

Plainfield Township-2025 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
090-015-400-003-00	ALABASTER&SAND LAKE	9/15/2023	85000	WD	85000	78128	85000	78128	Vacant	0	0	40	\$ 2,125	0	101	2023-004799		AGRICULTURAL	102
032-007-200-001-20	NASH	5/15/2023	90000	WD	90000	84285	90000	84285	Vacant	0	0	41.3	\$ 2,179	0	101	2023-002582		AGRICULTURAL	401
140-002-300-001-00	401 E SHERMAN	5/12/2022	144900	wd	144900	144900	144900	144900	Vacant	0	0	55.11	\$ 2,629	0	102			AGRICULTURAL	102
													\$	2,311					

For 2025, use \$2,311 for Ag in Plainfield Twp

Plainfield Township-2025 Land Value Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-E90-000-004-00	3745 JACK PINE TR	5/22/2023	17500	QC	17500	32053	1057	15610	Improved	223	224	1.147	\$ 5	921.5344377	223	401	2023-002756	Residential	401	Residential FF	
073-S60-000-003-00	7420 SHOREWARD TR	4/13/2022	85000	WD	85000	105008	4465	16747	Improved	181.22524	158	0.363	\$ 25	12300.27548	200	401	2022-002715	072-010-300-009-00	Residential	401	Residential FF
073-J10-000-001-00	WEBB RD	5/17/2023	4000	WD	4000	9149	4000	9149	Vacant	130.7	285	0.855	\$ 31	4678.362573	130.7	401	2024-001207		Residential	402	Residential FF
073-J20-000-060-00	JOSE LAKE DR	8/19/2023	5000	QC	5000	8960	5000	8960	Vacant	142.455938	200	0.588	\$ 35	8503.401361	128	JB	2023-004879		Residential	402	Residential FF
073-S20-000-013-00	ESMOND RD	8/12/2022	49000	WD	49000	70051	8522	14000	Improved	200	400	0.918	\$ 43	9283.224401	200	401	2022-004947	073-S20-000-014-00	Residential	401	Residential FF
073-S20-000-014-00	5865 E ESMOND RD	8/12/2022	49000	WD	49000	61502	8522	14000	Improved	200	400	0.918	\$ 43	9283.224401	200	401	2022-004947	073-S20-000-013-00	Residential	401	Residential FF
073-J20-000-047-00	7747 CLIFTON DR	9/20/2022	70000	WD	70000	71415	11395	12810	Improved	183	458.213104	1.925	\$ 62	5919.480519	183	401	2022-005666		Residential	401	Residential FF
073-S60-000-006-00	7374 SHOREWARD RD	10/11/2023	130000	WD	130000	123438	21332	14770	Improved	211	300	1.453	\$ 101	14681.34893	211	401	2023-005382		Residential	401	Residential FF
073-A10-000-010-00	CHAIN LAKE RD	11/7/2022	19500	WD	19500	27204	19500	17370	Improved	191	489	1.068	\$ 102	18258.42697	191	401	2022-006611	073-A10-000-011-00	Residential	402	Residential FF
073-E40-000-099-50	6562 BELFRY RD	6/24/2022	115000	WD	115000	107961	18967	11928	Improved	170.4	308.980011	1.209	\$ 111	15688.17204	170.42	EG	2022-003937		Residential	401	Residential FF
073-E90-000-011-00	5800 FROLIC TR	1/26/2024	88000	WD	88000	67056	42784	21840	Improved	312	672	1.605	\$ 137	26656.69782	312	401	2024-000383	073-E90-000-003-00, 073-E90-000-003-50	Residential	401	Residential FF
073-C40-000-011-00	PUTNAM RD	6/27/2022	157000	WD	157000	153379	20393	16772	Improved	137	202.591248	1.665	\$ 149	12248.04805	137	401	2022-004035	073-C40-000-012-00	Residential	402	Residential FF

\$ 70

For 2025, use \$70/foot for Residential backlots (2024 was also \$70/foot)

Iosco County-2025 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
070-030-100-001-60	2997 MILL STATION RD	6/29/2022	19900	WD	19900	13520	\$ 19,900	5511	Improved	0	0	1	\$ 19,900	0	401	2022-003969		Residential	401	
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	59000	58266	\$ 8,925	8191	Improved	0	0	1.37	\$ 6,515	0	401	2023-000907		Residential	401	
							\$ 14,413						\$ 13,207							
																				For 2025, use \$10,000 for a site value/1 acre rate
073-B60-000-013-00	8860 ORA LAKE RD	8/10/2023	200000	WD	200000	195206	15879	11085	Improved	0	0	2.06	\$ 7,708	0	401	2023-004214		Residential	401	
													\$ 7,708							For 2025, use \$7,708/acre for 2 acre parcels
073-F50-000-030-00	CHIPPEWA TR	6/5/2023	180000	WD	180000	293541	23465	89347	Improved	98.636941	139	3.01	\$ 7,796	88	BB	2023-002981	073-F40-000-023-00	Residential	401	
030-002-400-004-00	1585 BISCHOFF	3/30/2023	170000	WD	170000	182702	3419	16121	Improved	0	0	3.03	\$ 1,128	200	401	2023-001438		Residential	401	
073-F50-000-004-00	CHIPPEWA TR	7/1/2022	21000	WD	21000	15917	21000	14714	Improved	0	0	3.107	\$ 6,759	0	BB	2022-004078	073-F50-000-005-00	Residential	402	
090-018-400-002-75		3/8/2024	12000	WD	12000	16502	12000	16502	Vacant	0	0	3.23	\$ 3,715	0	401	2024-001193		Residential	402	
090-019-300-001-00	5882 TURTLE RD	12/7/2023	150000	WD	150000	141493	25390	16883	Improved	0	0	3.5	\$ 7,254	0	401	2023-006466		Residential	401	
													\$ 5,330							For 2025, use \$5,330/acre for 3 acre parcels;
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	32976	23024	21000	Improved	0	0	5	\$ 4,605	0	401	2023-003764		Residential	401	
072-018-300-008-00	6542 E COUNTY LINE RD	10/28/2022	160000	WD	160000	151682	30179	21861	Improved	0	0	5.74	\$ 5,258	0	401	2022-006539		Residential	401	
													\$ 4,931							For 2025, use \$4,931/acre for 5 acre parcels
030-012-100-004-70	1271 WILBER	12/2/2022	18000	WD	18000	45276	18000	32052	Improved	0	0	6	\$ 3,000	0	401	2022-007075	030-012-100-004-60	Residential	001	
070-011-400-001-50	6564 WEBB RD	8/4/2022	65000	WD	65000	46754	45177	26931	Improved	0	0	8.63	\$ 5,235	0	401	2022-004755		Residential	401	
													\$ 4,117							For 2025, use \$4,117/acre for 7 acre parcels
090-027-300-003-00	RHODES RD	5/18/2022	24000	WD	24000	29968	24000	29968	Vacant	0	0	9.8	\$ 2,449	0	401	2022003143		Residential	402	
070-010-300-001-01	7450 W WEBB RD	9/21/2023	85000	WD	85000	68708	45838	29546	Improved	0	0	9.98	\$ 4,593	0	401	2023-005015		Residential	401	
070-010-300-001-01	7450 W WEBB RD	9/25/2023	85142	LC	85142	68708	45980	29546	Improved	0	0	9.98	\$ 4,607	0	401	2023/005627		Residential	401	
070-018-100-001-70	8761 DAVY DR	11/15/2023	35000	WD	35000	37384	35000	30524	Improved	0	0	10.06	\$ 3,479	0	401	2023-005929		Residential	401	
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	60000	79379	18229	37608	Improved	0	0	12.29	\$ 1,483	0	401			Residential	401	
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	MLC	130000	136890	34567	41457	Improved	0	0	13.96	\$ 2,476	0	401	2022003356		Residential	401	
													\$ 3,181							For 2025, use \$3,181/acre for 10 acre parcels
071-029-100-002-00	NATIONAL CITY RD	10/30/2023	19000	WD	19000	41807	19000	41807	Vacant	0	0	14.03	\$ 1,354	0	401	2023-005653		Residential	402	
070-001-300-007-00	6380 SHELLNBARGER RI	10/13/2023	95000	WD	95000	92944	46473	44417	Improved	0	0	15	\$ 3,098	0	401	2023-005504		Residential	401	
031-011-300-002-00	KUNZE	10/6/2023	68500	WD	68500	45510	68500	45510	Vacant	0	0	15	\$ 4,567	0	401	2023-005251		Residential	402	
													\$ 3,006							For 2025, use \$3,006/acre for 15 acre parcels
090-027-300-004-00	RHODES RD	9/29/2023	54000	WD	54000	58768	54000	59936	Improved	0	0	19.6	\$ 2,755	0	401	2023-005204	090-027-300-005-00	Residential	402	
070-020-200-001-75	8401 ESMOND RD	9/14/2022	162000	WD	162000	154665	57030	49695	Improved	0	0	20	\$ 2,852	0	401	2022-005572		Residential	401	

090-007-300-001-00	KITCHEN RD	1/20/2023	45000 WD	45000	50141	45000	50141 Vacant	0	0	20.23	\$ 2,224	0 401	2023000358	Residential	402
											For 2025, use \$2,610 for 20-25 acre parcels				
070-016-100-003-60	7650 W ORA LAKE RD	2/7/2024	320000 WD	320000	288849	101133	69982 Improved	0	0	30	\$ 3,371	0 401	2024-000516	Residential	401
070-014-200-001-01	3900 N M65	6/23/2022	165000 WD	165000	135516	49332	19848 Improved	0	0	30.7	\$ 1,607	0 401	2022-003881	Residential	401
072-036-100-002-00	SLOSSER RD	12/8/2023	123000 OTH	123000	36712	95903	81777 Improved	70	175	37.181	\$ 2,579	70 401	2023-006351 073-R10-000-004-00	Residential	402
072-036-100-003-00	SLOSSER RD	9/15/2023	140000 WD	140000	77929	90917	91577 Improved	210	175	37.744	\$ 2,409	210 401	2023-004883 073-R10-000-014-00	Residential	402
											For 2025, use \$2,492/acre for 30 acre parcels				
090-023-400-001-50	2852 BINDER	4/22/2022	150000 WD	150000	153776	73842	77618 Improved	0	0	39.5	\$ 1,869	0 401	202202678	Residential	001
090-023-400-001-51	2852 BINDER	4/22/2022	150000 WD	150000	97562	73842	21404 Improved	0	0	40	\$ 1,846	0 401	202202678	Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000 WD	320000	308062	81922	69984 Improved	0	0	40	\$ 2,048	0 401	2023-006349	Residential	401
031-012-100-003-00	NASH	4/12/2023	92000 WD	92000	77760	92000	77760 Vacant	0	0	40	\$ 2,300	0 401	2023-002017	Residential	402
031-002-100-003-00		9/8/2022	97500 WD	97500	62208	97500	62208 Vacant	0	0	40	\$ 2,438	0 401	2022-005516	Residential	402
090-024-200-004-00	ALABASTER RD	8/18/2023	112000 WD	112000	77618	112000	77618 Vacant	0	0	40	\$ 2,800	0 401	2023-004322	Residential	402
072-036-200-005-00	5290 TOWERLINE RD	2/1/2023	200000 WD	197500	143609	131509	77618 Improved	0	0	40	\$ 3,288	0 401	2023-000614	Residential	401
											For 2025, use \$2,370/acre for 40 acre parcels				
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000 WD	195000	180906	114941	100847 Improved	0	0	45.6	\$ 2,521	0 401	2022003269	Residential	401
072-026-400-002-05	6650 SLOSSER RD	4/13/2022	350000 WD	350000	320396	187743	158139 Improved	0	0	80	\$ 2,347	0 401	2022-002386	Residential	401
090-008-200-003-00	5267 WHITTEMORE	6/23/2023	310000 WD	310000	181471	188004	158399 Improved	0	0	80	\$ 2,350	0 401	2023-003347 090-008-200-002-10	Residential	401
											For 2025, use \$2,406/acre for 50 acre parcels'				
072-032-100-001-00	PRIVATE RD	8/26/2022	300000 WD	300000	328420	265340	293760 Improved	0	0	160	\$ 1,658	0 401	2022-005482 072-029-400-002-00	Residential	401
											For 2025, use \$1,700/acre for 100+ acres				

2025 Assessment Roll Acreage Table

**Iosco County
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 10,000	3	\$ 5,330	\$ 15,990	10	\$ 3,181	\$ 31,810	30	\$ 2,492	\$ 74,760
1.5	\$ 8,000	\$ 12,000	4	\$ 5,200	\$ 20,800	15	\$ 3,006	\$ 45,090	40	\$ 2,370	\$ 94,800
2	\$ 7,708	\$ 15,416	5	\$ 4,931	\$ 24,655	20	\$ 2,610	\$ 52,200	50	\$ 2,406	\$ 120,300
2.5	\$ 6,300	\$ 15,750	7	\$ 4,117	\$ 28,819	25	\$ 2,610	\$ 65,250	100	\$ 1,700	\$ 170,000

No direct sales average, using higher/lower category

2024 Assessment Roll Acreage Table

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,065	\$ 7,065	3	\$ 5,342	\$ 16,026	10	\$ 3,093	\$ 30,930	30	\$ 2,497	\$ 74,910
1.5	\$ 6,100	\$ 9,150	4	\$ 4,800	\$ 19,200	15	\$ 3,034	\$ 45,510	40	\$ 1,944	\$ 77,760
2	\$ 5,381	\$ 10,762	5	\$ 4,200	\$ 21,000	20	\$ 2,508	\$ 50,160	50	\$ 2,559	\$ 127,950
2.5	\$ 5,381	\$ 13,453	7	\$ 3,502	\$ 24,514	25	\$ 2,175	\$ 54,375	100	\$ 1,800	\$ 180,000

Plainfield Township-2025 Land Value Analysis Bass Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
073-F40-000-023-00	5919 CHIPPEWA TR	6/5/2023	180000	WD	180000	233158	23465	89347	Improved	98.636941	139	3.01	\$ 238	7795.681063	88 BF	2023-002981	073-F50-000-030-00	BASS LAKE FRONT	401	LAKE FRONTAGE			
073-F40-000-040-00	4125 CHIPPEWA TR	12/9/2022	220500	WD	214500	237980	88292	107519	Improved	111.212848	131	6.534	\$ 794	13512.70279	100 BF	2022-007179	073-F50-000-038-00	BASS LAKE FRONT	401	LAKE FRONTAGE			
073-F40-000-039-00	CHIPPEWA TR	11/23/2022	50000	WD	50000	38590	50000	38590	Vacant	50.843784	139	0.16	\$ 983	312500	50 BF	2022-006958		BASS LAKE FRONT	402	LAKE FRONTAGE			
073-C10-004-006-00	6014 CHIPPEWA TR	11/27/2023	180000	WD	180000	127589	102258	55394	Improved		43	130	6.128	\$ 2,378	16687.01044	21 BF	2023-006105	073-F50-000-012-00	BASS LAKE FRONT	401	LAKE FRONTAGE		
073-F40-000-042-00	4123 CHIPPEWA TR	9/6/2022	227000	WD	227000	142757	122193	37950	Improved		50	130	0.149	\$ 2,444	820087.2483	50 BF	2022-005422		BASS LAKE FRONT	401	LAKE FRONTAGE		
													\$	1,367								Avg of All	
													\$	983									Vacant Sale

Prior Year, 2024, was 759/foot
 For 2025, use \$983/foot

Plainfield Township-2025 Land Value Analysis Big Island Lake

Big Island Lake 2024 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-W10-000-033-00	MINNEPATA TR	4/19/2022	16000	WD	16000	23430	16000	23430	Vacant	71	224	0.365	\$ 225.35	43835.61644	1.006327283	66	ELF	2022-002644		BIG ISLAND LAKE FRONTAGE	402	BIG ISLAND M
073-W10-000-033-00	MINNEPATA TR	12/7/2022	17500	WD	17500	23430	17500	23430	Vacant	71	224	0.365	\$ 246.48	47945.20548	1.100670466	66	ELF	2022-007159		BIG ISLAND LAKE FRONTAGE	402	BIG ISLAND M
073-W10-000-038-00	TIMBER TR	6/5/2022	19832	WD	19832	21450	19832	21450	Vacant	65	174	0.26	\$ 305.11	76276.92308	1.751077206	65	ELF	2022-003723		BIG ISLAND LAKE FRONTAGE	401	BIG ISLAND M
													\$ 259	For 2024, Use 259/ft								
073-W10-000-049-00	3039 ISLAND LAK.	10/22/2021	278500	WD	278500	292081	50288	63869	Improved	91.241921	135.53	0.286	\$ 551	175832.1678		87	BILF	2021-007646		BIG ISLAND LAKE FRONTAGE	401	BIG ISLAND L
														For 2024, use \$551/foot for Big Island Lake L								

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.2
Little Long	6.69	13.3
Long Lake	30.48	-7.1
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.7808	12.6

For 2025, Use \$290/ft for Big Island Lake Rate M

For 2025, Use \$617/ft for Big Island Lake Rate L

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Chain Lakes Backlots

Chain Lakes Backlots 2024 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-S30-000-117-00	8125 SHERWOOD DR	10/18/2022	120000	WD	120000	130911	6714	17625	Improved	293.748214	213	1.266	\$ 23	5303.317536	259	LLB	2022/006235	LITTLE LONG LAKE BACK LOTS	401	ACCESS LOTS	
073-S70-002-011-00	8129 AVALON DR	10/3/2022	80000	WD	80000	92844	11411	11025	Improved	183.764439	450	0.621	\$ 62	18375.20129	180	LLB	2022-005986	073-S70-002-010-00, C LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
072-032-300-002-20	KOKOSING RD	5/28/2021	15000	WD	15000	22389	15000	16305	Improved	234.263093	94	0.57	\$ 64	26315.78947	264	LF	2021-004035	LONG LAKE BACK	401	SMALL DIRTR	
073-P90-000-032-00	ONAWA DR "	10/1/2021	84000	WD	84000	124316	27738	44410	Improved	382.84258	300	1.292	\$ 72	21469.04025	375	LB	2021-007755	073-P90-000-035-00	001	GRAVEL OR LA	
073-B70-000-025-00	SHELLENBARGER DR	4/9/2021	4500	WD	4500	6989	4500	6989	Vacant	57.288469	120	0.165	\$ 79	27272.72727	60	LNB	2021-002157	LOON LAKE BACK LOTS	402	GRAVEL OR LA	
073-H50-000-027-00	8384 LAKEVIEW DR	1/14/2022	78500	WD	78500	73947	8560	4007	Improved	66.776221	200	0.275	\$ 128	31127.27273	60	LLB	2022-000300	LITTLE LONG LAKE BACK LOTS	401	POOR HARD SU	
073-L90-000-877-02	LAKESIDE BLVD	8/18/2022	55750	QC	55750	95697	55750	58133	Improved	361.594304	400	7.807	\$ 154	7141.027283	1800	LB	2022-005185	073-L90-000-800-00, C LONG LAKE BACK	402	SMALL DIRTR	
073-K10-000-279-00	CAMPBELL	7/16/2021	115000	WD	115000	117271	14433	10440	Improved		90	280	\$ 160	49768.96552	90	LB	2021-005185	073-K10-000-278-00	401	GRAVEL OR LA	
073-T20-000-039-00	HILLSDALE DR	2/17/2022	11500	WD	11500	8456	11500	8456	Vacant	69.310988	203	0.289	\$ 166	39792.38754	62	LNB	2022-001139	LOON LAKE BACK LOTS	401	GOOD HARD SU	
073-T50-000-014-00	5065 BIRCH CT	1/28/2022	77500	WD	77500	72151	15515	10166	Improved	87.645358	300	0.294	\$ 177	52772.10884	86	LB	2022-000534	073-T50-000-015-00	401	GRAVEL OR LA	
073-S70-002-009-00	8127 AVALON DR	3/3/2023	50000	WD	50000	41640	12035	3675	Improved	61.254813	150	0.207	\$ 196	58140.09662	60	LLB	2023-000867	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
													\$	117							
													\$	122							

For 2025, Use \$134/ft for Chain Lakes Backlots

For 2024, use \$120 for General Lake Backlot Rate per Front Foot

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.780833	12.59

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Chain Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-B30-000-007-00	7331 N CHAIN LAKE DR	6/7/2023	339900	WD	339900	268865	145076	74041	Improved	82.267835	170	0.306	\$ 1,763	474104.5752	61.37	CF	2023-003023	CHAIN LAKE FRONT LOTS	401	FRONT FOOT	
073-S10-001-003-00	8263 CEDAR RD	8/12/2022	150000	WD	150000	249034	96272	195306	Improved	217.006563	511	1.842	\$ 444	52264.92942	150	CF	2022-004954	CHAIN LAKE FRONT LOTS	401	FRONT FOOT	
073-S10-001-026-00	8369 CEDAR RD	8/18/2022	235000	WD	235000	181716	145581	92297	Improved	102.551856	207	0.442	\$ 1,420	329368.7783	78	CF	2022-005145	CHAIN LAKE FRONT LOTS	401	FRONT FOOT	
													\$ 1,209								

For 2025, wide range of sale data. Use vacant sale on Bass Lake as basis.

2024 rate was \$900.

For 2025, use \$983/foot for Chain Lake

Plainfield Township-2025 Land Value Analysis Commercial Hale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
070-014-300-009-00	322 N WASHINGTON AVE	12/7/2022	25000	WD	25000	26370	9895	11265	Improved	114.953407	185	0.425	\$ 86	23282.35294	100	201	2022-007158		COMMERCIAL HALE	201	M-65 N
070-015-400-028-75	M65	4/18/2022	10000	WD	10000	10099	10000	10099	Vacant	103.055048	192	0.388	\$ 97	25773.19588	88	201	2022-002477		COMMERCIAL HALE	202	M-65 N
070-015-400-028-00	M65	6/15/2023	40000	WD	40000	36971	15079	12050	Improved	122.963409	192	0.463	\$ 123	32568.03456	105	201	2023-003157		COMMERCIAL HALE	201	M-65 N
070-014-300-020-00	200 N WASHINGTON AVE	8/30/2022	100000	WD	100000	95081	14102	9183	Improved	93.705923	128	0.288	\$ 150	48965.27778	98	201	2022-005275		COMMERCIAL HALE	201	M-65 N
													\$	114							

For 2025, use \$114/foot for Commerical Hale

Plainfield Township-2025 Land Value Analysis East Bass Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-130-000-058-00	3095 MINNEPATA TR	9/28/2022	140000	WD	140000	134728	83988	78716	Improved	60.180344	328.942322	0.393	\$ 1,396	213709.9237	45	EBLF	2022-005859		EAST BASS LAKE FRONTAGE	401	FRONTAGE

For 2025, use \$1,395 per foot (2024 was \$1308/foot)

Plainfield Township-2025 Land Value Analysis Evergreen Glades Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-P60-000-016-00	6605 WICKERT RD	11/20/2023	45000	WD	45000	45749	10457	11206	Improved	203.752791	180	0.769	\$ 51	13598.17945	186	EG	2023-006019	EVERGREEN GLADES AREA	401	POOR HARD SU	
073-E20-000-014-00	6772 WICKERT RD	9/22/2023	60000	WD	60000	54461	10411	4872	Improved	88.584724	152	0.307	\$ 118	33912.05212	88	EG	2023-004987	EVERGREEN GLADES AREA	401	POOR HARD SU	
072-026-200-007-00	6791 WICKERT RD	7/14/2022	72000	WD	72000	65327	10484	3811	Improved	69.282032	200	0.275	\$ 151	38123.63636	60	EG	2022-004327	EVERGREEN GLADES AREA	401	GOOD HARD SU	
													\$ 107								

For 2025, use \$100/foot for Evergreen Glades Area

Plainfield Township-2025 Land Value Analysis East Londo Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
070-030-400-002-00	2700 PLAINFIELD AVE	9/22/2023	195000	WD	195000	349960	174640	210827	Improved	454.71497	600	12.132	\$ 384	14394.98846	300	ELOF	2023-004985	070-030-400-002-50	EAST LONDO LAKE FRONT	402

Limited sales data for 2025, general increase is approx 10%.
 2024 rate was \$1,171 x 110% = \$1,288
 For 2025, use \$1,288/foot for East Londo Lake

Plainfield Township-2025 Land Value Analysis Hale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
070-023-200-037-00	399 WASHINGTON AVE	9/30/2022	189900	WD	189900	195954	4110	10164	Improved	147.308308	349	0.897	\$ 28	4581.939799	112	H	2022-005923		HALE	401	M-65
070-015-400-044-00	218 W MAIN ST	7/22/2022	70000	WD	70000	68109	15314	13423	Improved	194.52979	333	1.147	\$ 79	13351.35135	150	H	2022-004589		HALE	401	GOOD HARD SU
073-N20-001-005-00	218 E MAIN ST	1/17/2023	40000	WD	40000	32224	12384	4608	Improved	66.776221	200	0.275	\$ 185	45032.72727	60	H	2023-000222		HALE	401	GOOD HARD SU

For 2025, use mid-sale at \$79 per foot for Hale Village

Plainfield Township-2025 Land Value Analysis Indian Lake Backlots

Indian Lake Backlots 2024 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
073-S30-000-117-00	8125 SHERWOOD DR	10/18/2022	120000	WD	120000	130911	6714	17625	Improved	293.748214	213	1.266	\$ 23	5303.317536	259	LLB	2022/006235		LITTLE LONG LAKE BACK LOTS	401	ACCESS LOTS	
073-S70-002-011-00	8129 AVALON DR	10/3/2022	80000	WD	80000	92844	11411	11025	Improved	183.764439	450	0.621	\$ 62	18375.20129	180	LLB	2022-005986	073-S70-002-010-00, C	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
072-032-300-002-20	KOKOSING RD	5/28/2021	15000	WD	15000	22389	15000	16305	Improved	234.263093	94	0.57	\$ 64	26315.78947	264	LF	2021-004035		LONG LAKE BACK	401	SMALL DIRT R	
073-P90-000-032-00	ONAWA DR	10/1/2021	84000	WD	84000	124316	27738	44410	Improved	382.84258	300	1.292	\$ 72	21469.04025	375	LB	2021-007755	073-P90-000-035-00	LONG LAKE BACK	001	GRAVEL OR LA	
073-B70-000-025-00	SHELLENBARGER DR	4/9/2021	4500	WD	4500	6989	4500	6989	Vacant	57.288469	120	0.165	\$ 79	27272.72727	60	LNB	2021-002157		LOON LAKE BACK LOTS	402	GRAVEL OR LA	
073-H50-000-027-00	8384 LAKEVIEW DR	1/14/2022	78500	WD	78500	73947	8560	4007	Improved	66.776221	200	0.275	\$ 128	31127.27273	60	LLB	2022-000300		LITTLE LONG LAKE BACK LOTS	401	POOR HARD SU	
073-L90-000-877-02	LAKESIDE BLVD	8/18/2022	55750	QC	55750	95697	55750	58133	Improved	361.594304	400	7.807	\$ 154	7141.027283	1800	LB	2022-005185	073-L90-000-800-00, C	LONG LAKE BACK	402	SMALL DIRT R	
073-K10-000-279-00	CAMPBELL	7/16/2021	115000	WD	115000	117271	14433	10440	Improved	90	280	0.29	\$ 160	49768.96552	90	LB	2021-005185	073-K10-000-278-00	LONG LAKE BACK	401	GRAVEL OR LA	
073-T20-000-039-00	HILLSDALE DR	2/17/2022	11500	WD	11500	8456	11500	8456	Vacant	69.310988	203	0.289	\$ 166	39792.38754	62	LNB	2022-001139		LOON LAKE BACK LOTS	401	GOOD HARD SU	
073-T50-000-014-00	5065 BIRCH CT	1/28/2022	77500	WD	77500	72151	15515	10166	Improved	87.645358	300	0.294	\$ 177	52772.10884	86	LB	2022-000534	073-T50-000-015-00	LONG LAKE BACK	401	GRAVEL OR LA	
073-S70-002-009-00	8127 AVALON DR	3/3/2023	50000	WD	50000	41640	12035	3675	Improved	61.254813	150	0.207	\$ 196	58140.09662	60	LLB	2023-000867		LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
													\$	117								
													\$	122								

For 2025, Use \$134/ft for Indian Lake Backlots

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.780833	12.59

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Indian Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-120-000-002-00	3010 GREENWOOD RD	6/15/2023	275000	WD	275000	233851	128308	87159	Improved	117.638629	207.5	0.334	\$ 1,091	384155.6886	132	IF	2023-003162	073-120-000-028-00	INDIAN LAKE FRONT	401	LAKE FRONT L

For 2025, use \$1,091/foot for Indian Lake Front (Prior year was \$917/foot)

Plainfield Township-2025 Land Value Analysis Jose Lake Backlots

Lake Backlots 2024 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
073-S30-000-117-00	8125 SHERWOOD DR	10/18/2022	120000	WD	120000	130911	6714	17625	Improved	293.748214	213	1.266	\$ 23	5303.317536	259	LLB	2022/006235		LITTLE LONG LAKE BACK LOTS	401	ACCESS LOTS	
073-S70-002-011-00	8129 AVALON DR	10/3/2022	80000	WD	80000	92844	11411	11025	Improved	183.764439	450	0.621	\$ 62	18375.20129	180	LLB	2022-005986	073-S70-002-010-00, C	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
072-032-300-002-20	KOKOSING RD	5/28/2021	15000	WD	15000	22389	15000	16305	Improved	234.263093	94	0.57	\$ 64	26315.78947	264	LF	2021-004035		LONG LAKE BACK	401	SMALL DIRT R	
073-P90-000-032-00	ONAWA DR	10/1/2021	84000	WD	84000	124316	27738	44410	Improved	382.84258	300	1.292	\$ 72	21469.04025	375	LB	2021-007755	073-P90-000-035-00	LONG LAKE BACK	001	GRAVEL OR LA	
073-B70-000-025-00	SHELLENBARGER DR	4/9/2021	4500	WD	4500	6989	4500	6989	Vacant	57.288469	120	0.165	\$ 79	27272.72727	60	LNB	2021-002157		LOON LAKE BACK LOTS	402	GRAVEL OR LA	
073-H50-000-027-00	8384 LAKEVIEW DR	1/14/2022	78500	WD	78500	73947	8560	4007	Improved	66.776221	200	0.275	\$ 128	31127.27273	60	LLB	2022-000300		LITTLE LONG LAKE BACK LOTS	401	POOR HARD SU	
073-L90-000-877-02	LAKESIDE BLVD	8/18/2022	55750	QC	55750	95697	55750	58133	Improved	361.594304	400	7.807	\$ 154	7141.027283	1800	LB	2022-005185	073-L90-000-800-00, C	LONG LAKE BACK	402	SMALL DIRT R	
073-K10-000-279-00	CAMPBELL	7/16/2021	115000	WD	115000	117271	14433	10440	Improved	90	280	0.29	\$ 160	49768.96552	90	LB	2021-005185	073-K10-000-278-00	LONG LAKE BACK	401	GRAVEL OR LA	
073-T20-000-039-00	HILLSDALE DR	2/17/2022	11500	WD	11500	8456	11500	8456	Vacant	69.310988	203	0.289	\$ 166	39792.38754	62	LNB	2022-001139		LOON LAKE BACK LOTS	401	GOOD HARD SU	
073-T50-000-014-00	5065 BIRCH CT	1/28/2022	77500	WD	77500	72151	15515	10166	Improved	87.645358	300	0.294	\$ 177	52772.10884	86	LB	2022-000534	073-T50-000-015-00	LONG LAKE BACK	401	GRAVEL OR LA	
073-S70-002-009-00	8127 AVALON DR	3/3/2023	50000	WD	50000	41640	12035	3675	Improved	61.254813	150	0.207	\$ 196	58140.09662	60	LLB	2023-000867		LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA	
													\$	117								
													\$	122								

For 2024, use \$120 for General Lake Backlot Rate per Front Foot

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.780833	12.59

For 2025, Use \$134/ft for Jose Lake Backlots

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Jose Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
072-010-300-009-00	7420 SHOREWARD TR	4/13/2022	85000	WD	85000	108141	4465	16747	Improved	181.22524	158	0.363	\$ 25	12300.27548	200	JB	2022-002715	073-S60-000-003-00	JOSE LAKE BACK LOTS	401	POOR HARD SU
073-T30-002-047-00	7686 NICOLE DR	6/21/2023	80000	WD	80000	46869	40956	7825	Improved	65.211386	198	0.273	\$ 628	150021.978	60	JB	2023-003287		JOSE LAKE BACK LOTS	401	GRAVEL OR LA
For 2025, inconclusive data. Use average of multiple backlot neighborhoods.																					
073-L40-000-011-00	JOSE LAKE RD	4/27/2022	38000	WD	38000	39194	38000	39194	Vacant	85.020404	218	0.38	\$ 447	100000	67	JF	2022-002714		JOSE LAKE FRONTAGE	402	LAGOON AREA
073-L40-000-017-00	JOSE LAKE RD	7/6/2022	47000	WD	47000	45540	47000	45540	Vacant	98.785034	268	0.511	\$ 476	91976.51663	79	JF	2022-004536		JOSE LAKE FRONTAGE	402	LAGOON AREA
For 2025, use \$461/foot for Jose Lake Lagoon Area & Canal area																					
073-T40-002-032-00	NICOLE DR	6/21/2023	60000	WD	60000	116662	60000	124712	Improved	113.37439	400	0.478	\$ 529	125523.0126	104	JF	2023-003285	073-T40-002-033-00	JOSE LAKE FRONTAGE	402	LAKE FRONTAG
073-T40-002-036-00	7202 NICOLE DR	2/7/2024	75000	WD	75000	93343	44013	62356	Improved	56.687195	200	0.239	\$ 776	184154.8117	52	JF	2024-001021		JOSE LAKE FRONTAGE	401	LAKE FRONTAG
073-J50-000-011-00	7055 JOSE LAKE RD	8/16/2022	342500	WD	342500	245878	266889	170267	Improved	171.347693	239	0.818	\$ 1,558	326270.1711	144	JF	2022-005413		JOSE LAKE FRONTAGE	401	LAKE FRONTAG
073-T30-001-023-00	7741 NICOLE DR	7/13/2023	225000	WD	223800	165164	130907	72271	Improved	65.701107	203	0.28	\$ 1,992	467525	60	JF	2023-003884		JOSE LAKE FRONTAGE	401	LAKE FRONTAG
													\$	1,214							
For 2025, use \$1,214 for Jose Lake Frontage																					

Plainfield Township-2025 Land Value Analysis Small or Private Lakes

Small or Private Lakes 2024 Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
070-012-100-002-50	4270 CHANNEL RD	8/2/2021	154000	WD	154000	123120	66784	35904	Improved	91.932272	100	4.23	\$ 726	15788.17967	100	SPL	2021-005572		SMALL OR PRIVATE LAKES	401	AVERAGE SM LAKE
070-012-100-005-00	BASS LAKE	1/14/2022	35000	WD	35000	31955	35000	31955	Vacant	159.776719	259	0.815	\$ 219	42944.78528	137	SPL	2022-000774		SMALL OR PRIVATE LAKES	402	ABOVE AVERAGE

For small lakes, 2024, use \$219/foot

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.78083	12.59

For 2025, Use \$245/ft for Small or Private Lakes

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Small or Private Lakes Seasonal Pond

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
073-E90-000-004-00	3745 JACK PINE TR	5/22/2023	17500	QC	17500	32053	1057	15610	Improved	223	224	1.147	\$ 5	921.5344377	223	401	2023-002756		Residential	401	Residential FF			
073-S60-000-003-00	7420 SHOREWARD TR	4/13/2022	85000	WD	85000	105008	4465	16747	Improved	181.22524	158	0.363	\$ 25	12300.27548	200	401	2022-002715	072-010-300-009-00	Residential	401	Residential FF			
073-J10-000-001-00	WEBB RD	5/17/2023	4000	WD	4000	9149	4000	9149	Vacant	130.7	285	0.855	\$ 31	4678.362573	130.7	401	2024-001207		Residential	402	Residential FF			
073-J20-000-060-00	JOSE LAKE DR	8/19/2023	5000	QC	5000	8960	5000	8960	Vacant	142.455938	200	0.588	\$ 35	8503.401361	128	JB	2023-004879		Residential	402	Residential FF			
073-S20-000-013-00	ESMOND RD	8/12/2022	49000	WD	49000	70051	8522	14000	Improved	200	400	0.918	\$ 43	9283.224401	200	401	2022-004947	073-S20-000-014-00	Residential	401	Residential FF			
073-S20-000-014-00	5865 E ESMOND RD	8/12/2022	49000	WD	49000	61502	8522	14000	Improved	200	400	0.918	\$ 43	9283.224401	200	401	2022-004947	073-S20-000-013-00	Residential	401	Residential FF			
073-J20-000-047-00	7747 CLIFTON DR	9/20/2022	70000	WD	70000	71415	11395	12810	Improved	183	458.213104	1.925	\$ 62	5919.480519	183	401	2022-005666		Residential	401	Residential FF			
073-S60-000-006-00	7374 SHOREWARD RD	10/11/2023	130000	WD	130000	123438	21332	14770	Improved	211	300	1.453	\$ 101	14681.34893	211	401	2023-005382		Residential	401	Residential FF			
073-A10-000-010-00	CHAIN LAKE RD	11/7/2022	19500	WD	19500	27204	19500	17370	Improved	191	489	1.068	\$ 102	18258.42697	191	401	2022-006611	073-A10-000-011-00	Residential	402	Residential FF			
073-E40-000-099-50	6562 BELFRY RD	6/24/2022	115000	WD	115000	107961	18967	11928	Improved	170.4	308.980011	1.209	\$ 111	15688.17204	170.42	EG	2022-003937		Residential	401	Residential FF			
073-E90-000-011-00	5800 FROLIC TR	1/26/2024	88000	WD	88000	67056	42784	21840	Improved	312	672	1.605	\$ 137	26656.69782	312	401	2024-000383	073-E90-000-003-00, 073-E90-000-003-50	Residential	401	Residential FF			
073-C40-000-011-00	PUTNAM RD	6/27/2022	157000	WD	157000	153379	20393	16772	Improved	137	202.591248	1.665	\$ 149	12248.04805	137	401	2022-004035	073-C40-000-012-00	Residential	402	Residential FF			
													\$	70										

For 2025, use \$70/foot for Residential backlots (2024 was also \$70/foot)

Plainfield Township-2025 Land Value Analysis Long Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-L30-000-005-00	8493 KOKOSING RD	6/20/2022	224900	WD	224900	249238	94024	120722	Improved	115.020196	240	0.33	\$ 817	284921.2121	120	LF	2022-003787	073-L30-000-079-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-607-00	5043 KOKOSING RD	6/12/2023	365000	WD	365000	365054	74385	81477	Improved	78.882617	265	0.244	\$ 943	304856.5574	80	LF	2023-003199	073-K10-000-626-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-D30-000-010-50	8559 KOKOSING RD	8/1/2022	475000	WD	474800	582344	100446	207990	Improved	105.471347	209.881714	0.459	\$ 952	218836.6013	95.32	LF	2022-004814		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L98-000-018-00	4729 FAIRLANE DR	3/24/2023	270000	WD	269500	294049	97559	122108	Improved	102.155034	81.719009	0.227	\$ 955	429775.3304	60	LF	2023-001432		LONG LAKE FRONTAGE	401	WATER FRONTA
073-P90-000-007-00	4942 ONAWA DR	10/26/2022	260000	WD	260000	327707	84984	152691	Improved	77.429298	222	0.352	\$ 1,098	241431.8182	66	LF	2022/006382		LONG LAKE FRONTAGE	401	WATER FRONTA
073-R40-000-001-00	8600 FRONT ST	8/12/2022	394000	WD	394000	474609	121799	202408	Improved	102.640746	92	0.241	\$ 1,187	505390.0415	95	LF	2022-004924		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-089-00	4845 LAKESIDE	3/15/2023	272500	WD	272500	315199	84570	127269	Improved	64.537839	128	0.194	\$ 1,310	435927.8351	60	LF	2023-001016		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-00	4823 KOKOSING RD	3/21/2023	365000	WD	365000	440122	206664	281786	Improved	142.893617	125	0.422	\$ 1,446	489725.1185	147	LF	2023-001132		LONG LAKE FRONTAGE	001	WATER FRONTA
073-E70-999-001-75	8765 KOKOSING RD	12/2/2022	360000	WD	360000	415653	183050	238703	Improved	121.046313	200	0.508	\$ 1,512	360334.6457	110.72	LF	2022-007127		LONG LAKE FRONTAGE	401	WATER FRONTA
073-E10-000-017-00	8016 LONG LAKE RD	7/8/2022	200000	WD	200000	223353	78434	101787	Improved	51.616348	159	0.183	\$ 1,520	428601.0929	50	LF	2022-004320		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-187-00	4838 CAMPBELL	7/19/2023	485000	WD	485000	493921	124450	133371	Improved	67.632585	124450	0.2	\$ 1,840	622250	70	LF	2023-003785		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L98-000-026-00	4761 LAKESIDE BLVD	10/3/2023	450000	WD	443000	293319	243465	102304	Improved	126.015711	319	0.462	\$ 1,932	526980.5195	120	LF	2023-005183	073-L90-999-001-50	LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-010-10	8362 BOBS DAM RD	7/15/2022	569000	WD	569000	519809	229559	180368	Improved	107.60504	377	0.727	\$ 2,133	315762.0358	84	LF	2022-004325		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-01	4823 KOKOSING RD	3/21/2023	365000	WD	365000	342769	206664	184433	Improved	93.525654	125	0.282	\$ 2,210	732851.0638	92.4	LF	2023-001132		LONG LAKE FRONTAGE	401	WATER FRONTA
073-E10-000-006-70	8066 LONG LAKE RD	6/30/2022	550000	WD	550000	523798	207297	181095	Improved	91.8334	269	0.482	\$ 2,257	430076.7635	78	LF	2022-004071		LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-014-20	8390 E MAIN ST	9/18/2023	570000	WD	570000	517588	281728	229316	Improved	116.286147	256	0.588	\$ 2,423	479129.2517	100	LF	2023-004875		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-101-00	8057 W CAMPBELL AVE	4/16/2022	390000	WD	390000	284116	191295	85841	Improved	76.886923	240	0.217	\$ 2,489	881543.7788	75.5	LF	2022-002717	073-K10-000-306-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-020-00	7908 LAKESIDE	8/18/2023	190000	CD	190000	164460	118371	92831	Improved	47.074549	110	0.126	\$ 2,515	939452.381	50	LF	2023-004391		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-606-00	5039 KOKOSING RD	5/20/2023	400000	WD	400000	278464	203013	81477	Improved	78.882617	265	0.244	\$ 2,574	832020.4918	80	LF	2023-002777	073-K10-000-627-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-P15-000-027-00	4805 PINELLAS DR	5/26/2022	357000	WD	357000	313899	182348	139247	Improved	70.611823	110	0.189	\$ 2,582	964804.2328	75	LF	2022-003479		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-091-00	4857 LAKESIDE	7/21/2023	239000	WD	239000	211408	109352	81760	Improved	41.460333	121	0.119	\$ 2,638	918924.3697	35	LF	2023-003836		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L60-002-001-00	4998 MAIN ST	12/29/2023	500000	WD	500000	251782	350114	101896	Improved	129.178043	188	0.518	\$ 2,710	675895.7529	120	LF	2024-000200		LONG LAKE FRONTAGE	201	WATER FRONTA
073-K20-000-032-00	7323 SAGAMORE CIRCLE	9/16/2022	320000	WD	320000	281931	119650	81581	Improved	41.369522	100	0.103	\$ 2,892	1161650.485	35	LF	2022-005689		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-047-00	4825 KOKOSING RD	10/26/2023	205000	WD	199500	160247	108262	69009	Improved	34.994355	125	0.103	\$ 3,094	1051087.379	36	LF	2023-005754		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-206-00	4904 CAMPBELL	6/16/2023	310000	WD	310000	238574	163295	100586	Improved	48.159353	103	1.203	\$ 3,391	135739.8171	48	LF	2023-003198	073-K10-000-233-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-L20-000-017-00	8566 MARTHA DR	8/16/2022	305000	WD	297000	210304	199283	112587	Improved	57.092917	238	0.273	\$ 3,491	729974.359	50	LF	2022-004979		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-078-00	8151 CAMPBELL	4/17/2023	539000	WD	539000	375339	364539	200878	Improved	101.86529	115	0.282	\$ 3,579	1292691.489	100	LF	2023-002084		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-116-00	7993 CAMPBELL	9/16/2022	293000	WD	243000	182011	134043	73054	Improved	37.045656	103	0.095	\$ 3,618	1410978.947	40	LF	2022-005634		LONG LAKE FRONTAGE	401	WATER FRONTA
073-D40-000-032-00	8721 KOKOSING RD	6/10/2023	447000	WD	425000	309186	252901	137087	Improved	69.516532	98	0.171	\$ 3,638	1478953.216	70	LF	2023-003142		LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-007-00	8458 GRACE ST	6/27/2023	289900	OTH	289900	180064	206758	96922	Improved	48.695134	171	0.182	\$ 4,246	1136032.967	42	LF	2023-003407		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-121-00	7973 CAMPBELL	6/20/2023	250000	WD	250000	149160	179720	78880	Improved	40	140	0.129	\$ 4,493	1393178.295	40	LF	2023-003231		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-01	4823 KOKOSING RD	10/18/2023	585000	WD	585000	342769	426664	184433	Improved	93.525654	125	0.282	\$ 4,562	1512992.908	92.4	LF	2023-005446		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-02		3/21/2023	365000	WD	365000	91661	365000	91661	Vacant	46.480998	125.559998	0.147	\$ 7,853	2482993.197	41.57	LF	2023-001132		LONG LAKE FRONTAGE	402	WATER FRONTA

\$ 2,573
For 2025, use \$2,573 for Long Lake frontage

073-E70-009-010-00	8618 KOKOSING RD	2/27/2024	18000	WD	16000	18000	16000	18000	Vacant	150	140	0.482	\$ 107	33195.02075	150	LB	2024-000784	LONG LAKE BACK	402	POOR HARD SU
073-E70-009-010-01		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784	LONG LAKE BACK	002	POOR HARD SU
073-E70-009-010-02		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784	LONG LAKE BACK	002	POOR HARD SU
073-E70-009-010-03		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784	LONG LAKE BACK	002	POOR HARD SU

\$ 117
For 2025, use \$117/foot for Long Lake Backlots

073-L90-000-356-00	BIRCH ST	5/17/2022	1500	WD	1500	3164	1500	3164	Vacant	45.199288	100	0.115	\$ 33	13043.47826	50	LLRP	2022-003471	LONG LAKE RURAL	402	SMALL DIRT R	
073-L90-000-284-00	BIRCH ST	10/3/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50	LLRP	2023-005193	LONG LAKE RURAL	402	SMALL DIRT R	
073-L90-000-319-00	BIRCH ST	8/28/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50	LLRP	2023-004482	LONG LAKE RURAL	402	GRAVEL OR LA	
073-L90-000-530-00	PINE ST	6/1/2022	12000	WD	12000	20884	12000	12656	Improved	180.797152	400	0.46	\$ 66	26086.95652	200	LLRP	2022-003353	073-L90-000-531-00, 073-L90-000-530-00	LONG LAKE RURAL	402	SMALL DIRT R
073-K10-000-587-00	MCGREGOR AVE	10/4/2022	8000	WD	8000	6300	8000	6300	Vacant	90	140	0.289	\$ 89	27681.6609	90	LLRP	2022-006537	LONG LAKE RURAL	402	GRAVEL OR LA	
073-L90-000-485-89	7514 PINE ST	7/19/2023	69500	WD	67500	61911	21409	15820	Improved	225.99644	100	0.574	\$ 95	37297.90941	250	LLRP	2023-003845	LONG LAKE RURAL	401	SMALL DIRT R	
073-L90-000-625-00	WILLOW ST	8/5/2022	5000	WD	5000	3164	5000	3164	Vacant	45.199288	100	0.115	\$ 111	43478.26087	50	LLRP	2022-004805	LONG LAKE RURAL	402	SMALL DIRT R	
073-L90-000-282-00	7654 BIRCH ST	7/12/2023	50000	WD	50000	40824	21199	12656	Improved	180.797152	200	0.46	\$ 117	46084.78261	200	LLRP	2023-003789	073-L90-000-320-00	LONG LAKE RURAL	401	GRAVEL OR LA

\$ 80 Avg of All

Plainfield Township-2025 Land Value Analysis Long Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth →	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-L30-000-005-00	8493 KOKOSING RD	6/20/2022	224900	WD	224900	249238	94024	120722	Improved	115.020196	240	0.33	\$ 817	284921.2121	120	LF	2022-003787	073-L30-000-079-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-607-00	5043 KOKOSING RD	6/12/2023	365000	WD	365000	365054	74385	81477	Improved	78.882617	265	0.244	\$ 943	304856.5574	80	LF	2023-003199	073-L30-000-626-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-D30-000-010-50	8559 KOKOSING RD	8/1/2022	475000	WD	474800	582344	100446	207990	Improved	105.471347	209.881714	0.459	\$ 952	218836.6013	95.32	LF	2022-004814		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L98-000-018-00	4729 FAIRLANE DR	3/24/2023	270000	WD	269500	294049	97559	122108	Improved	102.155034	81.719009	0.227	\$ 955	429775.3304	60	LF	2023-001432		LONG LAKE FRONTAGE	401	WATER FRONTA
073-P90-000-007-00	4942 ONAWA DR	10/26/2022	260000	WD	260000	327707	84984	152691	Improved	77.429298	222	0.352	\$ 1,098	241431.8182	66	LF	2022/006382		LONG LAKE FRONTAGE	401	WATER FRONTA
073-R40-000-001-00	8600 FRONT ST	8/12/2022	394000	WD	394000	474609	121799	202408	Improved	102.640746	92	0.241	\$ 1,187	505390.0415	95	LF	2022-004924		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-089-00	4845 LAKESIDE	3/15/2023	272500	WD	272500	315199	84570	127269	Improved	64.537839	128	0.194	\$ 1,310	435927.8351	60	LF	2023-001016		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-00	4823 KOKOSING RD	3/21/2023	365000	WD	365000	440122	206664	281786	Improved	142.893617	125	0.422	\$ 1,446	489725.1185	147	LF	2023-001132		LONG LAKE FRONTAGE	001	WATER FRONTA
073-E70-999-001-75	8765 KOKOSING RD	12/2/2022	360000	WD	360000	415653	183050	238703	Improved	121.046313	200	0.508	\$ 1,512	360334.6457	110.72	LF	2022-007127		LONG LAKE FRONTAGE	401	WATER FRONTA
073-E10-000-017-00	8016 LONG LAKE RD	7/8/2022	200000	WD	200000	223353	78434	101787	Improved	51.616348	159	0.183	\$ 1,520	428601.0929	50	LF	2022-004320		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-187-00	4838 CAMPBELL	7/19/2023	485000	WD	485000	493921	124450	133371	Improved	67.632585	102.891563	0.2	\$ 1,840	622250	70	LF	2023-003785		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L98-000-026-00	4761 LAKESIDE BLVD	10/3/2023	450000	WD	443000	293319	243465	102304	Improved	126.015711	319	0.462	\$ 1,932	526980.5195	120	LF	2023-005183	073-L90-999-001-50	LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-010-10	8362 BOBS DAM RD	7/15/2022	569000	WD	569000	519809	229559	180368	Improved	107.60504	377	0.727	\$ 2,133	315762.0358	84	LF	2022-004325		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-01	4823 KOKOSING RD	3/21/2023	365000	WD	365000	342769	206664	184433	Improved	93.525654	125	0.282	\$ 2,210	732851.0638	92.4	LF	2023-001132		LONG LAKE FRONTAGE	401	WATER FRONTA
073-E10-000-006-70	8066 LONG LAKE RD	6/30/2022	550000	WD	550000	523798	207297	181095	Improved	91.8334	269	0.482	\$ 2,257	430076.7635	78	LF	2022-004071		LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-014-20	8390 E MAIN ST	9/18/2023	570000	WD	570000	517588	281728	229316	Improved	116.286147	256	0.588	\$ 2,423	479129.2517	100	LF	2023-004875		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-101-00	8057 W CAMPBELL AVE	4/16/2022	390000	WD	390000	284116	191295	85841	Improved	76.869523	240	0.217	\$ 2,489	881543.7788	75.5	LF	2022-002717	073-K10-000-306-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-020-00	7908 LAKESIDE	8/18/2023	190000	CD	190000	118371	92831	92831	Improved	47.074549	110	0.126	\$ 2,515	939452.381	50	LF	2023-004391		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-606-00	5039 KOKOSING RD	5/20/2023	400000	WD	400000	278464	203013	81477	Improved	78.882617	265	0.244	\$ 2,574	832020.4918	80	LF	2023-002777	073-K10-000-627-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-P15-000-027-00	4805 PINELLAS DR	5/26/2022	357000	WD	357000	313899	182348	139247	Improved	70.611823	110	0.189	\$ 2,582	964804.2328	75	LF	2022-003479		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L90-000-091-00	4857 LAKESIDE	7/21/2023	239000	WD	239000	211408	109352	81760	Improved	41.460333	121	0.119	\$ 2,638	918924.3697	35	LF	2023-003836		LONG LAKE FRONTAGE	401	WATER FRONTA
073-L60-002-001-00	4998 MAIN ST	12/29/2023	500000	WD	500000	251782	350114	101896	Improved	129.178043	188	0.518	\$ 2,710	675895.7529	120	LF	2024-000200		LONG LAKE FRONTAGE	201	WATER FRONTA
073-K20-000-032-00	7323 SAGAMORE CIRCLE	9/16/2022	320000	WD	320000	281931	119650	81581	Improved	41.369522	100	0.103	\$ 2,892	1161650.485	35	LF	2022-005689		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-047-00	4825 KOKOSING RD	10/26/2023	205000	WD	199500	160247	108262	69009	Improved	34.994355	125	0.103	\$ 3,094	1051087.379	36	LF	2023-005754		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-206-00	4904 CAMPBELL	6/16/2023	310000	WD	310000	238574	163295	100586	Improved	48.159353	103	1.203	\$ 3,391	135739.8171	48	LF	2023-003198	073-K10-000-233-00	LONG LAKE FRONTAGE	401	WATER FRONTA
073-L20-000-007-00	8566 MARTHA DR	8/16/2022	305000	WD	297000	1210304	199283	112587	Improved	57.092917	238	0.273	\$ 3,491	729974.359	50	LF	2022-004979		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-078-00	8151 CAMPBELL	4/17/2023	539000	WD	539000	375339	364539	200878	Improved	101.86529	115	0.282	\$ 3,579	1292691.489	100	LF	2023-002084		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-116-00	7993 CAMPBELL	9/16/2022	293000	WD	243000	182011	134043	73054	Improved	37.045656	103	0.095	\$ 3,618	1410978.947	40	LF	2022-005634		LONG LAKE FRONTAGE	401	WATER FRONTA
073-D40-000-032-00	8721 KOKOSING RD	6/10/2023	447000	WD	425000	309186	252901	137087	Improved	69.516532	98	0.171	\$ 3,638	1478953.216	70	LF	2023-003142		LONG LAKE FRONTAGE	401	WATER FRONTA
070-005-200-007-00	8458 GRACE ST	6/27/2023	289900	OTH	289900	180064	206758	96922	Improved	48.695134	171	0.182	\$ 4,246	1136032.967	42	LF	2023-003407		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-121-00	7973 CAMPBELL	6/20/2023	250000	WD	250000	149160	179720	78880	Improved	40	140	0.129	\$ 4,493	1393178.295	40	LF	2023-003231		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-01	4823 KOKOSING RD	10/18/2023	585000	WD	585000	342769	426664	184433	Improved	93.525654	125	0.282	\$ 4,562	1512992.908	92.4	LF	2023-005446		LONG LAKE FRONTAGE	401	WATER FRONTA
073-K10-000-048-02	3/21/2023	365000	WD	365000	91661	365000	91661	Vacant	46.480998	125.559998	0.147	\$ 7,853	2482993.197	41.57	LF	2023-001132		LONG LAKE FRONTAGE	402	WATER FRONTA	

\$ 2,573

For 2025, use \$2,573 for Long Lake frontage

073-E70-009-010-00	8618 KOKOSING RD	2/27/2024	18000	WD	16000	18000	16000	18000	Vacant	150	140	0.482	\$ 107	33195.02075	150	LB	2024-000784		LONG LAKE BACK	402	POOR HARD SU
073-E70-009-010-01		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU
073-E70-009-010-02		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU
073-E70-009-010-03		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150	LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU

\$ 117

For 2025, use \$117/foot for Long Lake Backlots

073-L90-000-356-00	BIRCH ST	5/17/2022	1500	WD	1500	3164	1500	3164	Vacant	45.199288	100	0.115	\$ 33	13043.47826	50	LLRP	2022-003471		LONG LAKE RURAL	402	SMALL DIRT R
073-L90-000-284-00	BIRCH ST	10/3/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50	LLRP	2023-005193		LONG LAKE RURAL	402	SMALL DIRT R
073-L90-000-319-00	BIRCH ST	8/28/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50	LLRP	2023-004482		LONG LAKE RURAL	402	GRAVEL OR LA
073-L90-000-530-00	PINE ST	6/1/2022	12000	WD	12000	20884	12000	12656	Improved	180.797152	400	0.46	\$ 66	26086.95652	200	LLRP	2022-003353	073-L90-000-531-00, 073	LONG LAKE RURAL	402	SMALL DIRT R
073-K10-000-587-00	MCGREGOR AVE	10/4/2022	8000	WD	8000	6300	8000	6300	Vacant	90	140	0.289	\$ 89	27681.6609	90	LLRP	2022-006537		LONG LAKE RURAL	402	GRAVEL OR LA
073-L90-000-485-89	7514 PINE ST	7/19/2023	69500	WD	67500	61911	21409	15820	Improved	225.99644	100	0.574	\$ 95	37297.90941	250	LLRP	2023-003845		LONG LAKE RURAL	401	SMALL DIRT R
073-L90-000-625-00	WILLOW ST	8/5/2022	5000	WD	5000	3164	5000	3164	Vacant	45.199288	100	0.115	\$ 111	43478.26087	50	LLRP	2022-004805		LONG LAKE RURAL	402	SMALL DIRT R
073-L90-000-282-00	7654 BIRCH ST	7/12/2023	50000	WD	50000	40824	21199	12656	Improved	180.797152	200	0.46	\$ 117	46084.78261							

Plainfield Township-2025 Land Value Analysis Little Island Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-S40-000-019-00	2102 LAKE RD	11/23/2022	136000	WD	136000	147710	76804	88514	Improved	59.009074	150	0.2	\$ 1,302	384020	53	LILF	2022-007338		LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L
073-S40-000-016-00	2082 LAKE RD	7/12/2022	250000	WD	250000	262220	81939	94159	Improved	62.772979	157	0.22	\$ 1,305	372450	61	LILF	2022-004220		LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L
073-S40-000-014-00	2072 LAKE RD	9/30/2022	215000	WD	215000	214113	99905	99018	Improved	66.012037	192	0.269	\$ 1,513	371394.052	61	LILF	2022-005926		LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L
073-S40-000-026-00	2122 LAKE RD	3/28/2023	141824	WD	141824	129521	85556	73253	Improved	48.835096	150	0.165	\$ 1,752	518521.2121	48	LILF	2023-001344		LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L

\$ 1,468

For 2025, use \$1,468 for Little Island Lakefront Lots

073-C20-000-007-00	MAURICE LN	8/5/2022	30000	WD	30000	53539	3614	19120	Improved	159.328968	217	0.428	\$ 23	8443.925234	172	LILB	2022-004819	073-C20-000-008-00	LITTLE ISLAND LAKE BACK LOTS	401	GRAVEL OR LA
073-S40-000-047-00	2073 N LAKE RD	7/19/2022	135000	WD	135000	125132	17464	7596	Improved	63.29664	150	0.213	\$ 276	81990.61033	62	LILB	2022-004380		LITTLE ISLAND LAKE BACK LOTS	401	GRAVEL OR LA

\$ 149

For 2025, use \$149/foot for backlot

Plainfield Township-2025 Land Value Analysis Little Island Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
073-S40-000-019-00	2102 LAKE RD	11/23/2022	136000	WD	136000	147710	76804	88514	Improved	59.009074	150	0.2	\$ 1,302	384020	53	LILF	2022-007338	LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L			
073-S40-000-016-00	2082 LAKE RD	7/12/2022	250000	WD	250000	262220	81939	94159	Improved	62.772979	157	0.22	\$ 1,305	372450	61	LILF	2022-004220	LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L			
073-S40-000-014-00	2072 LAKE RD	9/30/2022	215000	WD	215000	214113	99905	99018	Improved	66.012037	192	0.269	\$ 1,513	371394.052	61	LILF	2022-005926	LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L			
073-S40-000-026-00	2122 LAKE RD	3/28/2023	141824	WD	141824	129521	85556	73253	Improved	48.835096	150	0.165	\$ 1,752	518521.2121	48	LILF	2023-001344	LITTLE ISLAND FRONT LOTS	401	LAKE FRONT L			
													\$	1,468						For 2025, use \$1,468 for Little Island Lakefront Lots			
073-C20-000-007-00	MAURICE LN	8/5/2022	30000	WD	30000	53539	3614	19120	Improved	159.328968	217	0.428	\$ 23	8443.925234	172	LILB	2022-004819	073-C20-000-008-00	LITTLE ISLAND LAKE BACK LOTS	401	GRAVEL OR LA		
073-S40-000-047-00	2073 N LAKE RD	7/19/2022	135000	WD	135000	125132	17464	7596	Improved	63.29664	150	0.213	\$ 276	81990.61033	62	LILB	2022-004380	LITTLE ISLAND LAKE BACK LOTS	401	GRAVEL OR LA			
													\$	149						For 2025, use \$149/foot for backlot			

Plainfield Township-2025 Land Value Analysis Little Long Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-S30-000-036-00	WOODLAND DR	1/22/2024	50000	WD	50000	54737	5752	10489	Improved	87.406799	127	0.262	\$ 66	21954.19847	90	LLB	2024-000326		LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-011-00	8129 AVALON DR	10/3/2022	80000	WD	78915	94166	16356	22053	Improved	183.764439	450	0.621	\$ 89	26338.16425	180	LLB	2022-005986	073-S70-002-010-00, 073-S70-002-009-00	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-010-00	AVALON DR	10/3/2022	80000	WD	80000	101005	17441	22053	Improved	183.764439	450	0.621	\$ 95	28085.34622	180	LLB	2022-005986	073-S70-002-009-00, 073-S70-002-011-00	LITTLE LONG LAKE BACK LOTS	402	GRAVEL OR LA
073-H50-000-030-00	8368 LAKEVIEW DR	8/25/2022	75000	WD	75000	74641	8372	8013	Improved	66.776221	200	0.275	\$ 125	30443.63636	60	LLB	2022-005191		LITTLE LONG LAKE BACK LOTS	401	POOR HARD SU
073-S30-000-031-00	8249 AVALON DR	10/19/2022	118000	WD	116000	100277	46100	25479	Improved	212.316909	507	0.777	\$ 217	59330.75933	201	LLB	2022/006297	073-S30-000-030-00, 073-S70-002-036-00	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-036-00	AVALON DR	10/19/2022	118000	WD	118000	111559	48100	25479	Improved	212.316909	507	0.777	\$ 227	61904.7619	201	LLB	2022/006297	073-S30-000-030-00, 073-S30-000-031-00	LITTLE LONG LAKE BACK LOTS	402	GRAVEL OR LA

For 2025, use \$136/foot for Little Long Lake Backlots

070-005-400-005-25	LONG LAKE RD	10/31/2022	269000	WD	269000	310984	123078	165062	Improved	275.103055	1362	3.127	\$ 447	39359.76975	300	LLF	2022-006696	070-005-400-005-60, 070-005-400-005-50	LITTLE LONG LAKE FRONT	402	NE CORNER LL LK
070-005-400-005-00	LONG LAKE RD	5/17/2023	40000	WD	40000	24857	40000	24857	Vacant	67.391076	161	3.74	\$ 594	10695.18717	100	LLF	2023-002743		LITTLE LONG LAKE FRONT	402	NE CORNER LL LK
070-005-400-012-11	8181 LAKEVIEW DR	6/30/2023	274900	WD	274900	221410	246271	175934	Improved	310.824159	785	14.157	\$ 792	17395.7053	362.49	LLF	2023-003514	070-005-400-012-15	LITTLE LONG LAKE FRONT	401	NE CORNER LL LK

For 2025, use \$611/foot for Little Long Lake, NE area

073-S30-000-044-00	8288 WOODLAND DR	4/24/2023	235000	WD	235000	164661	148794	78455	Improved	76.095771	214	0.329	\$ 1,955	452261.3982	60	LLF	2023-002534		LITTLE LONG LAKE FRONT	401	FRONT FOOT
073-S70-001-043-00	8224 AVALON DR	3/24/2023	250000	WD	250000	251318	160854	149211	Improved	252.974727	335	0.923	\$ 636	174273.0228	240	LLF	2023-001230	073-S70-002-027-00	LITTLE LONG LAKE FRONT	401	FRONT FOOT
073-S30-000-053-00	8338 AVALON DR	5/27/2022	180000	WD	180000	223909	96660	140569	Improved	136.342407	324	0.788	\$ 709	122664.9746	81	LLF	2022-003991		LITTLE LONG LAKE FRONT	001	FRONT FOOT

For 2025, use \$1,100/foot for Little Long Lake frontage

Plainfield Township-2025 Land Value Analysis Little Long Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-S30-000-036-00	WOODLAND DR	1/22/2024	50000	WD	50000	54737	5752	10489	Improved	87.406799	127	0.262	\$ 66	21954.19847	90	LLB	2024-000326		LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-011-00	8129 AVALON DR	10/3/2022	80000	WD	78915	94166	16356	22053	Improved	183.764439	450	0.621	\$ 89	26338.16425	180	LLB	2022-005986	073-S70-002-010-00, 073-S70-002-009-00	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-010-00	AVALON DR	10/3/2022	80000	WD	80000	101005	17441	22053	Improved	183.764439	450	0.621	\$ 95	28085.34622	180	LLB	2022-005986	073-S70-002-009-00, 073-S70-002-011-00	LITTLE LONG LAKE BACK LOTS	402	GRAVEL OR LA
073-H50-000-030-00	8368 LAKEVIEW DR	8/25/2022	75000	WD	75000	74641	8372	8013	Improved	66.776221	200	0.275	\$ 125	30443.63636	60	LLB	2022-005191		LITTLE LONG LAKE BACK LOTS	401	POOR HARD SU
073-S30-000-031-00	8249 AVALON DR	10/19/2022	118000	WD	116000	100277	46100	25479	Improved	212.316909	507	0.777	\$ 217	59330.75933	201	LLB	2022/006297	073-S30-000-030-00, 073-S70-002-036-00	LITTLE LONG LAKE BACK LOTS	401	GRAVEL OR LA
073-S70-002-036-00	AVALON DR	10/19/2022	118000	WD	118000	111559	48100	25479	Improved	212.316909	507	0.777	\$ 227	61904.7619	201	LLB	2022/006297	073-S30-000-030-00, 073-S30-000-031-00	LITTLE LONG LAKE BACK LOTS	402	GRAVEL OR LA

For 2025, use \$136/foot for Little Long Lake Backlots

070-005-400-005-25	LONG LAKE RD	10/31/2022	269000	WD	269000	310984	123078	165062	Improved	275.103055	1362	3.127	\$ 447	39359.76975	300	LLF	2022-006696	070-005-400-005-60, 070-005-400-005-50	LITTLE LONG LAKE FRONT	402	NE CORNER LL LK
070-005-400-005-00	LONG LAKE RD	5/17/2023	40000	WD	40000	24857	40000	24857	Vacant	67.391076	161	3.74	\$ 594	10695.18717	100	LLF	2023-002743		LITTLE LONG LAKE FRONT	402	NE CORNER LL LK
070-005-400-012-11	8181 LAKEVIEW DR	6/30/2023	274900	WD	274900	221410	246271	175934	Improved	310.824159	785	14.157	\$ 792	17395.7053	362.49	LLF	2023-003514	070-005-400-012-15	LITTLE LONG LAKE FRONT	401	NE CORNER LL LK

For 2025, use \$611/foot for Little Long Lake, NE area

073-S30-000-044-00	8288 WOODLAND DR	4/24/2023	235000	WD	235000	164661	148794	78455	Improved	76.095771	214	0.329	\$ 1,955	452261.3982	60	LLF	2023-002534		LITTLE LONG LAKE FRONT	401	FRONT FOOT
073-S70-001-043-00	8224 AVALON DR	3/24/2023	250000	WD	250000	251318	160854	149211	Improved	252.974727	335	0.923	\$ 636	174273.0228	240	LLF	2023-001230	073-S70-002-027-00	LITTLE LONG LAKE FRONT	401	FRONT FOOT
073-S30-000-053-00	8338 AVALON DR	5/27/2022	180000	WD	180000	223909	96660	140569	Improved	136.342407	324	0.788	\$ 709	122664.9746	81	LLF	2022-003991		LITTLE LONG LAKE FRONT	001	FRONT FOOT

For 2025, use \$1,100/foot for Little Long Lake frontage

Plainfield Township-2025 Land Value Analysis Long Lake Rural Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1		
073-L30-000-005-00	8493 KOKOSING RD	6/20/2022	224900	WD	224900	249238	94024	120722	Improved	115.020196	240	0.33	\$ 817	284921.2121	120 LF	2022-003787	073-L30-000-079-00	LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-607-00	5043 KOKOSING RD	6/12/2023	365000	WD	365000	365054	74385	81477	Improved	78.882617	265	0.244	\$ 943	304856.5574	80 LF	2023-003199	073-K10-000-626-00	LONG LAKE FRONTAGE	401	WATER FRONTA			
073-D30-000-010-50	8559 KOKOSING RD	8/1/2022	475000	WD	474800	582344	100446	207990	Improved	105.471347	209.881714	0.459	\$ 952	218836.6013	95.32 LF	2022-004814		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L98-000-018-00	4729 FAIRLANE DR	3/24/2023	270000	WD	269500	294049	97559	122108	Improved	102.155034	81.719009	0.227	\$ 955	429775.3304	60 LF	2023-001432		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-P90-000-007-00	4942 ONAWA DR	10/26/2022	260000	WD	260000	327707	84984	152691	Improved	77.429298	222	0.352	\$ 1,098	241431.8182	66 LF	2022/006382		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-R40-000-001-00	8600 FRONT ST	8/12/2022	394000	WD	394000	474609	121799	202408	Improved	102.640746	92	0.241	\$ 1,187	505390.0415	95 LF	2022-004924		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L90-000-089-00	4845 LAKESIDE	3/15/2023	272500	WD	272500	315199	84570	127269	Improved	64.537839	128	0.194	\$ 1,310	435927.8351	60 LF	2023-001016		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-048-00	4823 KOKOSING RD	3/21/2023	365000	WD	365000	440122	206664	281786	Improved	142.893617	125	0.422	\$ 1,446	489725.1185	147 LF	2023-001132		LONG LAKE FRONTAGE	001	WATER FRONTA			
073-E70-999-001-75	8765 KOKOSING RD	12/2/2022	360000	WD	360000	415653	183050	238703	Improved	121.046313	200	0.508	\$ 1,512	360334.6457	110.72 LF	2022-007127		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-E10-000-017-00	8016 LONG LAKE RD	7/8/2022	200000	WD	200000	223353	78434	101787	Improved	51.616348	159	0.183	\$ 1,520	428601.0929	50 LF	2022-004320		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-187-00	4838 CAMPBELL	7/19/2023	485000	WD	485000	493921	124450	133371	Improved	67.632585	102.891563	0.2	\$ 1,840	622250	70 LF	2023-003785		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L98-000-026-00	4761 LAKESIDE BLVD	10/3/2023	450000	WD	443000	293319	243465	102304	Improved	126.015711	319	0.462	\$ 1,932	526980.5195	120 LF	2023-005183	073-L90-999-001-50	LONG LAKE FRONTAGE	401	WATER FRONTA			
070-005-200-010-10	8362 BOBS DAM RD	7/15/2022	569000	WD	569000	519809	229559	180368	Improved	107.60504	377	0.727	\$ 2,133	315762.0358	84 LF	2022-004325		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-048-01	4823 KOKOSING RD	3/21/2023	365000	WD	365000	342769	206664	184433	Improved	93.525654	125	0.282	\$ 2,210	732851.0638	92.4 LF	2023-001132		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-E10-000-006-70	8066 LONG LAKE RD	6/30/2022	550000	WD	550000	523798	207297	181095	Improved	91.8334	269	0.482	\$ 2,257	430076.7635	78 LF	2022-004071		LONG LAKE FRONTAGE	401	WATER FRONTA			
070-005-200-014-20	8390 E MAIN ST	9/18/2023	570000	WD	570000	517588	281728	229316	Improved	116.286147	256	0.588	\$ 2,423	479129.2517	100 LF	2023-004875		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-101-00	8057 W CAMPBELL AVE	4/16/2022	390000	WD	390000	284116	191295	85841	Improved	76.869523	240	0.217	\$ 2,489	881543.7788	75.5 LF	2022-002717	073-K10-000-306-00	LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L90-000-020-00	7908 LAKESIDE	8/18/2023	190000	CD	190000	164460	118371	118371	Improved	47.074549	110	0.126	\$ 2,515	939452.381	50 LF	2023-004391		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-606-00	5039 KOKOSING RD	5/20/2023	400000	WD	400000	278464	203013	81477	Improved	78.882617	265	0.244	\$ 2,574	832020.4918	80 LF	2023-002777	073-K10-000-627-00	LONG LAKE FRONTAGE	401	WATER FRONTA			
073-P15-000-027-00	4805 PINELLAS DR	5/26/2022	357000	WD	357000	313899	182348	139247	Improved	70.611823	110	0.189	\$ 2,582	964804.2328	75 LF	2022-003479		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L90-000-091-00	4857 LAKESIDE	7/21/2023	239000	WD	239000	211408	109352	81760	Improved	41.460333	121	0.119	\$ 2,638	918924.3697	35 LF	2023-003836		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L60-002-001-00	4998 MAIN ST	12/29/2023	500000	WD	500000	251782	350114	101896	Improved	129.178043	188	0.518	\$ 2,710	675895.7529	120 LF	2024-000200		LONG LAKE FRONTAGE	201	WATER FRONTA			
073-K20-000-032-00	7323 SAGAMORE CIRCLE	9/16/2022	320000	WD	320000	281931	119650	81581	Improved	41.369522	100	0.103	\$ 2,892	1161650.485	35 LF	2022-005689		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-047-00	4825 KOKOSING RD	10/26/2023	205000	WD	199500	160247	108262	69009	Improved	34.994355	125	0.103	\$ 3,094	1051087.379	36 LF	2023-005754		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-206-00	4904 CAMPBELL	6/16/2023	310000	WD	310000	238574	163295	100586	Improved	48.159353	103	1.203	\$ 3,391	135739.8171	48 LF	2023-003198	073-K10-000-233-00	LONG LAKE FRONTAGE	401	WATER FRONTA			
073-L20-000-007-00	8566 MARTHA DR	8/16/2022	305000	WD	297000	210304	199283	112587	Improved	57.092917	238	0.273	\$ 3,491	729974.359	50 LF	2022-004979		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-078-00	8151 CAMPBELL	4/17/2023	539000	WD	539000	375339	364539	200878	Improved	101.86529	115	0.282	\$ 3,579	1292691.489	100 LF	2023-002084		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-116-00	7993 CAMPBELL	9/16/2022	293000	WD	243000	182011	134043	73054	Improved	37.045656	103	0.095	\$ 3,618	1410978.947	40 LF	2022-005634		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-D40-000-032-00	8721 KOKOSING RD	6/10/2023	447000	WD	425000	309186	252901	137087	Improved	69.516532	98	0.171	\$ 3,638	1478953.216	70 LF	2023-003142		LONG LAKE FRONTAGE	401	WATER FRONTA			
070-005-200-007-00	8458 GRACE ST	6/27/2023	289900	OTH	289900	180064	206758	96922	Improved	48.695134	171	0.182	\$ 4,246	1136032.967	42 LF	2023-003407		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-121-00	7973 CAMPBELL	6/20/2023	250000	WD	250000	149160	179720	78880	Improved	40	140	0.129	\$ 4,493	1393178.295	40 LF	2023-003231		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-048-01	4823 KOKOSING RD	10/18/2023	585000	WD	585000	342769	426664	184433	Improved	93.525654	125	0.282	\$ 4,562	1512992.908	92.4 LF	2023-005446		LONG LAKE FRONTAGE	401	WATER FRONTA			
073-K10-000-048-02	4823 KOKOSING RD	3/21/2023	365000	WD	365000	91661	365000	91661	Vacant	46.480998	125.559998	0.147	\$ 7,853	2482993.197	41.57 LF	2023-001132		LONG LAKE FRONTAGE	402	WATER FRONTA			
													\$	2,573									
For 2025, use \$2,573 for Long Lake frontage																							

073-E70-009-010-00	8618 KOKOSING RD	2/27/2024	18000	WD	16000	18000	16000	18000	Vacant	150	140	0.482	\$ 107	33195.02075	150 LB	2024-000784		LONG LAKE BACK	402	POOR HARD SU			
073-E70-009-010-01		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150 LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU			
073-E70-009-010-02		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150 LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU			
073-E70-009-010-03		2/27/2024	18000	WD	18000	6000	18000	6000	Vacant	150	140	0.161	\$ 120	111801.2422	150 LB	2024-000784		LONG LAKE BACK	002	POOR HARD SU			
													\$	117									
For 2025, use \$117/foot for Long Lake Backlots																							

073-L90-000-356-00	BIRCH ST	5/17/2022	1500	WD	1500	3164	1500	3164	Vacant	45.199288	100	0.115	\$ 33	13043.47826	50 LLRP	2022-003471		LONG LAKE RURAL	402	SMALL DIRT R				
073-L90-000-284-00	BIRCH ST	10/3/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50 LLRP	2023-005193		LONG LAKE RURAL	402	SMALL DIRT R				
073-L90-000-319-00	BIRCH ST	8/28/2023	3000	QC	3000	3164	3000	3164	Vacant	45.199288	100	0.115	\$ 66	26086.95652	50 LLRP	2023-004482		LONG LAKE RURAL	402	GRAVEL OR LA				
073-L90-000-530-00	PINE ST	6/1/2022	12000	WD	12000	20884	12000	12656	Improved	180.797152	400	0.46	\$ 66	26086.95652	200 LLRP	2022-003353	073-L90-000-531-00, 073	LONG LAKE RURAL	402	SMALL DIRT R				
073-K10-000-587-00	MCGREGOR AVE	10/4/2022	8000	WD	8000	6300	8000	6300	Vacant	90	140	0.289	\$ 89	27681.6609	90 LLRP	2022-006537		LONG LAKE RURAL	402	GRAVEL OR LA				
073-L90-000-485-89	7514 PINE ST	7/19/2023	69500	WD	67500	61911	21409	15820	Improved	225.99644	100	0.574	\$ 95	37297.90941	250 LLRP	2023-003845		LONG LAKE RURAL	401	SMALL DIRT R				
073-L90-000-625-00	WILLOW ST	8/5/2022	5000	WD	5000	3164	5000	3164	Vacant	45.199288	100	0.115	\$ 111	43478.26087	50 LLRP	2022-004805		LONG LAKE RURAL	402	SMALL DIRT R				
073-L90-000-282-00	7654 BIRCH ST	7/12/2023	50000	WD	50000	40824	21199	12656	Improved	180.797152	200	0.46	\$ 117	46084.78261	200 LLRP	2023-003789	073-L90-000-320-00	LONG LAKE RURAL	401	GRAVEL OR LA				
													\$	80	Avg of All									
													\$	73	Avg of Vacant									

For 2025, use \$73/foot (general residential was \$70)

Plainfield Township-2025 Land Value Analysis Loon Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
073-T20-000-043-00	7575 HILLSDALE DR	5/6/2022	117500	WD	117500	94017	39586	16103	Improved	131.99055		182	0.51	\$ 300	77619.60784	122	LNB	2022-002941	LOON LAKE BACK LOTS	401	GOOD HARD SU	
070-003-100-012-21	7086 WILD CHERRY	12/11/2023	155000	WD	155000	413139	155000	407259	Improved	398.103103		265	1.922	\$ 389	80645.16129	386.37	LNF	2023-006268	LOON LAKE FRONT	401	FRONTAGE LAK	
073-L90-000-148-00	4640 WONDERLAND ROAD	9/1/2023	250000	WD	250000	257575	188881	206431	Improved	352.526657		375	1.409	\$ 536	134053.2292	316	LNF	2023-004599	073-W30-000-017-00	LOON LAKE FRONT	401	FRONTAGE LAK
070-003-100-012-02	7086 WILD CHERRY	5/26/2023	145000	WD	145000	253877	145000	247997	Improved	242.42097	430.875		1.682	\$ 598	86206.89655	208.99	LNF	2023-002890	LOON LAKE FRONT	401	FRONTAGE LAK	
070-009-100-001-00	7890 MAQUA TR	5/3/2022	277800	WD	273800	357935	115431	199566	Improved	175.968855		470	11.416	\$ 656	10111.33497	130	LNF	2022-002841	LOON LAKE FRONT	401	FRONTAGE LAK	
070-003-100-012-09	WILD CHERRY	5/3/2023	250000	WD	250000	189972	250000	189972	Vacant	185.700784	287.920013		1.038	\$ 1,346	240847.7842	151.01	LNF	2023-002421	LOON LAKE FRONT	402	FRONTAGE LAK	
073-L90-000-160-00	4680 S PENINSULA ROAD	11/22/2023	150000	WD	150000	109617	113708	73325	Improved	71.676029		207	0.309	\$ 1,586	367987.055	60	LNF	2024-000158	LOON LAKE FRONT	401	FRONTAGE LAK	
073-L90-999-003-30	7527 COVE ROAD	8/4/2023	244770	WD	244770	151792	137151	44173	Improved	73.621588		117	0.207	\$ 1,863	662565.2174	77	LNF	2023-004099	LOON LAKE FRONT	401	CANAL	
073-L90-001-147-00	4440 LOON LAKE ROAD	8/15/2022	398000	WD	398000	316959	175088	94047	Improved	91.932272		100	0.23	\$ 1,905	761252.1739	100	LNF	2022-004950	LOON LAKE FRONT	401	FRONTAGE LAK	
073-B70-000-013-00	4521 HILLCREST RD	2/8/2023	420000	WD	420000	346353	132299	58652	Improved	57.333061		174	0.217	\$ 2,308	609672.8111	54.3	LNF	2023-001120	LOON LAKE FRONT	401	FRONTAGE LAK	
													\$ 1,243	Avg of All								
													\$ 1,346	1 Vacant Sale			For 2025, use \$1,300 per foot for Loon Lake Frontage					
073-T20-000-015-00	7608 HILLSDALE DR	6/10/2022	350000	WD	350000	316795	248057	214852	Improved	143.234696		266	0.745	\$ 1,732	332962.4161	122	LNF	2022-003680	LOON LAKE FRONT	401	HILLSDALE DR	
073-T20-000-014-00	7598 HILLSDALE DR	6/9/2022	260000	WD	260000	185391	183129	108520	Improved	72.34654		277	0.388	\$ 2,531	471981.9588	61	LNF	2022-003678	LOON LAKE FRONT	401	HILLSDALE DR	

Small or Private Lakes 2024 Land Value Analysis

073-T20-000-039-00	HILLSDALE DR	2/17/2022	11500	WD		11500	8456	11500	8456	Vacant	69.310988	203	0.289	\$	166	39792.38754	62	LNB	2022-001139	LOON L 401	GOOD HARD SU
073-B70-000-025-00	SHELLENBARG	4/9/2021	4500	WD		4500	6989	4500	6989	Vacant	57.288469	120	0.165	\$	79	27272.72727	60	LNB	2021-002157	LOON L 402	GRAVEL OR LA

For 2024 use \$122 for Loon Lake Backlots

073-T20-000-012-00	7578 HILLSDAL	2/14/2022	3E+05	WD		287500	249008	110996	72504	Improved	74.901234	340	0.468	\$	1,482	237170.9402	60	LNF	2022-000875	LOON L 401	HILLSDALE DR
073-T20-000-015-00	7608 HILLSDAL	6/10/2022	4E+05	WD		350000	228553	260098	138651	Improved	143.234696	266	0.745	\$	1,816	349124.8322	122	LNF	2022-003680	LOON L 401	HILLSDALE DR

For 2024, use \$1,500 for Loon Lake, Hillsdale Dr

073-W40-000-051-00	7575 COVERO	11/30/2021	3E+05	WD		260000	234511	78008	52519	Improved	118.020533	131	0.361	\$	661	216088.6427	120	LNF	2021-008438	LOON L 401	CANAL
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For 2024, use \$600 for Loon Lake Canal

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.780833	12.59

For 2025, Use \$137/ft for Loon Lake Backlots
 For 2025, Use \$1680/ft for Loon Lake, Hillsdale Dr
 For 2025, Use \$672/ft for Loon Lake Canal

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Loon Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
073-T20-000-043-00	7575 HILLSDALE DR	5/6/2022	117500	WD	117500	94017	39586	16103	Improved	131.99055		182	0.51 \$	300	77619.60784	122	LNB	2022-002941	LOON LAKE BACK LOTS	401	GOOD HARD SU	
070-003-100-012-21	7086 WILD CHERRY	12/11/2023	155000	WD	155000	413139	155000	407259	Improved	398.103103		265	1.922 \$	389	80645.16129	386.37	LNF	2023-006268	LOON LAKE FRONT	401	FRONTAGE LAK	
073-L90-000-148-00	4640 WONDERLAND ROAD	9/1/2023	250000	WD	250000	257575	188881	206431	Improved	352.526657		375	1.409 \$	536	134053.2292	316	LNF	2023-004599	073-W30-000-017-00	LOON LAKE FRONT	401	FRONTAGE LAK
070-003-100-012-02	7086 WILD CHERRY	5/26/2023	145000	WD	145000	253877	145000	247997	Improved	242.42097	430.875		1.682 \$	598	86206.89655	208.99	LNF	2023-002890	LOON LAKE FRONT	401	FRONTAGE LAK	
070-009-100-001-00	7890 MAQUA TR	5/3/2022	277800	WD	273800	357935	115431	199566	Improved	175.968855		470	11.416 \$	656	10111.33497	130	LNF	2022-002841	LOON LAKE FRONT	401	FRONTAGE LAK	
070-003-100-012-09	WILD CHERRY	5/3/2023	250000	WD	250000	189972	250000	189972	Vacant	185.700784	287.920013		1.038 \$	1,346	240847.7842	151.01	LNF	2023-002421	LOON LAKE FRONT	402	FRONTAGE LAK	
073-L90-000-160-00	4680 S PENINSULA ROAD	11/22/2023	150000	WD	150000	109617	113708	73325	Improved	71.676029		207	0.309 \$	1,586	367987.055	60	LNF	2024-000158	LOON LAKE FRONT	401	FRONTAGE LAK	
073-L90-999-003-30	7527 COVE ROAD	8/4/2023	244770	WD	244770	151792	137151	44173	Improved	73.621588		117	0.207 \$	1,863	662565.2174	77	LNF	2023-004099	LOON LAKE FRONT	401	CANAL	
073-L90-001-147-00	4440 LOON LAKE ROAD	8/15/2022	398000	WD	398000	316959	175088	94047	Improved	91.932272		100	0.23 \$	1,905	761252.1739	100	LNF	2022-004950	LOON LAKE FRONT	401	FRONTAGE LAK	
073-B70-000-013-00	4521 HILLCREST RD	2/8/2023	420000	WD	420000	346353	132299	58652	Improved	57.333061		174	0.217 \$	2,308	609672.8111	54.3	LNF	2023-001120	LOON LAKE FRONT	401	FRONTAGE LAK	
													\$	1,243	Avg of All							
													\$	1,346	1 Vacant Sale		For 2025, use \$1,300 per foot for Loon Lake Frontage					
073-T20-000-015-00	7608 HILLSDALE DR	6/10/2022	350000	WD	350000	316795	248057	214852	Improved	143.234696		266	0.745 \$	1,732	332962.4161	122	LNF	2022-003680	LOON LAKE FRONT	401	HILLSDALE DR	
073-T20-000-014-00	7598 HILLSDALE DR	6/9/2022	260000	WD	260000	185391	183129	108520	Improved	72.34654		277	0.388 \$	2,531	471981.9588	61	LNF	2022-003678	LOON LAKE FRONT	401	HILLSDALE DR	

Small or Private Lakes 2024 Land Value Analysis

073-T20-000-039-00	HILLSDALE DR	2/17/2022	11500	WD		11500	8456	11500	8456	Vacant	69.310988	203	0.289 \$	166	39792.38754	62	LNB	2022-001139	LOON L 401		GOOD HARD SU
073-B70-000-025-00	SHELLENBARG	4/9/2021	4500	WD		4500	6989	4500	6989	Vacant	57.288469	120	0.165 \$	79	27272.72727	60	LNB	2021-002157	LOON L 402		GRAVEL OR LA

For 2024 use \$122 for Loon Lake Backlots

073-T20-000-012-00	7578 HILLSDALE	2/14/2022	3E+05	WD		287500	249008	110996	72504	Improved	74.901234	340	0.468 \$	1,482	237170.9402	60	LNF	2022-000875	LOON L 401		HILLSDALE DR
073-T20-000-015-00	7608 HILLSDALE	6/10/2022	4E+05	WD		350000	228553	260098	138651	Improved	143.234696	266	0.745 \$	1,816	349124.8322	122	LNF	2022-003680	LOON L 401		HILLSDALE DR

For 2024, use \$1,500 for Loon Lake, Hillsdale Dr

073-W40-000-051-00	7575 COVERO	11/30/2021	3E+05	WD		260000	234511	78008	52519	Improved	118.020533	131	0.361 \$	661	216088.6427	120	LNF	2021-008438	LOON L 401		CANAL
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For 2024, use \$600 for Loon Lake Canal

	Lake	back
Chain Lake	9.22	
East Bass Lake	6.65	
East Londo Lake	9.99	
Indian Lake	18.97	
Jose	10.36	
Little Island	-2.13	24.17
Little Long	6.69	13.33
Long Lake	30.48	-7.14
Loon Lake	27.08	
Round Lake	5.84	
Twin Lakes	14.91	
West Londo	3.31	20
	11.780833	12.59

For 2025, Use \$137/ft for Loon Lake Backlots
 For 2025, Use \$1680/ft for Loon Lake, Hillsdale Dr
 For 2025, Use \$672/ft for Loon Lake Canal

For 2025, use 12% increase in backlots or lakefront without sale data

Plainfield Township-2025 Land Value Analysis Round Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-130-000-017-00	2131 INDIAN LAKE RD	5/23/2023	275000	WD	275000	382666	21072	128738	Improved	108.915325	275	0.581	\$ 193	36268.50258	90	RF	2023-002803		ROUND LAKE	401	LAKE FRONTAG
073-130-000-020-00	2105 INDIAN LAKE RD	6/30/2022	415000	WD	411000	433225	150245	172470	Improved	145.913348	170	0.542	\$ 1,030	277204.797	105	RF	2022-004031		ROUND LAKE	401	LAKE FRONTAG
073-130-000-029-00	1997 INDIAN LAKE RD	8/19/2022	345000	WD	345000	307255	184400	146655	Improved	124.073557	160	0.441	\$ 1,486	418140.5896	120	RF	2022-005147		ROUND LAKE	401	LAKE FRONTAG
071-036-300-002-00	2012 LATHAM RD	3/21/2023	299999	WD	299999	225518	153522	79041	Improved	66.870209	216	0.298	\$ 2,296	515174.4966	60	RF	2023-001146		ROUND LAKE	401	LAKE FRONTAG
													\$	1,251							

For 2025, use \$1,251/foot for Round Lake frontage

Plainfield Township-2025 Land Value Analysis Twin Lakes Channel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1			
073-T10-000-006-00	2152 LAKE RD	4/7/2023	180094	WD	180094	165768	59791	45465	Improved	101.939905	176.164948	0.392	\$ 587	152528.0612	96	TLC	2023-001426	TWIN LAKES CHANNEL	401	CHANNEL LOTS				
073-T10-000-019-00	2208 LAKE RD	6/14/2022	229900	WD	229900	229998	72298	72396	Improved	162.323267	268	0.849	\$ 445	85156.65489	131	TLC	2022-003712	TWIN LAKES CHANNEL	401	CHANNEL LOTS				
													\$	516										

For 2025, use \$516 for Channel Lots

For Twin Lakes, Lake Front, Channel lots increase 15% for 2025

2024 Rate: \$ 805.00
 115%
 \$ 925.75

For 2025, use \$925/foot for Twin Lake Frontage

Iosco County-2025 Land Value Analysis Water Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Res Acre	Percentage	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
070-030-400-002-00	2700 PLAINFIELD AVE	9/22/2023	195000	WD	195000	349960	174640	210827	Improved	454.71497	600	12.132	\$ 384	\$ 14,395	3181	353%	300	ELOF	2023-004985	070-030-400-002-50	EAST LONDO LAKE FRONT
073-F40-000-040-00	4125 CHIPPEWA TR	12/9/2022	220500	WD	214500	237980	88292	107519	Improved	111.212848	131	6.534	\$ 794	\$ 13,513	4500	200%	100	BF	2022-007179	073-F50-000-038-00	BASS LAKE FRONT
070-005-400-012-11	8181 LAKEVIEW DR	6/30/2023	274900	WD	274900	221410	246271	175934	Improved	310.824159	785	14.157	\$ 792	\$ 17,396	3006	479%	362.49	LLF	2023-003514	070-005-400-012-15	LITTLE LONG LAKE FRONT
070-009-100-001-00	7890 MAQUA TR	5/3/2022	277800	WD	273800	357935	115431	199566	Improved	175.968855	470	11.416	\$ 656	\$ 10,111	3100	226%	130	LNF	2022-002841		LOON LAKE FRONT
																314%					

For 2025 ,use 314% as the increase over residential acres to water influence acres

2025 Assessment Roll Acreage Table

Iosco County

Water Acreage PROPERTIES

General Acreage - Residential

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 10,000	3	\$ 5,330	\$ 15,990	10	\$ 3,181	\$ 31,810	30	\$ 2,492	\$ 74,760
1.5	\$ 8,000	\$ 12,000	4	\$ 5,200	\$ 20,800	15	\$ 3,006	\$ 45,090	40	\$ 2,370	\$ 94,800
2	\$ 7,708	\$ 15,416	5	\$ 4,931	\$ 24,655	20	\$ 2,610	\$ 52,200	50	\$ 2,406	\$ 120,300
2.5	\$ 6,300	\$ 15,750	7	\$ 4,117	\$ 28,819	25	\$ 2,610	\$ 65,250	100	\$ 1,700	\$ 170,000

General Water Influence Acreage - Value Conclusions

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,000	\$ 31,400	3	\$ 5,330	\$ 50,209	10	\$ 3,181	\$ 99,883	30	\$ 2,492	\$ 234,746
1.5	\$ 8,000	\$ 37,680	4	\$ 5,200	\$ 65,312	15	\$ 3,006	\$ 141,583	40	\$ 2,370	\$ 297,672
2	\$ 7,708	\$ 48,406	5	\$ 4,931	\$ 77,417	20	\$ 2,610	\$ 163,908	50	\$ 2,406	\$ 377,742
2.5	\$ 6,300	\$ 49,455	7	\$ 4,117	\$ 90,492	25	\$ 2,610	\$ 204,885	100	\$ 1,700	\$ 533,800

Enter Percentatge:
314%

Enter Minimum:
\$ -

General Water Influence Acreage - Value Conclusions (Prior Year 2024)

Acres	Total	Acres	Total	Acres	Total	Acres	149820
1	\$ 25,000	3	\$ 32,052	10	\$ 61,860	30	\$ 149,820
1.5	\$ 25,000	4	\$ 38,400	15	\$ 91,020	40	\$ 155,520
2	\$ 25,000	5	\$ 42,000	20	\$ 100,320	50	\$ 255,900
2.5	\$ 26,906	7	\$ 49,028	25	\$ 108,750	100	\$ 360,000

2024 Percentage:

314%

2024 Minimum:

\$ -

2025 Percentage:

2025 Minimum:

\$ -

Plainfield Township-2025 Land Value Analysis West Londo Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
073-110-008-015-00	8854 BURNSIDE AVE	9/29/2023	150000	WD	150000	164667	60728	75395	Improved	101.864215	309	0.354	\$ 596	171548.0226	100	WLOF	2023-005205	073-110-009-014-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-002-008-00	2709 ELM ST	9/15/2023	132500	WD	132500	184364	80878	132742	Improved	102.109242	165	0.371	\$ 792	218000	90	WLOF	2023-004874		WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-006-012-00	2651 LAKEVIEW DR	8/21/2023	160000	WD	160000	144787	83493	69095	Improved	74.817213	236.14286	0.223	\$ 1,116	374408.0717	75	WLOF	2023-004488	073-110-005-012-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-006-003-00	2681 LAKEVIEW DR	3/8/2024	221000	WD	221000	203018	143564	125582	Improved	96.601339	287	0.316	\$ 1,486	454316.4557	88	WLOF	2024-000989	073-110-006-004-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-008-016-00	8852 BURNSIDE AVE	9/7/2022	300000	WD	300000	189234	193331	74918	Improved	101.496757	304	0.348	\$ 1,905	555548.8506	100	WLOF	2022-005808	073-110-009-015-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-008-001-00	8930 BURNSIDE AVE	12/1/2023	220000	WD	220000	173610	116268	69878	Improved	53.752466	187	0.215	\$ 2,163	540781.3953	50	WLOF	2023-006147		WEST LONDO LAKE FRONT	401	LAKE FRONTAG
													\$	1,343							
For 2025, use \$1,343 for West Londo lakefront																					
073-110-004-001-00	2671 PLAINFIELD AVE	3/21/2024	20000	WD	19500	26459	4353	11312	Improved	94.269443	115	0.264	\$ 46	16488.63636	100	WLOB	2024-001241		WEST LONDO LAKE BACK LOT 401		POOR HARD SU
073-E80-000-033-00	2964 MAPLE RD	12/6/2023	25000	WD	25000	22441	25000	23061	Improved	192.173392	350	0.705	\$ 130	35460.99291	184.2	WLOB	2023-006263	073-E80-000-032-00	WEST LONDO LAKE BACK LOT 402		GRAVEL OR LA
073-110-009-020-00	8830 RILEY RD	12/5/2022	53000	WD	53000	51624	5726	4350	Improved	36.246482	125	0.108	\$ 158	53018.51852	37.5	WLOB	2022-007097		WEST LONDO LAKE BACK LOT 401		POOR HARD SU
073-L10-000-021-00	2670 PLAINFIELD AVE	7/20/2023	129000	WD	129000	112569	44611	28180	Improved	234.829711	200	0.969	\$ 190	46038.18369	211	ELOB	2023-003781		WEST LONDO LAKE BACK LOT 401		GRAVEL OR LA
073-110-012-006-00	8968 RILEY RD	9/6/2023	20000	WD	20000	16171	20000	12251	Improved	102.091355	150	0.344	\$ 196	58139.53488	100	WLOB	2023-004741		WEST LONDO LAKE BACK LOT 401		POOR HARD SU
													\$	144							
For 2025, use \$144/foot for West Londo backlots																					

Plainfield Township-2025 Land Value Analysis West Londo Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
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073-110-002-008-00	2709 ELM ST	9/15/2023	132500	WD	132500	184364	80878	132742	Improved	102.109242	165	0.371	\$ 792	218000	90	WLOF	2023-004874		WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-006-012-00	2651 LAKEVIEW DR	8/21/2023	160000	WD	160000	144787	83493	69095	Improved	74.817213	236.14286	0.223	\$ 1,116	374408.0717	75	WLOF	2023-004488	073-110-005-012-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-006-003-00	2681 LAKEVIEW DR	3/8/2024	221000	WD	221000	203018	143564	125582	Improved	96.601339	287	0.316	\$ 1,486	454316.4557	88	WLOF	2024-000989	073-110-006-004-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
073-110-008-016-00	8852 BURNSIDE AVE	9/7/2022	300000	WD	300000	189234	193331	74918	Improved	101.496757	304	0.348	\$ 1,905	555548.8506	100	WLOF	2022-005808	073-110-009-015-00	WEST LONDO LAKE FRONT	401	LAKE FRONTAG
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