

Fabius  
 2026 Year  
 Industrial Sales

**Values used are noted on the bottom and may be  
 adjusted for Equalization.**

Parcel Number	Sale Date	Sale Price	Imprvmts Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	\$\$/Acre
75-011-006-041-10	3/3/2025	\$17,500	\$14,283	\$3,217	0.1838	0.670	29,185	\$4,801
75-015-002-037-00	10/6/2023	\$300,000	\$246,699	\$53,301	0.1777	0.760	33,106	\$70,133
75-040-070-017-00	10/8/2024	\$95,000	\$68,134	\$26,866	0.2828	1.471	64,077	\$18,264
75-043-777-039-00	2/22/2024	\$195,000	\$166,517	\$28,483	0.1461	3.774	164,386	\$7,547
75-045-777-023-00	5/25/2023	\$1,400,000	\$1,078,871	\$321,129	0.2294	3.614	157,426	\$88,857
75-045-777-502-70	2/26/2025	\$265,046	\$213,832	\$51,214	0.1932	1.188	51,736	\$43,109
75-045-777-504-16	2/26/2025	\$628,945	\$579,413	\$49,532	0.0788	1.697	73,908	\$29,188
75-051-540-007-00	10/29/2024	\$695,000	\$651,481	\$43,519	0.0626	5.690	247,856	\$7,648
75-052-040-370-00	6/21/2024	\$120,000	\$107,641	\$12,359	0.1030	0.510	22,216	\$24,233
75-052-490-003-00	12/18/2023	\$43,500	\$33,939	\$9,561	0.2198	0.550	23,958	\$17,384
75-052-605-032-00	12/20/2023	\$1,370,000	\$1,243,504	\$126,496	0.0923	3.204	139,566	\$39,481
75-052-777-090-00	5/1/2023	\$1,450,000	\$1,355,217	\$94,783	0.0654	4.800	209,088	\$19,746
75-052-777-289-10	1/10/2025	\$1,600,000	\$1,411,858	\$188,142	0.1176	9.269	403,759	\$20,298
75-009-006-016-01	11/14/2023	\$35,000	\$4,412	\$30,588	N/A	0.919	40,032	\$33,284
75-016-012-055-11	8/27/2024	\$69,500	\$0	\$69,500	N/A	3.450	150,282	\$20,145
75-052-777-290-00	11/22/2024	\$295,000	\$0	\$295,000	N/A	10.330	449,975	\$28,558

Acres	\$\$s	Acres	\$\$s	Acres	\$\$s	Acres	\$\$s
1	\$19,680	3	\$41,998	10	\$96,382	30	\$205,682
1.5	\$26,033	4	\$51,220	15	\$127,496	40	\$250,842
2	\$31,749	5	\$59,744	20	\$155,489	50	\$292,594
2.5	\$37,034	7	\$75,357	25	\$181,370	100	\$472,026