

Ensley Township Vacant Land 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	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front
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	\$13,000	\$7,600	\$25,980	0.0	0.0
24-19-400-012	5311 E 128TH ST	04/02/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,000	58.00	\$88,654	\$44,300	\$29,000	\$25,539	0.0	0.0
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$55,874	\$13,600	\$0	\$27,135	0.0	0.0
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	\$13,900	\$12,100	\$27,870	0.0	0.0
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	\$15,200	\$7,900	\$30,495	0.0	0.0
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$285,267	\$142,600	\$0	\$33,195	0.0	0.0
24-32-200-034	6213 E LODGEPOLE LN	11/22/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$36,260	\$18,100	\$0	\$36,260	0.0	0.0
24-28-100-020	6596 E 128TH ST	06/07/24	\$53,500	WD	32-SPLIT VACANT	\$53,500	\$0	0.00	\$38,636	\$19,300	\$0	\$38,636	0.0	0.0
24-06-300-008	10176 S PINE AVE	03/27/25	\$53,000	MLC	32-SPLIT VACANT	\$53,000	\$0	0.00	\$41,894	\$20,900	\$0	\$41,396	0.0	0.0
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	\$14,800	\$14,200	\$29,526	0.0	0.0
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	\$26,400	\$26,400	\$52,856	0.0	0.0
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$58,427	\$29,200	\$0	\$58,427	0.0	0.0
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$60,263	\$30,100	\$29,200	\$60,263	0.0	0.0
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	0.0	0.0
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	0.0	0.0
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$195,555	\$97,800	\$92,600	\$195,555	0.0	0.0
24-07-100-005		09/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$145,000	31.52	\$316,114	\$158,100	\$158,100	\$316,114	0.0	0.0
Totals:			\$1,502,900			\$1,502,900	\$336,000		\$1,505,611	\$738,300	\$450,000	\$1,161,187	0.0	0.0
								Sale. Ratio =>	22.36	\$43,429	\$26,471	\$68,305	0.0	0.0
								Std. Dev. =>	21.01					

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

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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	\$25,980	\$13,000	\$7,600	\$25,980	0.0	0.0
24-19-400-012	5311 E 128TH ST	04/02/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,000	58.00	\$88,654	\$44,300	\$29,000	\$25,539	0.0	0.0
24-29-400-036	13539 E ELM AVE	02/26/24	\$29,000	WD	32-SPLIT VACANT	\$29,000	\$0	0.00	\$55,874	\$13,600	\$0	\$27,135	0.0	0.0
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	\$13,900	\$12,100	\$27,870	0.0	0.0
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	\$15,200	\$7,900	\$30,495	0.0	0.0
24-09-400-024	7119 E 112TH ST	07/26/23	\$28,000	WD	32-SPLIT VACANT	\$28,000	\$0	0.00	\$285,267	\$142,600	\$0	\$33,195	0.0	0.0
24-32-200-034	6213 E LODGEPOLE LN	11/22/24	\$35,000	WD	32-SPLIT VACANT	\$35,000	\$0	0.00	\$36,260	\$18,100	\$0	\$36,260	0.0	0.0
24-28-100-020	6596 E 128TH ST	06/07/24	\$53,500	WD	32-SPLIT VACANT	\$53,500	\$0	0.00	\$38,636	\$19,300	\$0	\$38,636	0.0	0.0
24-06-300-008	10176 S PINE AVE	03/27/25	\$53,000	MLC	32-SPLIT VACANT	\$53,000	\$0	0.00	\$41,894	\$20,900	\$0	\$41,396	0.0	0.0
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	\$14,800	\$14,200	\$29,526	0.0	0.0
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	\$26,400	\$26,400	\$52,856	0.0	0.0
24-28-100-018	13188 S ELM AVE	06/01/23	\$75,000	WD	32-SPLIT VACANT	\$75,000	\$0	0.00	\$58,427	\$29,200	\$0	\$58,427	0.0	0.0
24-20-300-024		12/14/23	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,300	42.63	\$60,263	\$30,100	\$29,200	\$60,263	0.0	0.0
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	0.0	0.0
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	0.0	0.0

Totals:	\$807,900	\$807,900	\$191,000		\$993,942	\$482,400	\$199,300	\$649,518	0.0	0.0
				Sale. Ratio =>	23.64	\$32,160	\$13,287	\$43,301	0.0	0.0
				Std. Dev. =>	21.48					

Ensley Township Vacant Land 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	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Actual Front	Effec. Front
24-32-200-032	6213 E LODGEPOLE LN	04/18/23	\$235,000	WD	32-SPLIT VACANT	\$235,000	\$0	0.00	\$195,555	\$97,800	\$92,600	\$195,555	0.0	0.0
24-07-100-005		09/15/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$145,000	31.52	\$316,114	\$158,100	\$158,100	\$316,114	0.0	0.0
Totals:			\$695,000			\$695,000	\$145,000		\$511,669	\$255,900	\$250,700	\$511,669	0.0	0.0
								Sale. Ratio =>	20.86	\$127,950	\$125,350	\$255,835	0.0	0.0
								Std. Dev. =>	22.29					

Ave. Depth	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Verified by	% Trans.	Other Parcels in Sale
0.0	402	122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Conventional	496/1379	TONER GLORIA J & JOHN V	SELLECK WILLIAM & NINA	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	495/7194	NEWTON DANIEL & KELLIE	BENNETT TODD A & ANGELA M	DEED	100.00	
0.0	402	110	Conventional	498/3906	GERARD REECE C & ALISHA M	EERDMANS ADAM	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS	DEED	100.00	
0.0	402	120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	498/8040	NEWTON TIMOTHY & DIANNE	DUMISTRA JAMES & LORI	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	496/8612	KEUR ED FAMILY TRUST	KLEIN EVAN P	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	499/5869	HUMES DOUGLAS	GOETSCH TOM	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	497/4164	BARR FREDERICK	NEY KEN & WENDY HERTING	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Conventional	497/1105	VANDERMEULEN J TODD	BARTZ JASON A	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	102	20	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE	DEED	100.00	
0.0	102	100	Not Used	494/2346	MOSSEL JOHN & HEATHER	TOWNLINE PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	0.00	24-07-300-010, 24-07-200-002, 24-07-200-019
0.0								94.12	

Ave. Depth	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Verified by	% Trans.	Other Parcels in Sale
0.0	402	122	Conventional	493/6619	HILLARD NEIL A & TIFFENY	SIPLE MARY E	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Conventional	496/1379	TONER GLORIA J & JOHN V	SELLECK WILLIAM & NINA	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	495/7194	NEWTON DANIEL & KELLIE	BENNETT TODD A & ANGELA M	DEED	100.00	
0.0	402	110	Conventional	498/3906	GERARD REECE C & ALISHA M	EERDMANS ADAM	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	494/4977	VAN TATENHOVE RODGER	FLEEGER MATHIAS	DEED	100.00	
0.0	402	120	Not Used	493/5577	BENSON TODD D	BRADLEY DYLAN	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	498/8040	NEWTON TIMOTHY & DIANNE	DUMISTRA JAMES & LORI	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	496/8612	KEUR ED FAMILY TRUST	KLEIN EVAN P	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Not Used	499/5869	HUMES DOUGLAS	GOETSCH TOM	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	497/4164	BARR FREDERICK	NEY KEN & WENDY HERTING	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Conventional	497/1105	VANDERMEULEN J TODD	BARTZ JASON A	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	120	Not Used	493/1105	MITTEN INVESTMENTS LLC	SAXTON BRAD UT EX	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/1611	BELLAMY ROBER A ET UX - JUDY	ROBBENNOLT PATRICIA & THOMAS	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/7616	DAVIS MALEAH R	VANREES JAMES R	PROPERTY TRANSFER AFFIDAVIT	100.00	
0.0	402	20	Conventional	494/3019	HOSMER ROBERT C & JOYCE E TRUST	MOHRMANN REBECCA L & DOUGLAS C	PROPERTY TRANSFER AFFIDAVIT	100.00	

0.0
0.0 100.00

Ave. Depth	Class	Neigh.	L-4015 Type	Liber/Page	Grantor	Grantee	Verified by	% Trans.	Other Parcels in Sale
0.0	102	20	Not Used	492/4650	MARCUS KEVIN J	NEWTON TIMOTHY & DIANNE	DEED	100.00	
0.0	102	100	Not Used	494/2346	MOSSEL JOHN & HEATHER	TOWNLIN PROPERTIES LLC	PROPERTY TRANSFER AFFIDAVIT	0.00	24-07-300-010, 24-07-200-002, 24-07-200-019

0.0
0.0 50.00

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

Land Table	Comments	Adj. Sale \$	Net Acreage	\$/Acre	Average/Acre	Acres	Per Acre Value
ENSLEY		\$16,000	1.14	\$14,035			
ENSLEY	Outlier	\$50,000	1.21	\$41,322			
ENSLEY		\$29,000	1.45	\$20,000	\$25,119	1 Acre	\$25,119
ENSLEY		\$32,000	1.56	\$20,513			
ENSLEY		\$25,900	1.91	\$13,560	\$21,886	2 Acres	\$43,772
ENSLEY		\$28,000	2.64	\$10,606			
ENSLEY	SPLIT OFF 3.44 A 499/8187	\$35,000	3.44	\$10,174			
ENSLEY		\$53,500	4.37	\$12,243			
ENSLEY		\$53,000	4.96	\$10,685	\$10,927	5 Acres	\$54,636
ENSLEY		\$35,000	5.52	\$6,341			
ENSLEY		\$88,500	10.02	\$8,829			
ENSLEY		\$75,000	12.01	\$6,245	\$6,476	10 Acres	\$64,765
ENSLEY		\$57,000	12.69	\$4,492	\$6,522	10 Acres	\$65,218
ENSLEY		\$80,000	20.01	\$3,998		20 Acres	\$79,960
ENSLEY	494/3007 TRUST	\$150,000	21.00	\$7,143		20 Acres	\$95,589
AGRICULTURAL		\$235,000	57.10	\$4,116			
AGRICULTURAL	DIFFERENT CLASSES 402 & 102. 1 parcel 402 Qual Ag, though.	\$460,000	119.13	\$3,861	\$4,779	100 Acres	\$477,944
		\$1,502,900	280.16				
			16.48				

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

Land Table	Comments	Adj. Sale \$	Net Acreage	\$/Acre	Average/Acre	Acres	Per Acre Value
ENSLEY		\$16,000	1.14	\$14,035			
ENSLEY		\$50,000	1.21	\$41,322			
ENSLEY		\$29,000	1.45	\$20,000			
ENSLEY		\$32,000	1.56	\$20,513	\$17,027	1.5 Acres	\$25,541
ENSLEY		\$25,900	1.91	\$13,560	\$21,886	2 Acres	\$43,772
ENSLEY		\$28,000	2.64	\$10,606			
ENSLEY	SPLIT OFF 3.44 A 499/8187	\$35,000	3.44	\$10,174			
ENSLEY		\$53,500	4.37	\$12,243			
ENSLEY		\$53,000	4.96	\$10,685	\$10,927	5 Acres	\$54,636
ENSLEY		\$35,000	5.52	\$6,341			
ENSLEY		\$88,500	10.02	\$8,829			
ENSLEY		\$75,000	12.01	\$6,245			
ENSLEY		\$57,000	12.69	\$4,492	\$6,476	10 Acres	\$64,765
ENSLEY		\$80,000	20.01	\$3,998	\$3,998	20 Acres	\$79,960
ENSLEY	494/3007 TRUST	\$150,000	21.00	\$7,143	\$5,570	20 Acres	\$111,409

\$807,900 **103.93**
6.93

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

Land Table	Comments	Adj. Sale \$	Net Acreage	\$/Acre	Average/Acre	Acres	Per Acre Value
AGRICULTURAL		\$235,000	57.10	\$4,116		50 Acres	\$205,779
AGRICULTURAL	DIFFERENT CLASSES 402 & 102. 1 parcel 402 Qual Ag, though.	\$460,000	119.13	\$3,861	\$3,988	100 Acres	\$398,846
		\$695,000	176.23				
			88.12				
