

Fabius Twp.	Used	
2026	Rate 1	2,225
Land Value Study	Rate 2	1,118
Pleasant	Rate 3	648 Channel

Values used may be adjusted for Equalization.

LANDTABLE	SALEDATE	PARCELNUM	Address	Sale Price	FF	FF Group 1	Land Residual	Dollars Per FF
4750	1/26/2025	004 009 027 00	12703 BIDELMAN RD	680,000	112	3 FF RATE 1C	230,127	2,060
4750	11/26/2024	004 080 007 00	12705 SLEEPY HOLLOW RD	507,500	150	1 FF RATE 1A	199,561	1,327
4750	11/25/2024	004 380 023 00	13092 SPENCE RD	474,795	55	3 FF RATE 1C	210,545	3,796
4750	11/11/2024	004 060 020 00	58010 AVERY RD	418,000	89	4 FF RATE 2D	189,147	2,117
4750	9/27/2024	004 380 025 00	13068 SPENCE RD	513,170	121	3 FF RATE 1C	244,143	2,023
4750	7/3/2024	004 160 001 00	57476 GEARHARTS LANDING RD	679,000	55	3 FF RATE 1C	98,975	1,808
4750	7/26/2023	004 009 032 00	12633 BIDELMAN RD	800,000	85	3 FF RATE 1C	134,417	1,589
4750	6/23/2023	004 450 009 00	12944 SPENCE RD	612,500	62	2 FF RATE 1B	195,386	3,159
								2,235
4750	9/29/2020	004 009 009 20	12750 SLEEPY HOLLOW RD	362,000	123.729188	6 FF CHANNEL	40,766	329