

Plainfield Township-2026 Land Value Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Price/Acre
032-007-200-001-20	1432 NASH	5/15/2023	90000	WD	90000	36100	40.11111111	123900	71300	36100	123900	41.3	\$ 2,179
040-011-400-001-25	PRESCOTT RD	10/6/2023	146520	WD	146520	47800	32.62353262	122500	60650	47800	122500	49	\$ 2,990
050-021-200-001-00	MILLER	10/30/2023	157500	WD	157500	64200	40.76190476	172500	85800	64200	172500	69	\$ 2,283
090-015-400-003-00	ALABASTER&SAND LAKE	9/15/2023	85000	WD	85000	33700	39.64705882	95063	45600	33700	95063	38.025	\$ 2,235
090-023-400-001-00	V/L BINDER RD	5/22/2023	104000	WD	104000	33400	32.11538462	92630	45200	45200	92630	37.052	\$ 2,807
													<u>\$ 2,499</u>

For Plainfield Twp Ag, use \$2,450/acre

Plainfield Township-2026 Land Value Analysis Residential 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-S60-000-006-00	7374 SHOREWARD RD	10/11/2023	130000	WD	130000	139534	5869	15403	Improved	211	300	1.453	\$ 28	4039.229181	211	401	2023-005382		Residential	401	Residential FF
073-G30-000-006-00	3694 CHANNEL RD	10/14/2024	25000	WD	25000	34739	12161	14600	Improved	200	334	0.766	\$ 61	15875.97911	200	401	2024-005477	073-G30-000-007-00	Residential	401	Residential FF
073-E30-000-047-00	M65	8/30/2024	15000	WD	15000	14764	15000	14764	Vacant	202.25	590.059998	2.745	\$ 74	5464.480874	201.4	EG	2024-004725		Residential	402	Residential FF
073-E90-000-011-00	5800 FROLIC TR	1/26/2024	88000	WD	88000	88031	37929	22776	Improved	312	672	1.605	\$ 122	23631.7757	312	401	2024-000383	073-E90-000-003-00, 07	Residential	401	Residential FF
073-J20-000-042-00	7691 CLIFTON DR	1/3/2025	144000	WD	144000	133888	24712	14600	Improved	200	262	1.203	\$ 124	20541.97839	200	401	2025/000060		Residential	401	Residential FF
073-M10-000-008-00	4656 TOWERLINE RD	4/19/2024	134500	WD	134500	117825	34743	18068	Improved	247.5	297	1.688	\$ 140	20582.34597	247.5	401	2024-002181		Residential	401	Residential FF
070-007-200-003-03		9/16/2024	21500	WD	21500	10950	21500	10950	Vacant	150	290.399994	1	\$ 143	21500	150	401	2024-004982		Residential	402	Residential FF
070-007-200-003-06		9/6/2024	49800	WD	49800	21900	49800	21900	Vacant	300	580.799988	2	\$ 166	24900	300	401	2024-004809	070-007-200-003-07	Residential	402	Residential FF
													\$	107							

For 2026, use \$107/foot for residential backlots