

Code	Description	Comments
Unit 6220 - ENSLEY TOWNSHIP		
100	AGRICULTURAL	AGRICULTURAL
20	ENSLEY	
20BLF	BAPTIST LAKE FRONTAGE	
20CLF	CONOVER LAKE FRONTAGE	
20CS	CEDAR SCHOOLS SCHOOLS	
20ELF	ENGLEWRIGHT LAKE FRONTAGE	
300	INDUSTRIAL	
COM	COMMERCIAL	
Unit -		

ENSLEY TOWNSHIP		Entered 2024 Roll		ENSLEY TOWNSHIP		TOWNSHIP VACANT LAND VALUES 2024	
TOWNSHIP VACANT LAND SALES 2024 (100 Ag)							
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD	
22-200-007	1/1/2022	MLC	39.00	\$187,196	\$4,800	20 E 120th St	\$187,196
Not Used/Outside Time:							
07-300-010	4/8/2020	Good Split	40.00	\$150,000	\$3,750	20 E 104th St	\$150,000
15-400-004	11/23/2020		40.00	\$200,000	\$5,000	20 Cottonwood/120th	\$200,000
16-300-009	3/16/2020	Qual Ag-into Outside Time	66.00	\$245,750	\$3,723	20 S Elm St	\$245,750
20-400-027	7/24/2018	402-Outside Time	28.40	\$110,000	\$3,873	20 128th/Hemlock	\$110,000
26-400-010	8/27/2019	Good Split Outside Time	24.40	\$95,160	\$3,900	20 S Butternut	\$95,160
28-100-012	8/31/2018	Good Split-Outside	39.35	\$140,000	\$3,558	20 128th St	\$140,000
32-400-026	11/12/2018	402-Outside Time	40.00	\$145,000	\$3,625	20 S Elm St	\$145,000
36-400-002	7/27/2020	Woods/Wet 17 acres	40.00	\$75,000	\$1,875	20 S Newcosta	\$75,000
FOR 2024 ASSESSMENT YEAR							
		Ag					
1 Acre	\$3,600	3 Acre	\$10,800	10 Acre	\$36,000	30 Acre	\$108,000
1.5 Acre	\$5,400	4 Acre	\$14,400	15 Acre	\$54,000	40 Acre	\$144,000
2 Acre	\$7,200	5 Acre	\$18,000	20 Acre	\$72,000	50 Acre	\$180,000
2.5 Acre	\$9,000	7 Acre	\$25,200	25 Acre	\$90,000	100 Acre	\$360,000
FOR 2024 ASSESSMENT YEAR Not Farmed							
1 Acre	\$2,700	3 Acre	\$8,100	10 Acre	\$27,000	30 Acre	\$81,000
1.5 Acre	\$4,050	4 Acre	\$10,800	15 Acre	\$40,500	40 Acre	\$108,000
2 Acre	\$5,400	5 Acre	\$13,500	20 Acre	\$54,000	50 Acre	\$135,000
2.5 Acre	\$6,750	7 Acre	\$18,900	25 Acre	\$67,500	100 Acre	\$270,000
FOR 2024 ASSESSMENT YEAR Rate Table 4							
		SITE	Rec	Mined			
		Tillable	ROW	Drain			
		Pasture	Not Tilled				
		Woods	Muck				

\$/to be used for 2024
 For 2024, used \$3,600/acre Filled, \$2,700/acre Pasture, \$2,700/acre Woods and Not Filled per sales from Ensley and surrounding area. Site at \$20,000.

Ensley Ag Values
4/01/2021 - 03/31/2023

Ensley Ag + Nearby Townships		Entered 2024							
Parcel	Township	Date of Sale	Adj Sales Price	Acreage	ROW	Net Acres	Cost Per Acre	Comments	
13-02-400-010	Dayton	5/07/2021	*	40.000	0.000	40.000	\$ 3,500		
14-21-100-006	Sherman	1/05/2023	*	28.960	0.523	28.437	\$ 2,110		
13-15-300-028	Dayton	8/26/2021	*	57.500	1.250	56.250	\$ 2,489		
13-20-400-009	Dayton	4/26/2021	*	74.780	3.230	71.550	\$ 4,193		
14-21-400-003	Sherman	1/05/2023	*	39.992	1.000	38.992	\$ 2,052		
17-12-300-015	Sheridan	7/28/2021	*	20.000	0.250	19.750	\$ 5,013		
17-18-200-005	Sheridan	4/29/2022	*	42.200	1.200	41.000	\$ 4,878		
18-03-200-018	Garfield	7/27/2022	*	75.977	1.450	74.527	\$ 4,607		
18-10-100-006	Garfield	1/14/2022	*	30.000	0.310	29.690	\$ 3,537		
21-18-400-008	Bridgeton	7/05/2022	*	59.740	2.620	57.120	\$ 2,626		
22-11-300-002	Ashland	8/18/2022	*	20.000	1.480	18.520	\$ 5,400		
22-14-400-002	Ashland	3/15/2023	*	37.840	1.497	36.343	\$ 5,228	22-13-200-019	
22-25-200-046	Ashland	4/15/2022	*	36.700	1.290	35.410	\$ 4,727		
23-15-100-007	Grant	5/27/2022	*	50.000	2.227	47.773	\$ 2,756		
23-16-200-007	Grant	5/27/2022	*	80.000	1.000	79.000	\$ 2,999		
22-13-200-022	Ashland	8/10/2021	*	24.020	0.310	23.710	\$ 4,724		
23-35-200-004	Grant	6/23/2022	*	38.500	1.936	36.564	\$ 4,102		
		Total	\$ 2,705,390			734.636	\$ 3,820	Mean	
							\$ 3,683	Weighted Mean	
							\$ 4,102	Median	
								Used \$3,600	
Outliers:									
13-26-300-015	Dayton	4/18/2022	*	27.400	0.550	26.850	\$ 9,151		
13-35-100-017	Dayton	6/15/2022	*	36.830	0.660	36.170	\$ 6,912		
Scrub:									
02-35-300-017		9/01/2022	*	10.010	0.250	9.760	\$ 3,064		
02-35-300-016		4/14/2021	*	10.010	0.250	9.760	\$ 3,074		
05-18-100-001		4/28/2021	*	198.440	0.870	197.570	\$ 2,531		
05-18-300-002		1/07/2022	*	13.810	0.000	13.810	\$ 2,172		
		Total	\$ 589,900			230.900	\$ 2,710	Mean	
							\$ 2,555	Weighted Mean	
							\$ 2,798	Median	
								Used \$2,700	

For Ensley Township Ag values, \$3,600/acre was used for the 2024 roll. \$3,700 for prime or Res Ag. Vacant ag land sales were analyzed from parcels in townships in the bottom half of Newaygo County which would be the market for sales. Information is deemed reliable but not guaranteed. Please see the local unit Assessor for details on sales not in Ensley Township.

ENSLEY TOWNSHIP		Entered 2024 Roll		ENSLEY TOWNSHIP										
TOWNSHIP VACANT LAND SALES 2024 (20 Ensley)		TOWNSHIP VACANT LAND VALUES 2024												
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD	Site	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
02-100-023	6/21/2022		5.00	\$45,000	\$9,000	20 S Tracilyn Ave		\$45,000	\$45,000					
02-100-027	12/1/2022		5.00	\$45,000	\$9,000	20 S Cottonwood Ave		\$45,000	\$45,000					
02-100-028	8/19/2022	Split	6.59	\$48,130	\$7,303	20 S Cottonwood Ave		\$48,130						
05-400-007	2/3/2022		10.05	\$19,800	\$1,970	20 S Elm St			\$19,800	\$19,800				
06-100-010	6/17/2022		10.77	\$55,000	\$5,107	20 S Woodland Ln			\$55,000	\$55,000				
06-100-012	11/5/2021		5.52	\$25,000	\$4,529	20 S WOODLAND DR		\$25,000	\$25,000					\$85,000
07-300-002	8/22/2022		20.00	\$85,000	\$4,250	20 E 112th St								
07-300-012	10/25/2021	Split	11.82	\$45,000	\$3,807	20 E 112th St				\$45,000				
09-400-019	6/15/2021		10.01	\$50,000	\$4,995	20 S DOGWOOD AVE				\$50,000				
11-100-012	10/22/2021		15.00	\$145,000	\$9,667	20 S COTTONWOOD AVE		\$40,000			\$145,000			
13-400-029	4/23/2021		2.00	\$40,000	\$20,000	20 S SAVANNAH CT								
18-200-010	6/8/2022	Multi	58.00	\$220,000	\$3,793	20 S LOCUST AVE								
24-200-017	12/1/2022		6.99	\$60,000	\$8,584	20 E 120th St			\$60,000					
32-100-010	11/8/2021		3.50	\$20,000	\$5,714	20 S Locust Ave		\$20,000	\$20,000					
32-400-034	3/29/2022		10.10	\$20,000	\$1,980	20 S Elm Ave		\$20,000		\$20,000			\$20,000	
32-400-037	6/24/2021		2.75	\$20,000	\$7,273	20 S Elm Ave		\$20,000						
32-400-041	2/13/2023	Ag to Res	5.00	\$38,000	\$7,600	20 E 120th St		\$38,000						
32-400-042	3/20/2023		3.00	\$37,000	\$12,333	20 E 120th St		\$37,000						
FOR 2024 ASSESSMENT YEAR		Rate Table A						\$0	\$0	\$0	\$0	\$0	\$0	\$0
1 Acre	\$20,000	3 Acre	\$38,000	10 Acre	\$46,000	30 Acre	\$120,000							
1.5 Acre	\$25,000	4 Acre	\$40,000	15 Acre	\$69,000	40 Acre	\$160,000							
2 Acre	\$30,000	5 Acre	\$42,500	20 Acre	\$80,000	50 Acre	\$200,000							
2.5 Acre	\$35,000	7 Acre	\$45,000	25 Acre	\$100,000	100 Acre	\$400,000							
FOR 2024 ASSESSMENT YEAR		Rate Table 4												
	Tillabe AG	\$3,700	Woods	\$2,700	Exempt	\$0								
	#2 FarmLand	\$2,700	ROW	\$0	Pasture	\$2,700								
	#3 FarmLand	\$2,700	Bldg Site	\$20,000	Wooded Pasture	\$2,700								
	#4 FarmLand	\$2,700	Wet Low	\$1,850	Tillable	\$3,700								
FOR 2024 ASSESSMENT YEAR		Frontages												
	Site A	Minimum Site	\$20,000											

For 2024, analyzed sales, residuals, and b/l ratios. Increased 20+ acre values per sales at \$4,000/acre.

For 2024, used \$3,700/acre for farmland per sales from Ensley and surrounding areas. (See Ag Chart.)

For 2024, Minimum Site \$20,000.

Entered 2024 Roll													
ENSLEY TOWNSHIP					ENSLEY TOWNSHIP								
BAPTIST LAKE FRONTAGE LAND SALES 2024 (20 BLF)					TOWNSHIP VACANT LAND VALUES 2024								
PARCEL NUMBER	SALE DATE	COMMENTS	EFF	SALE PRICE	\$ PER EFF	NEIGHBORHOOD	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
No Vacant Land Sales													
Sale + 5,000 Demo Cost/Not Used:													
23-280-013 (Outside Time)	7/5/2018	Land + 5,000	63.64	\$129,000	\$2,027	Tamarack							
24-102-008 (Outside Time)	10/9/2020	Back Lot (2)		\$20,000		E Oak Dr							
24-125-009 (Outside Time)	12/10/2018	Land + 5,000	54.33	\$140,000	\$2,577	E Oak Dr							
FOR 2024 ASSESSMENT YEAR													
Frontages													
Frontage A Baptist Lake FF		\$2,400	Frontage	100	Depth	150 FF .5/DF .1							
Frontage B Excess Frontage		\$400	Frontage	300	Depth	0 FF .5/DF .5							
Frontage C Channel/Frontage		\$1,300	Frontage	100	Depth	150 FF .5/DF.1							
Frontage A Site		\$60,000											
Excess Frontage Back Lots		\$20,000											
Maximum Value		\$250,000											
Minimum Value		\$5,000											
ENSLEY TOWNSHIP													
ENGLEWRIGHT LAKE FRONTAGE LAND SALES 2024 (20 ELF)													
PARCEL NUMBER	SALE DATE	COMMENTS	EFF	SALE PRICE	\$ PER FF	NEIGHBORHOOD	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
24-360-002	7/6/2021	Outlier	104.40	\$70,000	670	18830 E 128th St							
FOR 2024 ASSESSMENT YEAR													
Frontages													
Frontage A Englewright FF		\$1,800	Frontage	100	Depth	150 FF.5/DF.1							
Frontage B Excess Frontage Englewright FF		\$300	Frontage	100	Depth	0 FF.5/DF.5							
Site		\$20,000											
Excess Frontage Back Lots		\$20,000											
ENSLEY TOWNSHIP													
CONOVER LAKE FRONTAGE LAND SALES 2024 (20 CLF)													
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD	1-3 acres	3-5 acres	5-7 acres	7-10 acres	10-15 acres	15-20 acres	20+ acres
No Vacant Land Sales													
FOR 2024 ASSESSMENT YEAR													
Rate Table A													
1 Acre	\$20,000	3 Acre	\$38,000	10 Acre	\$46,000	30 Acre							
1.5 Acre	\$25,000	4 Acre	\$40,000	15 Acre	\$69,000	40 Acre							
2 Acre	\$30,000	5 Acre	\$42,500	20 Acre	\$80,000	50 Acre							
2.5 Acre	\$35,000	7 Acre	\$45,000	25 Acre	\$100,000	100 Acre							
FOR 2024 ASSESSMENT YEAR													
Frontages													
Rate Group A Site													
Rate Group B Excess Frontage													
			\$100,000	Frontage	\$300	Depth							
			\$400	Frontage	\$300	Depth							
For 2024, Site value kept at \$100,000 and \$400 Frontage. Changed the acreage per rest of the Township values and b/l ratio analysis. (See 20 Ennsley)													

ENSLEY TOWNSHIP
INDUSTRIAL VACANT LAND VALUES 2024

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

FOR 2024 ASSESSMENT YEAR						
Rate Table						
Industrial SF Rate	ROW					
2,500	\$4,723	15,000	\$10,406	50,000	\$17,693	217,800
5,000	\$6,411	20,000	\$11,813	60,000	\$19,174	435,600
7,500	\$7,666	25,000	\$13,034	87,120	\$22,600	653,400
10,000	\$8,703	30,000	\$14,125	130,680	\$27,023	871,200
12,500	\$9,602	40,000	\$16,035	174,240	\$30,677	1,089,000

CONCLUSION:
 ENSLEY Township has 5 industrial real properties, including 1 vacant parcel. The SF rates are from the attached conclusions.

Ensley Township 2024 Roll
Commercial Industrial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$1.89	\$82,298	\$4,723
5,000	0.0115	\$1.28	\$55,856	\$6,411
7,500	0.0172	\$1.02	\$44,525	\$7,666
10,000	0.2300	\$0.87	\$37,909	\$8,703
12,500	0.0287	\$0.77	\$33,462	\$9,602
15,000	0.3440	\$0.69	\$30,219	\$10,406
20,000	0.4590	\$0.59	\$25,729	\$11,813
25,000	0.5740	\$0.52	\$22,711	\$13,034
30,000	0.6890	\$0.47	\$20,510	\$14,125
40,000	0.9180	\$0.40	\$17,462	\$16,035
50,000	1.1480	\$0.35	\$15,414	\$17,693
60,000	1.3770	\$0.32	\$13,920	\$19,174
87,120	2.0000	\$0.26	\$11,300	\$22,600
130,680	3.0000	\$0.21	\$9,008	\$27,023
174,240	4.0000	\$0.18	\$7,669	\$30,677
217,800	5.0000	\$0.16	\$6,770	\$33,848
435,600	10.0000	\$0.11	\$4,595	\$45,945
653,400	15.0000	\$0.08	\$3,663	\$54,938
871,200	20.0000	\$0.07	\$3,118	\$62,366
1,089,000	25.0000	\$0.06	\$2,753	\$68,813

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.38	\$16,649	\$16,649
65340	1.50	\$0.30	\$13,272	\$19,908
87120	2.00	\$0.26	\$11,300	\$22,600
108900	2.50	\$0.23	\$9,974	\$24,936
130680	3.00	\$0.21	\$9,008	\$27,023
174240	4.00	\$0.18	\$7,669	\$30,677
217800	5.00	\$0.16	\$6,770	\$33,848
304920	7.00	\$0.13	\$5,609	\$39,260
435600	10.00	\$0.11	\$4,595	\$45,945
653400	15.00	\$0.08	\$3,663	\$54,938
871200	20.00	\$0.07	\$3,118	\$62,366
1089000	25.00	\$0.06	\$2,753	\$68,813
1306800	30.00	\$0.06	\$2,486	\$74,573
1742400	40.00	\$0.05	\$2,116	\$84,656
2178000	50.00	\$0.04	\$1,868	\$93,407
4356000	100.00	\$0.03	\$1,268	\$126,791

Ensley Township SF Commercial/Industrial Land Value
Conclusions. Sales used in similar market in Newaygo County.
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 TOWNSHIP		Entered 2024 Roll		ENSLEY TOWNSHIP		TOWNSHIP VACANT LAND VALUES 2024	
TOWNSHIP VACANT LAND SALES 2024 (COM)		TOWNSHIP VACANT LAND SALES 2024 (COM)		TOWNSHIP VACANT LAND VALUES 2024		TOWNSHIP VACANT LAND VALUES 2024	
PARCEL NUMBER	SALE DATE	COMMENTS	NET ACRES	SALE PRICE	\$ PER ACRE	NEIGHBORHOOD	Site
No Vacant Land Sales							
FOR 2024 ASSESSMENT YEAR							
Industrial SF Rate							
2,500	\$4,723	15,000	\$10,406	50,000	\$17,693	217,800	\$33,848
5,000	\$6,411	20,000	\$11,813	60,000	\$19,174	435,600	\$45,945
7,500	\$7,666	25,000	\$13,034	87,120	\$22,600	653,400	\$54,938
10,000	\$8,703	30,000	\$14,125	130,680	\$27,023	871,200	\$62,366
12,500	\$9,602	40,000	\$16,035	174,240	\$30,677	1,089,000	\$68,813
Rate Table 4							
	Rural						
	ROW	\$3,700					
	Twp Com	\$1,500					
	Minimum Site	\$15,000					
<p>Ennsley Township has only 15 commercial parcels (14 improved/0 Vacant/1 BLL). Only the corner of Cypress and 120th Street is actually zoned light commercial. Everything else is grandfathered in for commercial use. A rural rate of \$3,700 was used for the larger acreage parcels. (See the '100 Agricultural' and '20 Ennsley' spreadsheets as well as the attached Commercial Conclusions.) Minimum Site of \$15,000. The SF rates are from the attached conclusions.</p>							

Ensley Township 2024 Roll
Commercial Industrial Land Study

Square Foot	Acres	\$/SF	\$/AC	Conclusion
2,500	0.0570	\$1.89	\$82,298	\$4,723
5,000	0.0115	\$1.28	\$55,856	\$6,411
7,500	0.0172	\$1.02	\$44,525	\$7,666
10,000	0.2300	\$0.87	\$37,909	\$8,703
12,500	0.0287	\$0.77	\$33,462	\$9,602
15,000	0.3440	\$0.69	\$30,219	\$10,406
20,000	0.4590	\$0.59	\$25,729	\$11,813
25,000	0.5740	\$0.52	\$22,711	\$13,034
30,000	0.6890	\$0.47	\$20,510	\$14,125
40,000	0.9180	\$0.40	\$17,462	\$16,035
50,000	1.1480	\$0.35	\$15,414	\$17,693
60,000	1.3770	\$0.32	\$13,920	\$19,174
87,120	2.0000	\$0.26	\$11,300	\$22,600
130,680	3.0000	\$0.21	\$9,008	\$27,023
174,240	4.0000	\$0.18	\$7,669	\$30,677
217,800	5.0000	\$0.16	\$6,770	\$33,848
435,600	10.0000	\$0.11	\$4,595	\$45,945
653,400	15.0000	\$0.08	\$3,663	\$54,938
871,200	20.0000	\$0.07	\$3,118	\$62,366
1,089,000	25.0000	\$0.06	\$2,753	\$68,813

Square Foot	Acres	\$/SF	\$/AC	Conclusion
43560	1.00	\$0.38	\$16,649	\$16,649
65340	1.50	\$0.30	\$13,272	\$19,908
87120	2.00	\$0.26	\$11,300	\$22,600
108900	2.50	\$0.23	\$9,974	\$24,936
130680	3.00	\$0.21	\$9,008	\$27,023
174240	4.00	\$0.18	\$7,669	\$30,677
217800	5.00	\$0.16	\$6,770	\$33,848
304920	7.00	\$0.13	\$5,609	\$39,260
435600	10.00	\$0.11	\$4,595	\$45,945
653400	15.00	\$0.08	\$3,663	\$54,938
871200	20.00	\$0.07	\$3,118	\$62,366
1089000	25.00	\$0.06	\$2,753	\$68,813
1306800	30.00	\$0.06	\$2,486	\$74,573
1742400	40.00	\$0.05	\$2,116	\$84,656
2178000	50.00	\$0.04	\$1,868	\$93,407
4356000	100.00	\$0.03	\$1,268	\$126,791

Ensley Township SF Commercial/Industrial Land Value
Conclusions. Sales used in similar market in Newaygo County.
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.