0.00	\$44,880	\$22,400
24-11-100-012	10510 S COTTONWOOD AVE	10/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,300	21.59	\$62,667	\$31,300
24-07-300-002		08/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,300	40.35	\$70,400	\$35,200
24-22-200-007		01/01/22	\$187,196	MLC	03-ARM'S LENGTH	\$187,196	\$66,900	35.74	\$130,130	\$65,100
24-18-200-010		06/08/22	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$97,500	44.32	\$192,932	\$96,500
Totals:			\$1,300,326			\$1,300,326	\$462,800		\$1,030,592	\$506,300
								Sale. Ratio =>	35.59	\$25,315
								Std. Dev. =>	25.79	

Ensley Township Vacant Land Sales 4/01/2021 - 3/31/2023 ENSLEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
24-13-400-009	11857 S SAVANNAH CT	04/23/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,000	50.00	\$19,766	\$9,900
24-32-400-037	14023 S ELM AVE	06/24/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,800	54.00	\$19,728	\$9,900
24-32-400-042	E 120TH ST	03/20/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,700	26.22	\$19,440	\$9,700
24-32-100-010	13760 S LOCUST AVE	11/08/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$12,000	60.00	\$23,364	\$11,700
24-02-100-023	10086 S TRACILYN AVE	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$29,000	\$14,500
24-02-100-027	9688 S COTOONWOOD AVE	12/01/22	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$0	0.00	\$28,945	\$14,500
24-32-400-041	6315 E 120TH ST	02/13/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$13,800	36.32	\$27,640	\$13,800

24-06-100-012	S WOODLAND LN	11/05/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,100	40.40	\$20,170	\$10,100
24-02-100-028	9736 S COTTONWOOD AVE	08/19/22	\$48,130	WD	32-SPLIT VACANT	\$48,130	\$0	0.00	\$51,340	\$16,600
24-24-200-017	9212 E 120TH ST	12/01/22	\$60,000	WD	21-NOT USED/OTHER	\$60,000	\$8,700	14.50	\$17,395	\$8,700
24-09-400-019	11134 S DOGWOOD AVE	06/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$19,700	39.40	\$39,462	\$19,700
24-05-400-007	10253 S ELM AVE	02/03/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,800	44.00	\$39,667	\$19,800
24-32-400-034		03/29/22	\$20,000	WD	22-OUTLIER	\$20,000	\$20,200	101.00	\$40,320	\$20,200
24-06-100-010	10153 S WOODLAND LN	06/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$28,026	\$14,000
24-07-300-012	4850 E 112TH ST	10/25/21	\$45,000	LC	32-SPLIT VACANT	\$45,000	\$0	0.00	\$44,880	\$22,400
24-11-100-012	10510 S COTTONWOOD AVE	10/22/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$31,300	21.59	\$62,667	\$31,300
24-07-300-002		08/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,300	40.35	\$70,400	\$35,200
24-18-200-010		06/08/22	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$97,500	44.32	\$192,932	\$96,500
Totals:			\$1,043,130			\$1,043,130	\$336,400		\$775,142	\$378,500
								Sale. Ratio =>	32.25	\$21,028
								Std. Dev. =>	24.57	

Ensley Township Vacant Land Sales 4/01/2021 - 3/31/2023 AGRICULTURAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
24-22-200-007		01/01/22	\$187,196	MLC	03-ARM'S LENGTH	\$187,196	\$66,900	35.74	\$130,130	\$65,100
Totals:			\$187,196			\$187,196	\$66,900		\$130,130	\$65,100
								Sale. Ratio =>	35.74	\$65,100
								Std. Dev. =>	#DIV/0!	

Ensley Township Vacant Land Sales 4/01/2021 - 3/31/2023 ELF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed
24-24-360-002	8830 E 128TH ST	07/06/21	\$70,000	WD	22-OUTLIER	\$70,000	\$59,500	85.00	\$125,320	\$62,700
Totals:			\$70,000			\$70,000	\$59,500		\$125,320	\$62,700
								Sale. Ratio =>	85.00	\$62,700
								Std. Dev. =>	#DIV/0!	

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$57,400	\$125,320	100.0	104.4	206.3			402	20ELF	Not Used	484/4184
\$9,300	\$16,000	0.0	0.0	0.0			402	20	Conventional	483/2585
\$10,800	\$19,728	0.0	0.0	0.0			102	20	Conventional	484/4111
\$9,700	\$19,440	0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	492/1276
\$12,000	\$23,364	0.0	0.0	0.0		486/3672 AUTHORITY	402	20	Conventional	486/3674
\$14,500	\$29,000	0.0	0.0	0.0			402	20	Conventional	489/4477
\$0	\$28,308	0.0	0.0	0.0		491/2041 DC	402	20	Not Used	491/2044
\$13,800	\$27,640	0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	491/8760
\$10,100	\$20,170	0.0	0.0	0.0			402	20	Conventional	486/2923
\$0	\$33,218	0.0	0.0	0.0			402	20	Not Used	490/291
\$8,700	\$17,395	0.0	0.0	0.0			402	20	Not Used	491/4024
\$19,700	\$39,462	0.0	0.0	0.0			402	20	Conventional	484/1737
\$19,800	\$39,667	0.0	0.0	0.0			402	20	Conventional	487/4851
\$20,200	\$40,320	0.0	0.0	0.0			402	20	Not Used	488/664
\$14,000	\$28,026	0.0	0.0	0.0			402	20	Conventional	489/4254
\$0	\$44,880	0.0	0.0	0.0		BOUGHT 11.82 ACRES	402	20	Not Used	486/1982
\$31,300	\$62,667	0.0	0.0	0.0			402	20	Conventional	486/1142
\$34,300	\$70,400	0.0	0.0	0.0			402	20	Conventional	489/9661
\$66,900	\$130,130	0.0	0.0	0.0			102	20	Conventional	486/9861
\$97,500	\$192,932	0.0	0.0	0.0			402	20	Not Used	488/9956
\$450,000	\$1,008,067	100.0	104.4	206.3						
\$22,500	\$50,403	5.0	5.2	10.3						

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$9,300	\$16,000	0.0	0.0	0.0			402	20	Conventional	483/2585
\$10,800	\$19,728	0.0	0.0	0.0			102	20	Conventional	484/4111
\$9,700	\$19,440	0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	492/1276
\$12,000	\$23,364	0.0	0.0	0.0		486/3672 AUTHORITY	402	20	Conventional	486/3674
\$14,500	\$29,000	0.0	0.0	0.0			402	20	Conventional	489/4477
\$0	\$28,308	0.0	0.0	0.0		491/2041 DC	402	20	Not Used	491/2044
\$13,800	\$27,640	0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	491/8760

\$10,100	\$20,170	0.0	0.0	0.0		402 20	Conventional	486/2923
\$0	\$33,218	0.0	0.0	0.0		402 20	Not Used	490/291
\$8,700	\$17,395	0.0	0.0	0.0		402 20	Not Used	491/4024
\$19,700	\$39,462	0.0	0.0	0.0		402 20	Conventional	484/1737
\$19,800	\$39,667	0.0	0.0	0.0		402 20	Conventional	487/4851
\$20,200	\$40,320	0.0	0.0	0.0		402 20	Not Used	488/664
\$14,000	\$28,026	0.0	0.0	0.0		402 20	Conventional	489/4254
\$0	\$44,880	0.0	0.0	0.0	BOUGHT 11.82 ACRES	402 20	Not Used	486/1982
\$31,300	\$62,667	0.0	0.0	0.0		402 20	Conventional	486/1142
\$34,300	\$70,400	0.0	0.0	0.0		402 20	Conventional	489/9661
\$97,500	\$192,932	0.0	0.0	0.0		402 20	Not Used	488/9956
\$325,700	\$752,617	0.0	0.0	0.0				
\$18,094	\$41,812	0.0	0.0	0.0				

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$66,900	\$130,130	0.0	0.0	0.0			102 20		Conventional	486/9861
\$66,900	\$130,130	0.0	0.0	0.0						
\$66,900	\$130,130	0.0	0.0	0.0						

Prev. Assessed	Land Value	Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page
\$57,400	\$125,320	100.0	104.4	206.3			402 20ELF		Not Used	484/4184
\$57,400	\$125,320	100.0	104.4	206.3						
\$57,400	\$125,320	100.0	104.4	206.3						

Ensley Township Vacant Land Sales 4/01/2021 - 3,

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$
HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	ENGLEWRIGHT LAKE FRONTAGE	\$70,000
ZONAVETCH MICHAEL & AMY	VANHAITSMA DAVID & APRIL	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$40,000
HALE NICHOLAS S	CASTLE TERRY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$20,000
FISK DANIEL K TRUST	KELLEY THOMAS & ASHLEY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$37,000
GEIGER ANN M & RICHARD H	NEWTON TIMOTHY & DIANNE	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$20,000
FISK ZACK	SCHOONMAKER RAYMOND S	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
CROFF DAVID L SR ET UX	VLIESTRA TIM & MICHELLE	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
FISK DANIEL K TRUST	CHULSKI AUDREY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$38,000
HUMES DOUGLAS B	BARR FREDERICK	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$25,000
CROFF DAVID L SR ESTATE	CRYSTAL GENE JR & ROXANNE W	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$48,130
SMITH COLTON	TWARDY KYLE	DEED		100.00	ENSLEY	\$60,000
BENSON T GARY C	THOMPSON CALEB	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$50,000
VANDEWEGE DOUGLAS ET UX	WEMPLE LARRY & LORI	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
DAVIS MALEAH R	SCHRUNK DAVID M	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$20,000
HUMES DOUGLAS	REMLINGER BARRY & ANGELA	DEED		100.00	ENSLEY	\$55,000
DIEMER BRENT & DARLA	BARENDREGHT RANDY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
SWANEY DOUG & RENEE	BYL JOHN & MARTHA	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$145,000
MIDDLEMAN DAVID P & ANNE ET AL	FREEMAN PATRICK C	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$85,000
VANDERHONING NIHIL & CHARLOTTE	GRAVEL RIDGE PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT		0.00	AGRICULTURAL	\$187,196
VANDER MEULEN GARY	KRUIZENGA SCOTT D & JULIE A	PROPERTY TRANSFER AFFIDAVIT	24-18-200-004	100.00	ENSLEY	\$220,000

\$1,300,326

95.00

Ensley Township Vacant Land Sales 4/01/2021 - 3,

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$
ZONAVETCH MICHAEL & AMY	VANHAITSMA DAVID & APRIL	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$40,000
HALE NICHOLAS S	CASTLE TERRY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$20,000
FISK DANIEL K TRUST	KELLEY THOMAS & ASHLEY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$37,000
GEIGER ANN M & RICHARD H	NEWTON TIMOTHY & DIANNE	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$20,000
FISK ZACK	SCHOONMAKER RAYMOND S	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
CROFF DAVID L SR ET UX	VLIESTRA TIM & MICHELLE	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000
FISK DANIEL K TRUST	CHULSKI AUDREY	PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$38,000

HUMES DOUGLAS B	BARR FREDERICK	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$25,000	
CROFF DAVID L SR ESTATE	CRYSTAL GENE JR & ROXANNE W	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$48,130	
SMITH COLTON	TWARDY KYLE	DEED	100.00	ENSLEY	\$60,000	
BENSON T GARY C	THOMPSON CALEB	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$50,000	
VANDEWEGE DOUGLAS ET UX	WEMPLE LARRY & LORI	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$45,000	
DAVIS MALEAH R	SCHRUNK DAVID M	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$20,000	
HUMES DOUGLAS	REMLINGER BARRY & ANGELA	DEED	100.00	ENSLEY	\$55,000	
DIEMER BRENT & DARLA	BARENDREGHT RANDY	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$45,000	
SWANEY DOUG & RENEE	BYL JOHN & MARTHA	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$145,000	
MIDDLEMAN DAVID P & ANNE ET AL	FREEMAN PATRICK C	PROPERTY TRANSFER AFFIDAVIT	100.00	ENSLEY	\$85,000	
VANDER MEULEN GARY	KRUIZENGA SCOTT D & JULIE A	PROPERTY TRANSFER AFFIDAVIT	24-18-200-004	100.00	ENSLEY	\$220,000

\$1,043,130

100.00

Ensley Township Vacant Land Sales 4/01/2021 - 3,

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$
VANDERHONING NIHIL & CHARLOTTE	GRAVEL RIDGE PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT		0.00	AGRICULTURAL	\$187,196

\$187,196

0.00

Ensley Township Vacant Land Sales 4/01/2021 - 3,

Grantor	Grantee	Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$
HARTZOG MYRTLE A ET AL	CARLSON REVOCABLE LIVING TRUST	PROPERTY TRANSFER AFFIDAVIT		100.00	ENGLEWRIGHT LAKE FRONTAGE	\$70,000

\$70,000

100.00

/31/2023

Comments	Net Acreage	\$/Acre	Average/Acre	Used
	0.49	\$142,857		
	2.00	\$20,000		
	2.75	\$7,273		
	3.00	\$12,333		
	3.50	\$5,714		
	5.00	\$9,000		
	5.00	\$9,000		
	5.00	\$7,600		
	5.52	\$4,529		
	6.59	\$7,303		
	6.99	\$8,584		
	10.01	\$4,995		
	10.05	\$4,478		
Outlier-Not Used	10.10	\$1,980		
	10.77	\$5,107		
	11.82	\$3,807		
Outlier-Not Used	15.00	\$9,667		
	20.00	\$4,250		
	39.00	\$4,800		
	58.00	\$3,793	\$4,281	
	230.59			
	11.53			

/31/2023 ENSLEY

Comments	Net Acreage	\$/Acre	Average/Acre	Used
Site?	2.00	\$20,000		Used \$20,000 Site
	2.75	\$7,273	\$13,636	
	3.00	\$12,333		
	3.50	\$5,714	\$9,024	
	5.00	\$9,000		
	5.00	\$9,000		
	5.00	\$7,600		

	5.52	\$4,529	\$8,533	Used \$8,500 5 acres
	6.59	\$7,303		
	6.99	\$8,584	\$7,944	
	10.01	\$4,995		
	10.05	\$4,478		
Outlier-Not Used	10.10	\$1,980		
	10.77	\$5,107		
	11.82	\$3,807	\$4,597	Used \$4,600 10 15 acres
Outlier-Not Used	15.00	\$9,667		
	20.00	\$4,250		
	58.00	\$3,793	\$4,022	Used \$4,000 20+ acres

191.10

10.62

/31/2023 AGRICULTURAL

Comments	Net Acreage	\$/Acre	Average/Acre	Used
	39.00	\$4,800		
	39.00			
	39.00			

/31/2023 ELF

Comments	Net Acreage	\$/Acre	Average/Acre	Used
	0.49	\$142,857		
	0.49			
	0.49			