Values used may be adjusted for Equalization.

Fabius Twp. Used

2026 Rate $ 160

Land Value Study Excess land $ 9,500

Country Res. Wet Woods $ 4,750

Swamp $ 2,500

LANDTABLE	SALEDATE	PARCELNUM	Address	Sale Price	Acres	FF	Land Residual	Dollars Per Acre	Dollars Per FF	Dollars Per Actualff	FF Group 2	FF Group 3	Acres 1	Group 1	Acres 2	Group 2	Acres 3	Group 3	Acres 4	Group 4
4001	7/10/2024	004 030 017 10		580,000	53.0	-	414,639	7,826	#DIV/0!	#DIV/0!	FF RATE 1A	FF RATE 1A	9.8	DRY/WOODED	4.9	SWAMP	26.6	WET/WOODEI	0	DRY/WOOI
4001	3/5/2025	004 012 005 00		285,500	38.4	-	285,500	7,428	#DIV/0!	1,142	FF RATE 1A	FF RATE 1A	7.5	SWAMP	4.2	DRY/WOODED	11.8	DRY/WOODED	13.5	WET/WOO
4001	2/13/2024	004 003 001 10		240,000	32.4	-	240,000	7,405	#DIV/0!	#DIV/0!	FF RATE 1A	FF RATE 1A	9.712	DRY/WOODED	19.7	WET/WOODEI	3	SWAMP	0	SWAMP
4001	3/13/2025	004 034 016 00	13898 HARDER RD	250,000	31.8	-	187,356	5,892	#DIV/0!	749	FF RATE 1A	FF RATE 1A	9.49	DRY/WOODED	20.3	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	9/16/2024	004 008 001 00	11803 HOFFMAN RD	524,900	24.9	-	213,689	8,570	#DIV/0!	855	FF RATE 1A	FF RATE 1A	23.5	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	9/25/2023	004 035 002 00	ROBERTS RD	110,000	21.9	-	110,000	5,022	#DIV/0!	440	FF RATE 1A	FF RATE 1A	13.2	SWAMP	7.27	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	11/13/2024	004 011 011 00	14225 BULLOCK RD	265,000	15.0	-	137,215	9,140	#DIV/0!	549	FF RATE 1A	FF RATE 1A	13.578	DRY/WOODED	0	SWAMP	0	WET/WOODEI	0	DRY/WOOI
4001	1/10/2025	004 029 013 50	11350 M 60	180,000	13.1	-	136,539	10,441	#DIV/0!	650	FF RATE 1A	FF RATE 1A	6	DRY/WOODED	5.1	WET/WOODEI	0	DRY/WOODED	0	DRY/WOOI
4001	3/25/2024	004 009 011 02		90,000	11.8	-	90,000	7,605	#DIV/0!	360	FF RATE 1A	FF RATE 1A	1.1	SWAMP	1	WET/WOODEI	8.3	DRY/WOODED	0	DRY/WOOI
4001	1/10/2025	004 029 013 60		180,000	11.8	-	180,000	15,222	#DIV/0!	720	FF RATE 1A	FF RATE 1A	3.1	SWAMP	5.29	DRY/WOODED	2	WET/WOODEI	0	DRY/WOOI
4001	8/22/2023	004 029 013 60		130,000	11.8	-	130,000	10,994	#DIV/0!	520	FF RATE 1A	FF RATE 1A	3.1	SWAMP	5.29	DRY/WOODED	2	WET/WOODEI	0	DRY/WOOI
4001	8/1/2024	004 016 009 00	58540 STOLDT RD	395,000	11.2	-	155,307	13,823	#DIV/0!	621	FF RATE 1A	FF RATE 1A	2.9	DRY/WOODED	6.9	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	10/17/2024	004 008 008 00	57519 LONE TREE RD	362,500	10.3	-	162,036	15,713	#DIV/0!	463	FF RATE 1A	FF RATE 1A	7.5	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	11/15/2024	004 030 017 00	10556 HAYMAN RD	344,000	10.0	-	178,639	17,786	#DIV/0!	662	FF RATE 1A	FF RATE 1A	3.348	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	3/15/2024	004 003 002 10	56012 RUGGLES RD	375,000	10.0	-	110,656	11,066	#DIV/0!	443	FF RATE 1A	FF RATE 1A	8.565	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	10/13/2023	004 400 081 20	10901 DELIHANT RD	199,000	7.1	-	163,251	22,954	#DIV/0!	466	FF RATE 1A	FF RATE 1A	4.3	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	6/10/2024	004 036 002 40	61201 US 131	245,000	6.3	-	93,326	14,835	#DIV/0!	322	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	11/27/2024	004 009 011 20	12110 REED RD	339,000	5.0	-	112,873	22,418	#DIV/0!	451	FF RATE 1A	FF RATE 1A	3.6	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	9/6/2024	004 033 001 60	61169 YOUNGMAN RD	410,000	5.0	-	144,226	28,845	#DIV/0!	577	FF RATE 1A	FF RATE 1A	3.565	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	6/24/2024	004 004 013 01	12664 HOFFMAN RD	320,000	5.0	-	135,853	27,171	#DIV/0!	543	FF RATE 1A	FF RATE 1A	3.565	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	5/19/2023	004 034 013 30	61529 KRULL RD	215,000	5.0	-	69,582	13,961	#DIV/0!	208	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
							Ave	13,529												
Vacant Land Excess																				
4001	3/25/2024	004 009 011 02		90,000	11.8	-	90,000	7,605	#DIV/0!	360	FF RATE 1A	FF RATE 1A	1.1	SWAMP	1	WET/WOODEI	8.3	DRY/WOODED	0	DRY/WOOI
4001	1/10/2025	004 029 013 60		180,000	11.8	-	180,000	15,222	#DIV/0!	720	FF RATE 1A	FF RATE 1A	3.1	SWAMP	5.29	DRY/WOODED	2	WET/WOODEI	0	DRY/WOOI
4001	8/22/2023	004 029 013 60		130,000	11.8	-	130,000	10,994	#DIV/0!	520	FF RATE 1A	FF RATE 1A	3.1	SWAMP	5.29	DRY/WOODED	2	WET/WOODEI	0	DRY/WOOI
4001	3/5/2025	004 012 005 00		285,500	38.4	-	285,500	7,428	#DIV/0!	1,142	FF RATE 1A	FF RATE 1A	7.5	SWAMP	4.2	DRY/WOODED	11.8	DRY/WOODED	13.5	WET/WOO
4001	2/13/2024	004 003 001 10		240,000	32.4	-	240,000	7,405	#DIV/0!	#DIV/0!	FF RATE 1A	FF RATE 1A	9.712	DRY/WOODED	19.7	WET/WOODEI	3	SWAMP	0	SWAMP
							Ave	9,731												
Front Foot Study																				
4001	8/31/2023	004 016 006 03	58466 STOLDT RD	260,000	2.2	306	71,916	33,310	235	252	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	6/22/2023	004 275 045 00	58939 LEO LN	34,000	1.7	264	34,000	20,594	129	137	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	8/15/2024	004 017 049 10	58411 EAST CLEAR LAKE RD	705,000	3.5	340	80,715	23,274	237	323	FF RATE 1A	FF RATE 1A	1.9	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	5/17/2023	004 009 004 40	12587 HOFFMAN RD	200,000	1.7	200	13,399	7,924	67	65	FF RATE 1A	FF RATE 1A	0.75	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	11/21/2023	004 002 005 45	14220 BULLOCK RD	248,000	4.4	285	19,275	4,346	68	77	FF RATE 1A	FF RATE 1A	3	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	3/22/2024	004 014 015 02	58959 FERGUSON RD	322,500	1.4	207	68,663	49,684	332	490	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	6/16/2023	004 003 011 10	56847 RUGGLES RD	190,550	1.3	261	31,314	23,687	120	98	FF RATE 1D	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	10/28/2024	004 003 011 20	56756 RUGGLES RD	159,000	0.7	167	41,955	59,765	251	247	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
4001	2/26/2024	004 013 027 04	58612 US 131	158,650	0.6	131	40,396	71,879	309	404	FF RATE 1A	FF RATE 1A	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOODED	0	DRY/WOOI
								Ave	194											