

Ensley Township Vacant Land Sales 4/01/2022 - 3/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage
24-02-200-051	9861 S ENSLEY CT	07/25/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,600	47.50	\$21,400	\$10,700	\$7,600	\$21,400	1.14
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$23,050	\$11,500	\$0	\$23,050	1.45
24-11-100-018	8074 E 104TH ST	06/23/23	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,900	30.50	\$27,850	\$13,900	\$7,900	\$27,850	1.91
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$34,780	\$17,400	\$0	\$34,780	2.64
24-32-400-042	14365 S ELM AVE	03/20/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,700	26.22	\$34,300	\$17,200	\$9,700	\$34,300	3.00
24-36-100-008	9136 E 136TH ST	05/26/23	\$13,000	QC	32-SPLIT VACANT	\$13,000	\$0	0.00	\$41,108	\$20,600	\$0	\$41,108	4.71
24-02-100-023	10086 S TRACILYN AVE	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$45,757	\$87,500	\$14,500	\$42,500	5.00
24-02-100-027	9688 S COTTONWOOD AVE	12/01/22	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$0	0.00	\$42,738	\$21,400	\$14,500	\$42,068	5.00
24-32-400-041	6315 E 120TH ST	02/13/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$13,800	36.32	\$41,650	\$20,800	\$13,800	\$41,650	5.00
24-02-100-028	9736 S COTTONWOOD AVE	08/19/22	\$48,130	WD	32-SPLIT VACANT	\$48,130	\$0	0.00	\$63,050	\$44,700	\$0	\$44,258	6.59
24-20-100-016	12158 S LOCUST AVE	11/27/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$0	0.00	\$45,924	\$23,000	\$0	\$45,924	10.02
24-06-100-010	10153 S WOODLAND LN	06/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$33,337	\$37,900	\$14,000	\$32,698	10.77
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$55,246	\$27,600	\$0	\$55,246	12.01
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$58,374	\$29,200	\$24,300	\$58,374	12.69
24-07-300-002		08/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,300	40.35	\$78,900	\$39,500	\$34,300	\$78,900	20.00
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	\$40,000	\$36,000	\$80,040	20.01
24-11-200-018		09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,900	24.60	\$81,900	\$41,000	\$36,900	\$81,900	21.00
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$190,319	\$95,200	\$0	\$190,319	57.10
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	\$97,500	\$192,932	58.00
Totals:			\$1,322,030			\$1,322,030	\$296,500		\$1,192,655	\$695,600	\$311,000	\$1,169,297	258.04
							Sale. Ratio =>	22.43		\$36,611	\$16,368	\$61,542	13.58
							Std. Dev. =>	19.30					

Ensley Township Vacant Land Sales 4/01/2022 - 3/31/2024

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24-02-200-051	9861 S ENSLEY CT	07/25/23	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,600	47.50	\$21,400	\$10,700	\$7,600	\$21,400	1.14
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$23,050	\$11,500	\$0	\$23,050	1.45
24-11-100-018	8074 E 104TH ST	06/23/23	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,900	30.50	\$27,850	\$13,900	\$7,900	\$27,850	1.91
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$34,780	\$17,400	\$0	\$34,780	2.64
24-32-400-042	14365 S ELM AVE	03/20/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$9,700	26.22	\$34,300	\$17,200	\$9,700	\$34,300	3.00
24-36-100-008	9136 E 136TH ST	05/26/23	\$13,000	QC	32-SPLIT VACANT	\$13,000	\$0	0.00	\$41,108	\$20,600	\$0	\$41,108	4.71
24-02-100-023	10086 S TRACILYN AVE	06/21/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,500	32.22	\$45,757	\$87,500	\$14,500	\$42,500	5.00
24-02-100-027	9688 S COTTONWOOD AVE	12/01/22	\$45,000	WD	32-SPLIT VACANT	\$45,000	\$0	0.00	\$42,738	\$21,400	\$14,500	\$42,068	5.00
24-32-400-041	6315 E 120TH ST	02/13/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$13,800	36.32	\$41,650	\$20,800	\$13,800	\$41,650	5.00
24-02-100-028	9736 S COTTONWOOD AVE	08/19/22	\$48,130	WD	32-SPLIT VACANT	\$48,130	\$0	0.00	\$63,050	\$44,700	\$0	\$44,258	6.59
24-20-100-016	12158 S LOCUST AVE	11/27/23	\$40,000	WD	32-SPLIT VACANT	\$40,000	\$0	0.00	\$45,924	\$23,000	\$0	\$45,924	10.02
24-06-100-010	10153 S WOODLAND LN	06/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,000	25.45	\$33,337	\$37,900	\$14,000	\$32,698	10.77
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$55,246	\$27,600	\$0	\$55,246	12.01
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$58,374	\$29,200	\$24,300	\$58,374	12.69

24-07-300-002		08/22/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,300	40.35	\$78,900	\$39,500	\$34,300	\$78,900	20.00
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	\$40,000	\$36,000	\$80,040	20.01
24-11-200-018		09/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$36,900	24.60	\$81,900	\$41,000	\$36,900	\$81,900	21.00
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	\$97,500	\$192,932	58.00
Totals:			\$1,087,030			\$1,087,030	\$296,500		\$1,002,336	\$600,400	\$311,000	\$978,978	200.94
							Sale. Ratio =>	27.28		\$33,356	\$17,278	\$54,388	11.16
							Std. Dev. =>	19.17					

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24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$190,319	\$95,200	\$0	\$190,319	57.10
Totals:			\$235,000			\$235,000	\$0		\$190,319	\$95,200	\$0	\$190,319	57.10
							Sale. Ratio =>	0.00		\$95,200	\$0	\$190,319	57.10
							Std. Dev. =>	#DIV/0!					

Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0			402	122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E
0.0	0.0	0.0			402	20	Not Used	495/7194	NEWTON DANIEL A & KELLIE	BENNETT TODD A & ANGELA M
0.0	0.0	0.0			402	20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS
0.0	0.0	0.0			402	120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN
0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	492/1276	FI SK DANIEL K TRUST	KELLEY THOMAS & ASHLEY
0.0	0.0	0.0			402	20	Not Used	492/8518	GROSS NORA	BUTLER CASSIDY
0.0	0.0	0.0			402	20	Conventional	489/4477	FI SK ZACK	SCHOONMAKER RAYMOND S
0.0	0.0	0.0		491/2041 DC	402	20	Not Used	491/2044	CROFF DAVID L SR ET UX	VLIESTRA TIM & MICHELLE
0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	491/8760	FI SK DANIEL K TRUST	CHULSKI AUDREY
0.0	0.0	0.0			402	20	Not Used	490/291	CROFF DAVID L SR ESTATE	CRYSTAL GENE JR & ROXANNE W
0.0	0.0	0.0		TWO RESULTING PARCELS	402	20	Not Used	494/9883	WOODARD TERRY	DECKER ASHLEY L
0.0	0.0	0.0			402	20	Conventional	489/4254	HUMES DOUGLAS	REMLINGER BARRY & ANGELA
0.0	0.0	0.0			402	120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX
0.0	0.0	0.0			402	20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS
0.0	0.0	0.0			402	20	Conventional	489/9661	MIDDLEMAN DAVID P & ANNE ET AL	FREEMAN PATRICK C
0.0	0.0	0.0			402	20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R
0.0	0.0	0.0		494/3007 TRUST	402	20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C
0.0	0.0	0.0			102	20	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE
0.0	0.0	0.0			402	20	Conventional	488/9956	VANDER MEULEN GARY	KRUIZENGA SCOTT D & JULIE A
0.0	0.0	0.0								
0.0	0.0	0.0								

Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0			402	122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E
0.0	0.0	0.0			402	20	Not Used	495/7194	NEWTON DANIEL A & KELLIE	BENNETT TODD A & ANGELA M
0.0	0.0	0.0			402	20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS
0.0	0.0	0.0			402	120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN
0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	492/1276	FI SK DANIEL K TRUST	KELLEY THOMAS & ASHLEY
0.0	0.0	0.0			402	20	Not Used	492/8518	GROSS NORA	BUTLER CASSIDY
0.0	0.0	0.0			402	20	Conventional	489/4477	FI SK ZACK	SCHOONMAKER RAYMOND S
0.0	0.0	0.0		491/2041 DC	402	20	Not Used	491/2044	CROFF DAVID L SR ET UX	VLIESTRA TIM & MICHELLE
0.0	0.0	0.0		491/8753 TRUST	102	20	Conventional	491/8760	FI SK DANIEL K TRUST	CHULSKI AUDREY
0.0	0.0	0.0			402	20	Not Used	490/291	CROFF DAVID L SR ESTATE	CRYSTAL GENE JR & ROXANNE W
0.0	0.0	0.0		TWO RESULTING PARCELS	402	20	Not Used	494/9883	WOODARD TERRY	DECKER ASHLEY L
0.0	0.0	0.0			402	20	Conventional	489/4254	HUMES DOUGLAS	REMLINGER BARRY & ANGELA
0.0	0.0	0.0			402	120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX
0.0	0.0	0.0			402	20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS

0.0	0.0	0.0		402 20	Conventional	489/9661	MIDDLEMAN DAVID P & ANNE ET AL	FREEMAN PATRICK C
0.0	0.0	0.0		402 20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R
0.0	0.0	0.0	494/3007 TRUST	402 20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C
0.0	0.0	0.0		402 20	Conventional	488/9956	VANDER MEULEN GARY	KRUIZENGA SCOTT D & JULIE A
0.0	0.0	0.0						
0.0	0.0	0.0						

Actual Front	Effec. Front	Ave. Depth	Reason for Adjustment	Comments	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee
0.0	0.0	0.0			102	20	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE
0.0	0.0	0.0								
0.0	0.0	0.0								

Ensley Township Vacant Land Sales 4/01/2022 - 3/31/2024

Verified by	Other Parcels in Sale	% Trans.	Land Table	Adj. Sale \$	Comments	Net Acreage	\$/Acre	Average/Acre	Used
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$16,000		1.14	\$14,035		
DEED		100.00	ENSLEY	\$29,000		1.45	\$20,000		
DEED		100.00	ENSLEY	\$25,900		1.91	\$13,560		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$28,000		2.64	\$10,606		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$37,000		3.00	\$12,333		
DEED		100.00	ENSLEY	\$13,000	Outlier-Not Used	4.71	\$2,760		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000		5.00	\$9,000		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000		5.00	\$9,000		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$38,000		5.00	\$7,600		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$48,130		6.59	\$7,303		
PROPERTY TRANSFER AFFIDAVIT		0.00	ENSLEY	\$40,000	Not Used-Family	10.02	\$3,990		
DEED		100.00	ENSLEY	\$55,000		10.77	\$5,107		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$75,000		12.01	\$6,245		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$57,000		12.69	\$4,492		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$85,000		20.00	\$4,250		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$80,000		20.01	\$3,998		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$150,000	Outlier-Not Used	21.00	\$7,143		
DEED		100.00	AGRICULTURAL	\$235,000	Split-Ag Neighbor	57.10	\$4,116		
PROPERTY TRANSFER AFFIDAVIT	24-18-200-004	100.00	ENSLEY	\$220,000		58.00	\$3,793	\$4,039	
				\$1,322,030		258.04			
				94.74		13.58			

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PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$16,000		1.14	\$14,035		
DEED		100.00	ENSLEY	\$29,000		1.45	\$20,000		
DEED		100.00	ENSLEY	\$25,900		1.91	\$13,560	\$15,865	Used \$16,000/acre for 2 acres
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$28,000		2.64	\$10,606		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$37,000		3.00	\$12,333	\$11,470	Used \$11,500/acre for 3 acres
DEED		100.00	ENSLEY	\$13,000	Outlier-Not Used	4.71	\$2,760		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000		5.00	\$9,000		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$45,000		5.00	\$9,000		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$38,000		5.00	\$7,600	\$8,533	Used \$8,500/acre for 5 acres
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$48,130		6.59	\$7,303	\$7,303	Used \$7,300/acre for 7 acres
PROPERTY TRANSFER AFFIDAVIT		0.00	ENSLEY	\$40,000	Not Used-Family	10.02	\$3,990		
DEED		100.00	ENSLEY	\$55,000		10.77	\$5,107		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$75,000		12.01	\$6,245		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$57,000		12.69	\$4,492	\$5,281	Used \$5,300/acre for 10 Acres

PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$85,000		20.00	\$4,250		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$80,000		20.01	\$3,998		
PROPERTY TRANSFER AFFIDAVIT		100.00	ENSLEY	\$150,000	Outlier-Not Used	21.00	\$7,143		
PROPERTY TRANSFER AFFIDAVIT	24-18-200-004	100.00	ENSLEY	\$220,000		58.00	\$3,793	\$4,014	Used \$4,000/acre for 20+ acres
				\$1,087,030		200.94			
				94.44		11.16			

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DEED		100.00	AGRICULTURAL	\$235,000	Split-Ag Neighbor	57.10	\$4,116	\$4,116	
				\$235,000		57.10			
				100.00		57.10			