

Plainfield Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-013-300-006-11	6490 ESMOND RD	07/07/2023	41000	WD	40600	75779	17573	23027	74337.16406	0.310	1165	101		Residential	401
070-007-200-003-00	4374 E COUNTY LINE RD	08/14/2023	670000	WD	670000	487504	342119	327881	185676.8872	1.766	1792	101		AGRICULTURAL	1

Overall Average 1.038

For 2026, use 1.038 for Agricultural properties

Plainfield Township-2026 ECF Analysis Commercial Hale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	106909	16500	38500	125568.056	0.307	1824	201		COMMERCIAL HALE	201
070-015-400-028-00	M65	06/15/2023	40000	WD	40000	46796	15896	24104	42916.6667	0.562	1564	201		COMMERCIAL HALE	201
073-L60-999-007-00	4973 N MAIN ST	09/28/2023	55000	WD	55000	55926	15416	39584	56263.8889	0.704	2100	201		COMMERCIAL HALE	201
070-014-200-005-10	3890 M65	05/08/2023	400000	WD	400000	320318	77998	322002	336555.556	0.957	6400	201		COMMERCIAL HALE	201

Overall Average 0.632

For 2026, use 0.64 for Commercial & Industrial

Plainfield Township-2026 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class	Page 1 of 2
072-019-200-002-90	8927 DEAN RD	12/11/2023	21000	WD	21000	62736	20553	447	53873.5625	0.008	980	401		Residential	401	
072-026-200-024-50	5866 N M65	10/25/2023	95000	WD	95000	801116	43025	51975	968187.7395	0.054	10780	401	072-026-200-018-00	COMMERCIAL HALE	201	
073-S20-000-015-00	5855 ESMOND RD	09/06/2023	22000	WD	22000	86651	15308	6692	91114.94531	0.073	1736	401		Residential	401	
070-024-100-001-05	6237 ESMOND RD	04/22/2024	40000	QC	40000	167768	26074	13926	180962.9688	0.077	1940	401		Residential	401	
071-029-100-006-05	NATIONAL CITY RD	10/12/2023	40000	QC	40000	105820	30090	9910	96717.75	0.102	1080	401		Residential	401	
073-S50-000-010-00	3213 ALLEN RD	08/13/2024	32750	QC	32750	121658	17180	15570	133432.9531	0.117	1008	401		Residential	401	
073-J20-000-042-00	7691 CLIFTON DR	07/11/2023	37500	WD	37500	133888	20420	17080	144914.4375	0.118	1232	401		Residential	401	
072-016-100-016-00	7719 JOSE LAKE RD	04/17/2023	30000	WD	30000	101332	11473	18527	114762.4556	0.161	728	401		Residential	401	
070-011-200-004-50	4464 M65	12/16/2024	48000	WD	48000	90728	27140	20860	81210.72656	0.257	1196	401		Residential	401	
073-S50-000-005-00	3177 ALLEN RD	08/13/2024	56750	QC	56750	130769	17020	39730	145273.3125	0.273	1296	401		Residential	401	
072-006-200-008-00	7864 E COUNTY LINE RD	01/17/2024	65000	CD	65000	152932	16980	48020	173629.625	0.277	1676	401		Residential	401	
072-026-300-006-00	5620 M65	01/16/2024	47000	WD	47000	102607	15640	31360	111068.9688	0.282	1176	401		Residential	401	
073-R10-000-004-00	6181 SLOSSER RD	08/01/2024	123000	WD	123000	137407	112840	10160	31375.47852	0.324	840	401	072-036-100-002-00	Residential	401	
072-019-200-007-00	8977 JOSE LAKE TR	08/15/2023	23000	WD	23000	36694	12390	10610	31039.5918	0.342	716	401		Residential	401	
073-S20-000-023-00	5771 ESMOND RD	06/28/2024	65000	WD	65000	118383	23513	41487	121162.1953	0.342	1056	401		Residential	401	
073-L95-000-002-00	4536 LONG LAKE RD	09/25/2024	116000	WD	116000	228853	26520	89480	258407.4063	0.346	2564	401		Residential	401	
073-A20-000-013-00	6980 GARY ST	09/17/2024	74000	WD	74000	116914	25250	48750	117067.6875	0.416	1180	401		Residential	401	
072-019-200-007-00	8977 JOSE LAKE TR	03/17/2025	32000	MLC	32000	43914	18420	13580	32559.38672	0.417	716	401		Residential	401	
072-019-200-007-00	8977 JOSE LAKE TR	12/12/2024	32000	PTA	32000	43914	18420	13580	32559.38672	0.417	716	401		Residential	401	
072-026-200-018-00	5886 N M65	10/25/2023	95000	WD	95000	141776	35536	59464	135683.2656	0.438	1576	401	072-026-200-024-50	Residential	401	
072-026-400-001-00	6572 SLOSSER RD	09/14/2023	255000	WD	255000	409148	58006	196994	448457.2255	0.439	3016	401		Residential	401	
073-L60-999-005-60	8695 FLINT RD	04/29/2024	45000	WD	45000	67298	15489	29511	66167.30469	0.446	616	401		Residential	401	
071-029-200-003-00	5489 CURTIS RD	02/20/2025	75000	WD	75000	115857	58109	16891	36641.125	0.461	720	401	071-029-200-003-25	Residential	401	
070-018-400-001-50	8667 ORA LAKE RD	02/02/2024	70000	WD	70000	108917	14140	55860	121043.4219	0.461	1960	401		Residential	401	
072-035-100-002-00	6521 SLOSSER RD	01/11/2024	40000	WD	40000	57246	14570	25430	54503.19141	0.467	980	401		Residential	401	
070-036-300-001-26	6336 GALION RD	02/21/2025	97152	WD	97152	146050	24409	72743	155352.4844	0.468	1250	401		Residential	401	
072-036-100-003-00	SLOSSER RD	09/15/2023	140000	WD	140000	157839	111698	28302	58928.48047	0.480	1005	401	073-R10-000-014-00	Residential	402	
072-008-300-014-75	8285 CHAIN LAKE RD	08/22/2024	210000	WD	210000	316892	107382	102618	191960.4063	0.535	1092	401	072-008-300-014-50, 07	Residential	401	
070-012-200-003-00	6335 SHELLNBARGER RD	06/20/2024	32900	LC	32900	39498	15985	16915	30029.375	0.563	938	401		Residential	401	
073-S30-000-009-00	4443 LONG LAKE RD	10/28/2024	122750	QC	122750	163584	34501	88249	149998.457	0.588	1124	401	073-S70-002-005-00	Residential	401	
073-W20-002-014-00	8631 ASPEN TR	09/05/2024	80000	WD	80000	95273	33432	46568	78979.5625	0.590	1380	401		Residential	401	
072-034-200-005-00	5381 W SLOSSER TR	11/27/2023	175000	CD	175000	219661	37480	137520	232670.5	0.591	1954	401		Residential	401	
073-J20-000-054-00	7785 CLIFTON DR	11/21/2024	133000	WD	133000	164545	31860	101140	168208.1719	0.601	1400	401	073-J20-000-055-00	Residential	401	
073-F10-000-013-00	4276 BASS LAKE RD	02/28/2025	155500	CD	155500	179074	36399	119101	191114.9414	0.623	1472	401	073-F10-000-014-00	Residential	401	
071-019-400-001-40	3125 ALLEN RD	09/30/2024	81000	OTH	81000	90624	21285	59715	88555.55469	0.674	884	401		Residential	401	
073-B60-000-013-00	8860 ORA LAKE RD	08/10/2023	200000	WD	200000	226159	22783	177217	259739.4688	0.682	1912	401		Residential	401	
070-001-300-007-00	6380 SHELLNBARGER RD	10/13/2023	95000	WD	95000	99334	49914	45086	63116.21875	0.714	964	401		Residential	401	
073-S60-000-006-00	7374 SHOREWARD RD	10/11/2023	130000	WD	130000	139534	21223	108777	151099.6094	0.720	1232	401		Residential	401	
073-J20-000-042-00	7691 CLIFTON DR	01/03/2025	144000	WD	144000	153596	33820	110180	152970.625	0.720	1232	401		Residential	401	
072-035-400-001-51	6640 TERRY LANE	04/05/2024	177500	WD	177500	187667	51652	125848	173710.0938	0.724	1296	401		Residential	401	
070-018-400-003-60	8544 W ESMOND RD	01/10/2025	419000	WD	419000	448579	42787	376213	518252.875	0.726	1348	401		Residential	401	
072-021-400-003-00	7604 WICKERT RD	10/04/2024	179900	WD	179900	187561	49153	130747	176766.2813	0.740	1600	401		Residential	401	
073-M10-000-008-00	4656 TOWERLINE RD	04/19/2024	134500	WD	134500	139207	43309	91191	122475.0938	0.745	1032	401		Residential	401	
073-E90-000-016-00	5779 FROLIC TR	07/26/2024	100000	WD	100000	101695	26421	73579	96135.375	0.765	1056	401		Residential	401	
073-P20-000-027-00	7303 BLUE OX TR	02/18/2025	150000	WD	150000	152079	18527	131473	170564.5	0.771	1312	401		Residential	401	
070-016-100-003-60	7650 W ORA LAKE RD	02/07/2024	320000	WD	320000	322163	82096	237904	306598.9688	0.776	1963	401		Residential	401	
070-018-300-005-00	8911 ORA LAKE RD	04/04/2024	199000	WD	199000	200195	24572	174428	224295.0156	0.778	2114	401		Residential	401	
070-022-300-002-60	7314 CURTIS RD	10/11/2024	200000	WD	200000	199958	46810	153190	195591.3125	0.783	1440	401		Residential	401	

073-G30-000-033-00	5960 W ESMOND RD	12/03/2024	117000	WD	117000	116887	18980	98020	125040.8672	0.784	832	401	Residential	401	
072-036-100-002-00	SLOSSER RD	12/08/2023	123000	OTH	123000	122825	99860	23140	29329.50195	0.789	840	401	073-R10-000-004-00	Residential	402
073-R10-000-004-00	6181 SLOSSER RD	12/08/2023	123000	OTH	123000	122825	99860	23140	29329.50195	0.789	840	401	072-036-100-002-00	Residential	401
070-011-300-005-02	6831 TEALL RD	01/27/2025	235000	LC	235000	225017	68254	166746	200208.1719	0.833	1202	401		Residential	401
072-008-300-009-00	8278 CHAIN LAKE RD	10/05/2023	160000	WD	154000	144971	19685	134315	160007.6563	0.839	1138	401		Residential	401
073-B35-000-013-00	6101 SHELLNBARGER RD	08/16/2024	235000	WD	235000	228067	45020	189980	225551.7188	0.842	1712	401	073-B35-000-012-00, 07	Residential	401
070-001-200-001-40	4856 TOWERLINE RD	09/30/2024	85000	WD	85000	82051	50955	34045	39713.92188	0.857	938	401		Residential	401
070-018-300-008-00	8904 W ESMOND RD	07/16/2024	208000	PTA	208000	195443	67975	140025	162794.375	0.860	1387	401		Residential	401
070-018-300-008-00	8904 W ESMOND RD	07/16/2024	208000	WD	208000	195443	67975	140025	162794.375	0.860	1387	401		Residential	401
070-036-300-001-26	6336 GALION RD	02/10/2025	160000	WD	160000	146050	24409	135591	155352.4844	0.873	1250	401		Residential	401
073-S20-000-015-00	5855 ESMOND RD	03/11/2025	106000	WD	106000	96960	22036	83964	95688.375	0.877	1736	401		Residential	401
073-P20-000-004-00	ROLLWAYS RD	10/03/2024	130000	WD	130000	117381	23124	106876	120379.3125	0.888	832	401		Residential	401
070-002-300-001-20	4566 M65	04/05/2024	150000	WD	145000	132322	50691	94309	104254.1473	0.905	979	401		Residential	401
072-008-300-004-02	8242 CHAIN LAKE RD	09/11/2023	85000	WD	85000	73666	15820	69180	73877.39844	0.936	816	401		Residential	401
071-020-200-002-60	3268 ALLEN RD	02/27/2025	125000	WD	125000	112618	49807	75193	80218.39063	0.937	1092	401		Residential	401
073-B60-000-025-00	8720 ORA LAKE RD	10/19/2023	94000	WD	94000	79676	13120	80880	85001.27344	0.952	1416	401		Residential	401
070-023-100-004-00	3301 TOWERLINE RD	12/01/2023	216000	WD	216000	181695	26620	189380	198052.3594	0.956	1752	401		Residential	401
073-J10-000-011-00	6885 WEBB RD	05/24/2024	133000	WD	133000	114102	35279	97721	100667.9453	0.971	952	401		Residential	401
070-010-300-001-01	7450 W WEBB RD	09/21/2023	85000	WD	85000	74762	37985	47015	46969.34766	1.001	845	401		Residential	401
070-010-300-001-01	7450 W WEBB RD	09/25/2023	85142	LC	85142	74762	37985	47157	46969.34766	1.004	845	401		Residential	401
073-W20-002-004-00	5414 SOUTH BRANCH RD	01/12/2024	125000	WD	125000	100738	15820	109180	108452.1094	1.007	1368	401		Residential	401
070-010-200-002-00	SHELLNBARGER RD	02/17/2024	349900	WD	349900	283919	56921	292979	289908.0303	1.011	1176	401	070-010-200-002-10	Residential	401
071-034-400-001-50	2201 VAUGHN RD	02/01/2024	457500	WD	427500	347060	109943	317557	302831.4063	1.049	2168	401		Residential	401
070-019-400-002-00	3003 MILL STATION RD	05/16/2023	425000	WD	425000	341444	97614	327386	311404.8438	1.051	1712	401		Residential	401
070-018-400-001-50	8667 ORA LAKE RD	02/03/2025	150000	WD	150000	114647	15240	134760	126956.5781	1.061	1960	401		Residential	401
073-S20-000-015-00	5855 ESMOND RD	04/08/2024	125000	WD	125000	96960	22036	102964	95688.375	1.076	1736	401		Residential	401
070-011-100-001-30	6525 SHELLNBARGER RD	11/18/2024	160000	WD	160000	122402	22180	137820	127997.4453	1.077	1056	401		Residential	401
073-E90-000-011-00	5800 FROLIC TR	01/26/2024	88000	WD	88000	72847	33691	54309	50007.66406	1.086	576	401	073-E90-000-003-00, 07	Residential	401
070-015-200-003-00	7486 ORA LAKE RD	11/26/2024	120000	WD	120000	92832	27488	92512	83453.38281	1.109	956	401		Residential	401
073-E70-005-001-00	5132 SOUTH BRANCH RD	05/28/2024	160000	WD	160000	127550	59915	100085	86379.3125	1.159	1176	401		Residential	1
073-C40-000-008-00	3325 PUTNAM RD	09/25/2023	176000	WD	176000	125262	22245	153755	131567.0469	1.169	1316	401		Residential	401
072-027-400-001-00	5645 M65	07/22/2024	355000	WD	355000	277179	127920	227080	190624.5156	1.191	1236	401	072-027-400-002-00	Residential	401
073-F10-000-019-00	4338 BASS LAKE RD	11/21/2023	162500	WD	162500	110525	15484	147016	121380.5859	1.211	1008	401		Residential	401
072-016-100-007-00	6970 N JOSE LAKE RD	09/17/2024	85000	WD	85000	60283	19974	65026	51480.20313	1.263	854	401		Residential	401
073-S20-000-006-00	5937 ESMOND RD	06/23/2023	163000	WD	161000	104408	13120	147880	116587.4844	1.268	1014	401		Residential	401
073-P20-000-011-00	7263 BIG OLE DR	07/18/2024	60000	WD	60000	43821	18420	41580	32440.61328	1.282	616	401		Residential	401
073-S20-000-016-00	5843 ESMOND RD	10/22/2024	45000	WD	45000	35023	19820	25180	19416.34766	1.297	820	401		Residential	401
073-P20-000-011-00	7263 BIG OLE DR	03/13/2025	61500	WD	61500	43821	18420	43080	32440.61328	1.328	616	401		Residential	401
070-010-300-001-50	4242 PUTNAM RD	07/09/2024	225000	WD	225000	153127	56919	168081	122871.0078	1.368	1344	401		Residential	401
070-016-300-020-00	7654 ESMOND RD	05/31/2024	360000	WD	360000	227464	51220	308780	225088.125	1.372	1512	401		Residential	401
072-026-100-007-00	5911 N TOWERLINE RD	06/30/2023	157500	WD	157500	87800	16844	140656	90620.6875	1.552	944	401		Residential	401
073-E70-005-001-01	5132 SOUTH BRANCH RD	05/28/2024	160000	WD	160000	93300	25665	134335	86379.3125	1.555	1176	401		Residential	401
071-032-100-002-00	2391 NATIONAL CITY RD	09/11/2024	750000	WD	700000	435946	194620	505380	308206.9063	1.640	1203	401		Residential	401
073-T30-002-001-00	7794 NICOLE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	401	073-J20-000-061-00	Residential	401
073-P20-000-003-50	7360 ROLLWAYS RD	06/27/2024	47000	WD	47000	32106	20214	26786	15187.73926	1.764	0	401		Residential	401
070-018-100-001-60	8703 DAVY DR	09/19/2023	275000	WD	275000	142411	37381	237619	134137.9375	1.771	768	401		Residential	401

Overall Average 0.783

For 2026, use 0.78 for general residential properties

Plainfield Township-2026 ECF Analysis Bass Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Bass Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-F40-000-023-00	5919 CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BF	073-F50-000-030-00	BASS LAKE FRONT	401
073-C10-004-006-00	6014 CHIPPEWA TR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391	1.980	836	BF	073-F50-000-012-00	BASS LAKE FRONT	401

Overall Average 1.152

For 2026, use 1.152 for Bass Lakefront

Plainfield Township-2026 ECF Analysis Big Island Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-W10-000-043-00	2090 TIMBER TR	09/23/2024	270000	WD	268750	233314	71686	197064	131298.125	1.501	960	BILF		BIG ISLAND LAKE FRONTAGE	401

Overall Average 1.501

For 2026, use 1.501 for Big Island Lakefront

Plainfield Township-2026 ECF Analysis Chain Lakes Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Chain Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-B30-000-007-00	7331 N CHAIN LAKE DR	06/07/2023	339900	WD	339900	364544	87335	252565	218619.0781	1.155	1250	CF		CHAIN LAKE FRONT LOTS	401
073-S10-001-019-00	8335 CEDAR RD	09/19/2024	238250	WD	238000	177503	61147	176853	91763.40625	1.927	904	CF		CHAIN LAKE FRONT LOTS	401

Overall Average 1.541

For 2026, use 1.541 for Chain Lake frontage

Plainfield Township-2026 ECF Analysis East Bass Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-T10-000-032-00	2063 LATHAM RD	05/01/2024	235000	WD	185000	222109	107916	77084	106424.0469	0.724	984	LILF		LITTLE ISLAND FRONT LOTS	401
073-T10-000-002-00	2136 LAKE RD	05/10/2024	350000	WD	350000	288915	158902	191098	121167.7578	1.577	1200	LILF		LITTLE ISLAND FRONT LOTS	401

Overall Average 1.151

For 2026, use 1.151 for Little Island Lake and East Bass Lake

Plainfield Township-2026 ECF Analysis Evergreen Glades Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-E50-000-148-00	6584 COOPER RD	07/21/2023	40000	WD	40000	84782	30561	9439	85119.3125	0.111	1328	EG		EVERGREEN GLADES AREA	401
073-E30-000-056-00	6580 M65	08/13/2024	33500	QC	33500	55740	27840	5660	43799.05859	0.129	600	EG		EVERGREEN GLADES AREA	401
073-P60-000-016-00	6605 WICKERT RD	11/20/2023	45000	WD	45000	55982	33326	11674	35566.71875	0.328	1020	EG		EVERGREEN GLADES AREA	401
073-E20-000-014-00	6772 WICKERT RD	09/22/2023	60000	WD	60000	60288	15859	44141	69747.25	0.633	868	EG		EVERGREEN GLADES AREA	401
073-E50-000-137-00	6241 COOPER RD	07/14/2023	58000	WD	58000	52985	16045	41955	57990.58203	0.723	830	EG		EVERGREEN GLADES AREA	401
073-E20-000-014-00	6772 WICKERT RD	02/24/2025	73500	WD	73500	66963	20745	52755	72555.72656	0.727	868	EG		EVERGREEN GLADES AREA	401
073-E30-000-074-50	CHURCHILL DR	04/09/2024	125000	WD	125000	128710	42639	82361	107260.5938	0.768	864	EG	073-E30-000-078-00	EVERGREEN GLADES AREA	402
073-E30-000-078-00	6551 CHURCHILL DR	04/09/2024	125000	WD	125000	110179	42639	82361	107260.5938	0.768	864	EG	073-E30-000-074-50	EVERGREEN GLADES AREA	401
072-026-200-008-00	6789 WICKERT RD	07/15/2023	120000	WD	120000	99269	19676	100324	124949.7656	0.803	1415	EG		EVERGREEN GLADES AREA	401
073-E50-000-129-00	6700 KEMP ST	09/13/2024	199500	WD	199500	166693	42021	157479	195717.4219	0.805	2280	EG		Residential	401
073-E30-000-086-00	6562 KEMP ST	10/29/2024	104600	WD	104600	86835	22447	82153	101080.0625	0.813	1077	EG		EVERGREEN GLADES AREA	401
073-E50-000-148-00	6584 COOPER RD	03/06/2025	119000	WD	119000	100279	43373	75627	89334.38281	0.847	1328	EG		EVERGREEN GLADES AREA	401

Overall Average 0.621

For 2026, use 0.621 for Evergreen Glades Area

Plainfield Township-2026 ECF Analysis East Londo Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis East Londo Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-110-008-015-00	8854 BURNSIDE AVE	09/29/2023	150000	WD	150000	180916	84677	65323	79339.65625	0.823	968	WLOF	073-110-009-014-00	WEST LONDO LAKE FRONT	401
073-110-006-012-00	2651 LAKEVIEW DR	08/21/2023	160000	WD	160000	157987	84898	75102	60254.74219	1.246	864	WLOF	073-110-005-012-00	WEST LONDO LAKE FRONT	401
073-110-006-003-00	2681 LAKEVIEW DR	03/08/2024	221000	WD	221000	217909	135556	85444	67892	1.259	864	WLOF	073-110-006-004-00	WEST LONDO LAKE FRONT	401
073-110-008-001-00	8930 BURNSIDE AVE	12/01/2023	220000	WD	220000	190911	78085	141915	93014.01563	1.526	896	WLOF		WEST LONDO LAKE FRONT	401
070-030-100-003-80	2825 LECLAIR TR	09/16/2024	317000	WD	317000	259114	97233	219767	133455.0625	1.647	720	WLOF		WEST LONDO LAKE FRONT	401

Overall Average 1.300

For 2026, use 1.30 for West and East Londo Lakefront

Plainfield Township-2026 ECF Analysis Hale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-015-300-006-00	698 W MAIN ST	03/14/2025	25000	WD	25000	51779	15924	9076	72876.01563	0.125	1104	H		HALE	401
070-015-400-042-00	116 W MAIN ST	10/27/2023	30000	WD	30000	47488	12373	17627	71371.95313	0.247	1460	H		HALE	401
073-H10-001-004-00	7329 ESMOND RD	07/26/2024	80560	WD	80560	109443	33820	46740	153705.2813	0.304	1630	H		Residential	401
070-014-300-038-00	309 E MAIN ST	12/05/2024	48000	WD	48000	51523	11982	36018	80367.88281	0.448	780	H		HALE	401
073-N20-004-003-02	206 E VICTORIA ST	09/13/2024	24400	WD	24400	19747	14319	10081	11032.52051	0.914	0	H		HALE	401

Overall Average 0.408

For 2026, use 0.408 for Hale village residential area

Plainfield Township-2026 ECF Analysis Indian Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Indian Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-I20-000-002-00	3010 GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IF	073-I20-000-028-00	INDIAN LAKE FRONT	401

Overall Average 1.179

For 2026, use 1.179 for Indian Lakefront

Plainfield Township-2026 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	106909	16500	38500	125568.056	0.307	1824	201		COMMERCIAL HALE	201
070-015-400-028-00	M65	06/15/2023	40000	WD	40000	46796	15896	24104	42916.6667	0.562	1564	201		COMMERCIAL HALE	201
073-L60-999-007-00	4973 N MAIN ST	09/28/2023	55000	WD	55000	55926	15416	39584	56263.8889	0.704	2100	201		COMMERCIAL HALE	201
070-014-200-005-10	3890 M65	05/08/2023	400000	WD	400000	320318	77998	322002	336555.556	0.957	6400	201		COMMERCIAL HALE	201

Overall Average 0.632

For 2026, use 0.64 for Commercial & Industrial

Plainfield Township-2026 ECF Analysis Jose Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Jose Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-T40-002-036-00	7202 NICOLE DR	02/07/2024	75000	WD	75000	104748	74638	362	23858.95313	0.015	357	JF		JOSE LAKE FRONTAGE	401
073-L40-000-012-00	7265 JOSE LAKE RD	05/11/2023	250000	WD	250000	337517	57330	192670	222018.2188	0.868	1440	JF		JOSE LAKE FRONTAGE	401
073-T40-002-005-00	7126 NICOLE DR	06/16/2023	210000	WD	210000	252883	86444	123556	131885.1094	0.937	1968	JF		JOSE LAKE FRONTAGE	401
073-T30-001-012-00	7761 NICOLE DR	08/01/2023	280000	WD	280000	241538	75685	204315	131420.7656	1.555	888	JF		JOSE LAKE FRONTAGE	401
073-T30-001-006-00	7775 NICOLE DR	03/21/2024	425000	WD	417500	331980	21898	395602	245706.8125	1.610	1900	JF		JOSE LAKE FRONTAGE	401
073-T30-001-023-00	7741 NICOLE DR	07/13/2023	225000	WD	223800	189439	89081	134719	79522.97656	1.694	636	JF		JOSE LAKE FRONTAGE	401
073-J50-000-010-00	7051 JOSE LAKE RD	06/07/2024	220000	WD	219900	159074	87300	132600	56873.21875	2.332	755	JF		JOSE LAKE FRONTAGE	401

Overall Average 1.287

For 2026, use 1.287 for Jose Lakefront

Plainfield Township-2026 ECF Analysis Long Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-T50-000-010-00	8381 KOKOSING RD	08/07/2024	75000		75000	152490	34861	40139	98024.16406	0.409	824 LB			LONG LAKE BACK	401
073-L90-000-771-00	7955 LAKESIDE	11/04/2024	60000	WD	60000	85712	28438	31562	48564.16797	0.650	616 LB		073-L90-000-855-00	LONG LAKE BACK	401
073-E70-009-010-01	8618 KOKOSING RD	07/05/2024	99900	WD	99900	141744	7950	91950	111495	0.825	0 LB			LONG LAKE BACK	402
073-L90-000-857-00	7961 LAKESIDE BLVD	09/22/2023	99000	WD	99000	104175	23792	75208	66985.83594	1.123	728 LB			LONG LAKE BACK	401
073-T50-000-001-00	8431 KOKOSING RD	12/26/2024	240000	WD	235000	304252	96680	138320	122800.8359	1.126	1512 LB		073-L30-000-020-00, 07	LONG LAKE BACK	401
073-K20-000-158-00	4980 TECUMSEH ST	08/31/2023	136000	WD	130900	137868	19814	111086	98378.33594	1.129	1120 LB			LONG LAKE BACK	401
073-K10-000-626-00	5042 KOKOSING RD	06/12/2023	365000	WD	365000	432218	110545	254455	223521.3711	1.138	1568 LB		073-K10-000-607-00	LONG LAKE BACK	401
073-P90-000-040-00	4919 ONAWA DR	06/27/2023	155500	WD	155500	147030	23104	132396	103271.6641	1.282	1204 LB			LONG LAKE BACK	401
073-K10-000-620-22	KOKOSING RD	06/10/2023	345000	WD	345000	362166	176351	168649	122569.2578	1.376	1437 LB		073-K10-000-613-00, 07	LONG LAKE BACK	402
073-L60-003-001-00	8640 FRONT ST	10/15/2024	210000	WD	210000	182818	20069	189931	135624.1719	1.400	1690 LB			LONG LAKE BACK	401
073-K20-000-054-50	SAGAMORE CIRCLE	06/21/2024	625000	WD	625000	551047	216617	408383	220600.2656	1.851	1966 LB		073-K20-000-029-00	LONG LAKE BACK	402
073-K10-000-627-00	5039 KOKOSING RD	05/20/2023	400000	WD	400000	320231	115820	284180	138775.6738	2.048	1189 LB		073-K10-000-606-00	LONG LAKE BACK	401
073-T50-000-014-00	5065 BIRCH CT	02/19/2024	190000	WD	189700	117322	16942	172758	83649.99707	2.065	880 LB		073-T50-000-015-00	LONG LAKE BACK	401
073-T50-000-015-00	5063 BIRCH CT	02/19/2024	190000	WD	190000	117322	16942	173058	83649.99707	2.069	880 LB		073-T50-000-014-00	LONG LAKE BACK	401

Overall Average 1.321

For 2026, use 1.321 for Long Lake backlots

Plainfield Township-2026 ECF Analysis Long Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
070-005-400-019-25	8200 LONG LAKE RD	12/06/2024	750000	WD	750000	1099474	194950	555050	611341.3984	0.908	3035	LF	070-005-400-019-00	LONG LAKE FRONTAGE	401
073-K20-000-046-00	7265 OSCELOA ST	02/21/2025	393000	WD	393000	461005	223511	169489	156658.3125	1.082	1040	LF		LONG LAKE FRONTAGE	401
073-K10-000-607-00	5043 KOKOSING RD	06/12/2023	365000	WD	365000	432218	110545	254455	223521.3711	1.138	1568	LF	073-K10-000-626-00	LONG LAKE FRONTAGE	401
073-P90-000-010-00	4924 ONAWA DR	08/08/2024	365000	WD	365000	413603	213406	151594	132056.0625	1.148	1097	LF		LONG LAKE FRONTAGE	401
073-D30-000-002-00	8511 KOKOSING RD	09/30/2024	425000	WD	425000	481548	213666	211334	176703.1719	1.196	1344	LF		LONG LAKE FRONTAGE	401
073-K10-000-187-00	4838 CAMPBELL	07/19/2023	485000	WD	485000	560153	179839	305161	250866.75	1.216	1664	LF		LONG LAKE FRONTAGE	401
073-P10-000-011-00	4674 PINELLAS DR	07/24/2024	670000	WD	670000	860563	253561	416439	341517.1563	1.219	2120	LF	073-P10-000-001-00	LONG LAKE FRONTAGE	401
070-005-200-014-20	8390 E MAIN ST	09/18/2023	570000	WD	570000	605604	314145	255855	192255.2813	1.331	1716	LF		LONG LAKE FRONTAGE	401
073-L90-000-020-00	7908 LAKESIDE	08/18/2023	190000	CD	190000	197016	126943	63057	46222.29688	1.364	572	LF		LONG LAKE FRONTAGE	401
073-K10-000-613-00	5069 KOKOSING RD	06/10/2023	345000	WD	345000	362166	176351	168649	122569.2578	1.376	1437	LF	073-K10-000-620-22, 07	LONG LAKE FRONTAGE	401
070-005-400-015-00	8110 LONG LAKE RD	12/19/2024	298000	WD	298000	307128	152360	145640	102089.7109	1.427	877	LF		LONG LAKE FRONTAGE	401
073-L90-000-091-00	4857 LAKESIDE	07/21/2023	239000	WD	239000	244672	113937	125063	86236.80469	1.450	794	LF		LONG LAKE FRONTAGE	401
073-D40-000-018-00	8617 KOKOSING RD	10/19/2024	800000	WD	770000	781793	179242	590758	397461.0938	1.486	2064	LF		LONG LAKE FRONTAGE	401
073-P15-000-027-00	4805 PINELLAS DR	06/14/2024	371000	WD	371000	370283	183203	187797	123403.6953	1.522	1012	LF		LONG LAKE FRONTAGE	401
070-005-200-010-10	8362 BOBS DAM RD	12/13/2024	615000	WD	615000	606111	233383	381617	245862.7969	1.552	1974	LF		LONG LAKE FRONTAGE	401
073-K10-000-206-00	4904 CAMPBELL	06/16/2023	310000	WD	310000	290453	143339	166661	97040.89844	1.717	1156	LF	073-K10-000-233-00	LONG LAKE FRONTAGE	401
073-K10-000-047-00	4825 KOKOSING RD	10/26/2023	205000	WD	199500	186491	95860	103640	59782.98047	1.734	900	LF		LONG LAKE FRONTAGE	401
073-K20-000-029-00	4879 SAGAMORE CIRCLE	06/21/2024	625000	WD	625000	551047	216617	408383	220600.2656	1.851	1966	LF	073-K20-000-054-50	LONG LAKE FRONTAGE	401
073-L98-000-026-00	4761 LAKESIDE BLVD	10/03/2023	450000	WD	443000	355077	142687	300313	148594.4023	2.021	1408	LF	073-L90-999-001-50	LONG LAKE FRONTAGE	401
073-K10-000-606-00	5039 KOKOSING RD	05/20/2023	400000	WD	400000	320231	115820	284180	138775.6738	2.048	1189	LF	073-K10-000-627-00	LONG LAKE FRONTAGE	401
073-D40-000-032-00	8721 KOKOSING RD	06/10/2023	447000	WD	425000	361053	185963	239037	115494.7266	2.070	2189	LF		LONG LAKE FRONTAGE	401
073-K10-000-616-00	5075 KOKOSING RD	07/01/2024	372000	WD	372000	288991	109386	262614	118472.9531	2.217	1024	LF		LONG LAKE FRONTAGE	401

Overall Average 1.503

For 2026, use 1.503 for Long Lake front parcels

Plainfield Township-2026 ECF Analysis Little Island Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Little Island Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-T10-000-032-00	2063 LATHAM RD	05/01/2024	235000	WD	185000	222109	107916	77084	106424.0469	0.724	984	LILF		LITTLE ISLAND FRONT LOTS	401
073-T10-000-002-00	2136 LAKE RD	05/10/2024	350000	WD	350000	288915	158902	191098	121167.7578	1.577	1200	LILF		LITTLE ISLAND FRONT LOTS	401

Overall Average 1.151

For 2026, use 1.151 for Little Island Lake and East Bass Lake

Plainfield Township-2026 ECF Analysis Little Long Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Little Long Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-S70-001-011-00	4553 AVALON DR	10/02/2024	235000	WD	235000	246136	146421	88579	125427.6719	0.706	1472	LLF		LITTLE LONG LAKE FRONT	401
073-L50-000-011-00	8485 LAKEVIEW DR	06/24/2024	299500	WD	293200	268618	132761	160439	170889.3125	0.939	1320	LLF		LITTLE LONG LAKE FRONT	401
073-S30-000-044-00	8288 WOODLAND DR	04/24/2023	235000	WD	235000	172082	89525	145475	103845.2813	1.401	1040	LLF		LITTLE LONG LAKE FRONT	401

Overall Average 1.015

For 2026, use 1.015 for little long lake front lots

Plainfield Township-2026 ECF Analysis Long Lake Rural Parcel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-L90-999-001-20	8167 BEECH ST	08/13/2024	18250	QC	18250	33330	13031	5219	25924.64844	0.201	480	LLRP		LONG LAKE RURAL	401
073-L90-000-449-00	7604 SPRUCE ST	09/28/2023	25000	WD	25000	37242	13026	11974	30927.20313	0.387	520	LLRP		LONG LAKE RURAL	401
073-L90-000-485-89	7514 PINE ST	07/19/2023	69500	WD	67500	65140	23112	44388	53675.60547	0.827	864	LLRP		LONG LAKE RURAL	401
073-K10-000-572-00	4834 BULLARD AVE	08/02/2023	128500	WD	122000	100085	11660	110340	112931.0313	0.977	1104	LLRP		LONG LAKE RURAL	401
073-L90-000-282-00	7654 BIRCH ST	07/12/2023	50000	WD	50000	43421	19018	30982	31166.02734	0.994	552	LLRP	073-L90-000-320-00	LONG LAKE RURAL	401
073-K10-000-521-02	4875 LOOS AVE	06/28/2024	180000	WD	170000	116994	17533	152467	127025.5391	1.200	1344	LLRP		LONG LAKE RURAL	401
073-L90-000-353-00	7591 BIRCH ST	06/13/2023	80000	WD	80000	47618	12419	67581	44954.02344	1.503	676	LLRP		LONG LAKE RURAL	401
073-K10-000-233-00	CAMPBELL	06/16/2023	310000	WD	310000	290453	143339	166661	97040.89844	1.717	1156	LLRP	073-K10-000-206-00	LONG LAKE RURAL	402
073-K10-000-462-00	8070 KOKOSING RD	08/10/2023	84000	WD	84000	34304	11989	72011	28499.36133	2.527	720	LLRP	073-K10-000-463-00, 07	LONG LAKE RURAL	401

Overall Average 1.148

For 2026, use 1.148 for long lake rural/res parcels

Plainfield Township-2026 ECF Analysis Loon Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
072-010-300-022-00	7144 JOSE LAKE RD	03/27/2025	41000	WD	23000	40586	17114	5886	28942.04688	0.203	504	JB		JOSE LAKE BACK LOTS	401
073-T20-000-044-00	7561 HILLSDALE DR	09/13/2024	34000	WD	34000	73593	16313	17687	73154.53125	0.242	768	LNB		LOON LAKE BACK LOTS	401
073-J40-000-023-00	7773 JOSE LAKE RD	03/13/2025	35000	WD	35000	62397	17453	17547	55418.00391	0.317	704	JB		JOSE LAKE BACK LOTS	401
073-F50-000-030-00	CHIPPEWA TR	06/05/2023	180000	WD	180000	374656	118626	61374	188930.3516	0.325	1631	BB	073-F40-000-023-00	Residential	401
073-S70-002-025-00	8221 AVALON DR	04/08/2024	63000	WD	63000	85928	26763	36237	76145.42969	0.476	744	LLB		LITTLE LONG LAKE BACK LOTS	401
073-S70-002-005-00	8117 AVALON DR	10/28/2024	122750	QC	122750	157083	34501	88249	149998.457	0.588	1124	LLB	073-S30-000-009-00	LITTLE LONG LAKE BACK LOTS	401
073-S30-000-036-00	WOODLAND DR	01/22/2024	50000	WD	50000	59462	11887	38113	61229.08594	0.622	0	LLB		LITTLE LONG LAKE BACK LOTS	401
073-W10-000-016-00	3098 MINNEPATA TR	09/16/2023	129000	WD	129000	174826	29337	99663	134836.8906	0.739	1392	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-L10-000-021-00	2670 PLAINFIELD AVE	07/20/2023	129000	WD	129000	129278	42028	86972	111430.3984	0.781	832	ELOB		WEST LONDO LAKE BACK LOTS	401
072-010-300-013-00	7124 JOSE LAKE RD	05/12/2023	84000	WD	84000	84744	22057	61943	77295.92969	0.801	896	JB		JOSE LAKE BACK LOTS	401
072-010-300-015-00	7128 JOSE LAKE RD	11/22/2023	50000	WD	50000	47434	20820	29180	32816.27734	0.889	560	JB		JOSE LAKE BACK LOTS	401
073-T20-000-040-00	7593 HILLSDALE DR	10/21/2024	200000	PTA	196500	156407	27474	169026	164665.3906	1.026	1152	LNB		LOON LAKE BACK LOTS	401
073-C20-000-001-00	3697 W OAK RD	08/30/2024	133000	WD	133000	130996	19203	113797	103607.9688	1.098	700	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-I20-000-028-00	W GREENWOOD RD	06/15/2023	275000	WD	275000	274934	109955	165045	139931.2969	1.179	774	IB	073-I20-000-002-00	INDIAN LAKE BACK LOTS	402
073-T30-002-047-00	7686 NICOLE DR	06/21/2023	80000	WD	80000	54354	14930	65070	48611.58984	1.339	880	JB		JOSE LAKE BACK LOTS	401
072-010-300-018-00	7132 JOSE LAKE RD	09/21/2024	80000	WD	80000	54743	17453	62547	45980.26953	1.360	460	JB		JOSE LAKE BACK LOTS	401
073-C20-000-007-00	MAURICE LN	01/25/2024	56500	WD	56500	41977	11788	44712	27978.68359	1.598	0	LILB		LITTLE ISLAND LAKE BACK LOTS	401
073-J20-000-061-00	JOSE LAKE DR	09/21/2023	292000	WD	292000	151478	23924	268076	162904.2188	1.646	1089	JB	073-T30-002-001-00	Residential	402
073-T30-002-033-00	7714 NICOLE DR	05/24/2024	168000	WD	168000	83740	16534	151466	82868.0625	1.828	980	JB		JOSE LAKE BACK LOTS	401
073-F50-000-012-00	CHIPPEWA DR	11/27/2023	180000	WD	180000	154323	80458	99542	50282.50391		836	BB	073-C10-004-006-00	Residential	402

0.898

For 2026, use 0.898 for:

- Chain Lake backlots
- Bass Lake backlots
- East Londo Lake backlots
- Indian Lake backlots
- Jose Lake backlots
- Little Island Lake backlots
- Little Long Lake backlots
- Loon Lake backlots

Plainfield Township-2026 ECF Analysis Loon Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-K30-000-002-00	4591 SUNSET DR	05/17/2024	150000	WD	150000	345333	121240	28760	184895.2188	0.156	1580	LNF		LOON LAKE FRONT	401
073-W40-000-051-00	7575 COVE ROAD	10/10/2024	270000	WD	265000	328123	98702	166298	189291.25	0.879	1221	LNF		LOON LAKE FRONT	401
073-W40-000-043-00	7584 MAGGYS BAY	08/08/2024	298000	WD	298000	356129	72571	225429	233958.75	0.964	1080	LNF		LOON LAKE FRONT	401
073-K30-000-003-00	4589 SUNSET DR	08/19/2024	231000	WD	225000	250553	98206	126794	125698.8438	1.009	1020	LNF		LOON LAKE FRONT	401
073-L90-000-160-00	4680 S PENINSULA ROAD	11/22/2023	150000	WD	150000	132397	98999	51001	27556.10547	1.851	408	LNF		LOON LAKE FRONT	401
073-L90-999-003-30	7527 COVE ROAD	08/04/2023	244770	WD	244770	165699	55294	189476	91093.23438	2.080	1051	LNF		LOON LAKE FRONT	401

Overall Average 1.156

For 2026, use 1.156 for loon lakefront parcels

Plainfield Township-2026 ECF Analysis Round Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-I30-000-017-00	2131 INDIAN LAKE RD	05/23/2023	275000	WD	275000	371371	142073	132927	223923.8281	0.594	1781	RF		ROUND LAKE	401
073-I30-000-022-00	2065 INDIAN LAKE RD	06/14/2024	360000	WD	358000	384661	261607	96393	120169.9219	0.802	1072	RF		ROUND LAKE	401

Overall Average 0.698

Prior 3 years, ECF was 1.02-1.11

Last year was 1.024

Keep at 1.00 for 2026 and monitor sales.

Plainfield Township-2026 ECF Analysis Small or Private Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-F10-000-006-00	4271 BASS LAKE RD	04/04/2024	150000	WD	148500	200174	22953	125547	143965.0625	0.872	1395	SPL		SMALL OR PRIVATE LAKES	401

Overall Average 0.872

Use Average of Jose Lake, Little Island, and Little Long

Jose	1.287
Little Island	1.151
Little Long	1.015
	1.151

For 2026, use 1.151 for Small or private lakes

Plainfield Township-2026 ECF Analysis Twin Lakes Channel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-T10-000-006-00	2152 LAKE RD	04/07/2023	180094	WD	180094	175141	58421	121673	127007.6172	0.958	1528	TLC		TWIN LAKES CHANNEL	401

Overall Average 0.958

For 2026, use 0.958 for twin lake channel properties

Plainfield Township-2026 ECF Analysis West Londo Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-I10-005-012-00	LAKEVIEW DR	08/21/2023	160000	WD	160000	157987	84898	75102	60254.74219	1.246	864	WLOB	073-I10-006-012-00	WEST LONDO LAKE BACK LOTS	402
073-I10-005-019-00	2625 PLAINFIELD AVE	07/12/2024	159900	WD	159900	91563	16299	143601	84282.19531	1.704	1344	WLOB		WEST LONDO LAKE BACK LOTS	401
073-N10-001-001-00	ST AUBIN DR	04/15/2024	375000	WD	375000	414617	189202	185798	79817.52734	2.328	762	WLOB	073-N10-002-009-00, 073-N10-001-003-00	WEST LONDO LAKE BACK LOTS	402

Overall Average 1.759

Very large change from prior year which was 0.893

Increase by 25%

1.143

Use 1.143 for 2026 for west londo lake backlots

Plainfield Township-2026 ECF Analysis West Londo Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
073-110-008-015-00	8854 BURNSIDE AVE	09/29/2023	150000	WD	150000	180916	84677	65323	79339.65625	0.823	968	WLOF	073-110-009-014-00	WEST LONDO LAKE FRONT	401
073-110-006-012-00	2651 LAKEVIEW DR	08/21/2023	160000	WD	160000	157987	84898	75102	60254.74219	1.246	864	WLOF	073-110-005-012-00	WEST LONDO LAKE FRONT	401
073-110-006-003-00	2681 LAKEVIEW DR	03/08/2024	221000	WD	221000	217909	135556	85444	67892	1.259	864	WLOF	073-110-006-004-00	WEST LONDO LAKE FRONT	401
073-110-008-001-00	8930 BURNSIDE AVE	12/01/2023	220000	WD	220000	190911	78085	141915	93014.01563	1.526	896	WLOF		WEST LONDO LAKE FRONT	401
070-030-100-003-80	2825 LECLAIR TR	09/16/2024	317000	WD	317000	259114	97233	219767	133455.0625	1.647	720	WLOF		WEST LONDO LAKE FRONT	401

Overall Average 1.300

For 2026, use 1.30 for West and East Londo Lakefront