

2026 SHERIDAN TOWNSHIP LAND VALUATION TABLES

2026 FREE SOIL
FORLAKE BACK LOT
LAND ANALYSIS

FORD LAKE BACK LOTS LAND ANALYSIS
2026

PARCEL NUMBER	SALES PRICE	S DATE	# OF LOTS	\$ PER LOT	Frontage	\$ per FF	Valuation	Conf. Value	Impro	Location	Other
			Lots								Parcels
012-280-037-00	\$ 5,000.00	24-Sep	1	\$ 5,000.00	85	\$ 58.82	Y/W/D	Y	0	Ford Lk est/Sheridan Twp	None
013-500-013-00	\$ 9,300.00	23-Aug	1	\$ 9,300.00	56	\$ 166.00	Y/W/D	Y	0	Sherman Twp	None
005-750-015-00	\$ 8,500.00	23-Jul	1	\$ 8,500.00	85	\$ 100.00	Y/W/D	Y	0	River Forest/Free Soil Twp	None
041-109-011-00	\$ 7,000.00	23-May	1	\$ 7,000.00	90	\$ 77.77	Y/W/D	Y	0	Custer Twp Lot Twp	None
012-280-037-00	\$ 11,000.00	24-Sep	1	\$ 11,000.00	85	\$ 160.00	Y/W/D	Y		Sheridan twp	None
004-110-156-00	\$ 5,000.00	24-Mar	1	\$ 5,000.00	160	\$ 31.25	Y/W/D	Y		Eden twp	None
	\$ 45,800.00			\$ 45,800.00	561	\$ 45,800.00					
FORD LAKE BACK LOTS				Average Per Lot \$7,633		Median Per Lot \$7,633					
Used \$8,000 Per Lot				Average Per FF \$93.50							

No Time, Location, ROW Adjustments were made. Comparable sales were pulled from surrounding areas similar to Ford Lake BACK LOTS in Sheridan Township, Mason (All class as 402 (Residential Vacant))

2026 SHERIDAN TWP FORD LAKE

LAND ANALYSIS PER FF

2026 LAND ANALYSIS - FORD LAKE 2026 LAND ANALYSIS

PARCEL NUMBER	SALES PRICE	S DATE	Frontage	\$ per FF	Valuation	Conf.	Impro Value	Notes/Other Pcls	Class	Other	Location
001-003-025-00	55000	7/17/2023	60	916.66	Y/W/D	Y	0	Hacket LK - None	402	None	Amber
005-035-012-04	\$ 150,000.00	23-Aug	122	\$ 1,229.00	Y/W/D	Y	0	Gun Lk -None	402	None	F Soil
	\$ 150,000.00			\$ 1,229.00							
	\$ 355,000.00			\$ 3,374.66							
				Average Per FF \$ 1,072							
				Used \$1,100.00 Per FF							
				Median: \$1,072.00 PER FF							

No Time, Location, ROW adjustments were made. All sales are located in Mason County
 All are classed 402 residential vacant,

Evaluated Several Lakes in Mason County. Due to a lack of sale on Ford ~~and~~ Lakes
 sales on Gun & Crystal Lake were used. Both lakes are similar in
 size and amenities.
 Eden Lake, Lost, Hackett, Gun, Ford, St. Mary's, Shingle Mill, Hoague Lake, Blue Lake
 Analyzed

2026 SHERIDAN TWP BLUE, THUNDER ROUND LAKE 2026 LAND ANALYSIS
LAND ANALYSIS PER FF

2026 LAND ANALYSIS - BLUE, ROUND, THUNDER (SMALLER LAKES) 2026 LAND ANALYSIS

PARCEL NUMBER	SALES PRICE	S DATE	Frontage	\$ per FF	Valuation	Conf.	Impro Value	Notes/Other Pcls	Class	Other Parcels	Location
001-003-025-00	55000	7/17/2023	60		916.66 Y/W/D	Y	0	Hacket LK - None	402	None	Amber
002-210-018-00	\$ 12,000.00	24-Sep	30	\$	400.00 Y/W/D	Y	0	Gun Lk -None	402	None	F Soil
	\$ 67,000.00			\$	1,316.66						
				Average Per FF \$658.00							
Used \$700.00 Per FF											
Median \$658.00 Per ff											

No Time, Location, ROW adjustments were made. All sales are located in Mason County
All are classed 402 residential vacant,

Evaluated Several Lakes in Mason County. Due to a lack of sale on Blue, Thunder & Rounds Lakes sales on Hacket, Emerson Lakes were used. Both lakes are similar in size and amenities. Several other lakes were analyzed.

Eden Lake, Lost, Hackett, Gun, Ford, St. Mary's, Shingle Mill, Hoague Lake, Blue Lake

4-1-23 - 3-31-25

2026 Sheridan Twp land rural/unplatted land analysis

2026

SHERIDAN TOWNSHIP LAND ANALYSIS - ACREAGE ANALYSIS - ACREAGE SALES USED
4-1-2023 TO 3-31-2025

Neighborhood: Res Acreage Unplatted Rural

1 TO 3 Acre Rate																	
Parcel Number	Sale Price	Sales Date	Valuation Method	Twp/County	Conf.	Other Parcel/Acres	Total Acres	\$ Per Acre	Total Sq Ft	\$ Per SF	Impr Land Value	Res Acre	Adjusted \$ Per Acre	Adjusted Total Sq Ft	Adjusted \$ Per SF	Time Adjus SF	RO Comments
002-016-300-20	\$ 39,900.00	23-Mar	Allocation	Wear/Ocean	Y/WD	None	3.42	\$ 11,666.00	148975	\$ 3.73	0 \$	39,900.00	3.42 \$	11,666.00	148975 \$	3.73	0 N/A
015-008-001-51	\$ 12,050.00	22-Oct	Allocation	Vict/Mason	Y/WD	None	2.42	\$ 12,050.00	105415	\$ 8.74	0 \$	12,050.00	2.42 \$	12,050.00	105415 \$	8.74	0 N/A
015-016-009-07	\$ 20,000.00	23-Apr	Allocation	Vict/Mason	Y/WD	None	2.53	\$ 7,905.00	110206	\$ 5.51	0 \$	20,000.00	2.53 \$	7,905.00	110206 \$	5.51	0 No Rd Frontage
009-003-018-10	\$ 21,500.00	22-Aug	Allocation	Mead/Mason	Y/WD	None	1.8	\$ 11,944.00	78408	\$ 0.34	0 \$	21,500.00	1.8 \$	11,944.00	78408 \$	0.34	0 N/A
012-008-015-00	\$ 8,000.00	2/2025	Allocation	Sherid/Mason	Y/WD	None	1.9	\$ 4,210.00	82764	\$ 10.34	0 \$	8,000.00	1.9 \$	4,210.00	82764 \$	10.34	0 Odd Shape
003-009-003-00	\$ 20,000.00	5/2025	Allocation	Cust/Mason	Y/WD	None	3	\$ 6,666.00	130680	\$ 6.53	0 \$	20,000.00	3 \$	6,666.00	130680 \$	6.53	0 N/A
				TOTALS				\$ 54,441.00	656448	\$ 35.19		121,450.00		\$ 54,441.00	656,448.00 \$	35.19	
	Used \$9,000 PA							Avg Per Net Acre \$9,000		Avg Per Net SF \$12.44							

4 TO 7 Acre Rate																	
Parcel Number	Sale Price	Sale Date	Valuation Method	Twp/County	Conf.	Other Parcel/Acres	Total Acres	\$ Per Acre	Total Sq Ft	\$ Per SF	Impr Land Value	Resid Acre	Adjusted \$ Per Acre	Adjusted Total Sq Ft	Adjusted \$ Per Sq Ft	Time Adjus SF	RO Comments
003 Visscher	\$ 25,000.00	23-Jun	Allocation	Cust/Mason	Y/WD	None	6.82	\$ 3,665.00	297079	\$ 11.88	0 \$	25,000.00	6.82 \$	3,665.00	297079 \$	11.88	0 N/A
015-016-009-01	\$ 15,000.00	24-Feb	Allocation	Vict/Mason	Y/WD	None	3.76	\$ 3,989.00	163785	\$ 10.91	0 \$	15,000.00	3.76 \$	3,989.00	163785 \$	10.91	0 N/A
005-003-011-53	\$ 27,500.00	24-May	Allocation	FS/Mason	Y/WD	None	6.6	\$ 4,166.00	287496	\$ 10.45	0 \$	27,500.00	6.6 \$	4,166.00	287496 \$	10.45	0 N/A
005-003-011-52	\$ 27,500.00	24-May	Allocation	FS/Mason	Y/WD	None	6.6	\$ 4,166.00	287496	\$ 10.45	0 \$	27,500.00	6.6 \$	4,166.00	287496 \$	10.45	0 N/A
009-034-004-00	\$ 23,000.00	24-Jul	Allocation	Mead/Mason	Y/WD	None	5	\$ 4,600.00	217800	\$ 9.46	0 \$	23,000.00	5 \$	4,600.00	217800 \$	9.46	0 N/A
012-007-012-02	\$ 35,000.00	24-Nov	Allocation	Sherid/Mason	Y/WD	None	5.6	\$ 6,250.00	243936	\$ 6.96	0 \$	35,000.00	5.6 \$	6,250.00	243936 \$	6.96	0 N/A
009-008-011-00	\$ 42,000.00	24-Dec	Allocation	Mead/Mason	Y/WD	None	5	\$ 8,400.00	217800	\$ 5.18	0 \$	42,000.00	5 \$	8,400.00	217800 \$	5.18	0 N/A
				TOTALS				\$ 35,236.00	1715392	\$ 65.29		195,000.00		\$ 35,236.00	1715392 \$	65.29	
	Used \$5,000 PA							Avg Per Net Acre \$5,000		Avg Per Net SF \$9.32							

8 TO 15 Acre Rate																	
Parcel Number	Sale Price	Sale Date	Valuation Method	Twp/County	Conf.	Other Parcel/Acres	Total Acres	\$ Per Acre	Total Sq Ft	\$ Per SF	Impr Land Value	Resid Acre	Adjusted \$ Per Acre	Adjusted Total Sq Ft	Adjusted \$ Per Sq Ft	Time Adjus SF	RO Comments
005-035-001-20	\$ 35,000.00	24-May	Method	FS/Mason	Y/WD	None	10	\$ 3,500.00	435600	\$ 12.44	0 \$	35,000.00	10 \$	3,500.00	435600 \$	12.44	0
015-024-007-05	\$ 38,000.00	23-Apr	Allocation	Vict/Mason	Y/WD	None	8.7	\$ 4,367.00	378972	\$ 9.97	0 \$	38,000.00	8.7 \$	4,367.00	378972 \$	9.97	0
013-024-007-02	\$ 20,000.00	23-Feb	Allocation	Sherm/Mason	Y/WD	None	10	\$ 2,000.00	435600	\$ 12.44	0 \$	20,000.00	10 \$	2,000.00	435600 \$	12.44	0



**SHERIDAN TOWNSHIP, MASON COUNTY MI
2026 AGRICULTURAL LAND VALUE ANALYSIS (AGRICULTURAL CROP LAND, AGRICULTURAL <40 & CROP LAND/INDUST**

PARCEL #	SALE DATE	SALE PRICE	Unadjusted Acreage	Unadjusted Per Acre	Unadjusted Sq Footage	Unadjusted \$ Per SF	Conf	Total Acreage	Bldg Value	Tillable Acre	Adjusted S Price	Adjusted Per Acre	Adjusted Sq Foot	Adjusted \$ Per SF	Twp	Other Parcel Notes
015-008-002-50	1/5/2024	\$ 75,000.00	40	\$ 1,875.00	1742400	\$ 23.23	Y/W/D	40	0	40	\$ 75,000.00	\$ 1,875.00	1742400	\$ 23.23	Victory	None
013-022-011-00	4/15/2023	\$ 208,000.00	75	\$ 2,773.00	3267000	\$ 15.70	Y/W/D	75	0	75	\$ 208,000.00	\$ 2,773.00	3267000	\$ 15.70	Sherma	27
012-022-007-00	3/1/2025	\$ 122,000.00	40	\$ 3,050.00	1742400	\$ 14.28	Y/W/D	40	0	40	\$ 122,000.00	\$ 3,050.00	1742400	\$ 14.28	Sherid	None
003-009-001-60	3/20/24	\$ 93,600.00	33.4	\$ 2,800.00	1454904	\$ 15.54	Y/W/D	33.4	0	33.4	\$ 93,600.00	\$ 2,800.00	1454904	\$ 15.54	Custer	None
013-028-009-00	11/29/2023	\$ 104,000.00	42.7	\$ 2,436.00	1860012	\$ 17.88	Y/W/D	42.7	0	42.7	\$ 104,000.00	\$ 2,436.00	1860012	\$ 17.88	Sherma	None
008-026-002-00	3/27/2025	\$ 240,000.00	80	\$ 3,038.00	3484800	\$ 14.52	Y/W/D	80	0	80	\$ 240,000.00	\$ 3,038.00	3484800	\$ 14.52	Logan	None
004-007-008-20	8/28/2024	\$ 255,000.00	71.2	\$ 3,596.00	3101472	\$ 12.16	Y/W/D	71.2	0	71.2	\$ 255,000.00	\$ 3,596.00	3101472	\$ 12.16	Eden	None
005-021-013-00	5/29/2024	\$ 68,000.00	20	\$ 3,676.00	871200	\$ 12.81	Y/W/D	20	0	20	\$ 871,200.00	\$ 3,676.00	871200	\$ 12.81	F Soil	None
		\$ 1,165,600.00				\$ 126.12										
											Median:					

Used: \$2,900 Per acre (Agricultural Crop Land, Agricultural <40, Crop Land/Indus)
Agricultural Neighborhood - Land Value 2026
4-1-2023 to 3-31-2025



2026 SHERIDAN TWP BLUE, BASS, CARTIER, CEDAR BACHLOR LAKES 2026 LAND ANALYSIS
LAND ANALYSIS PER FF

2026 LAND ANALYSIS -BASS/CARTEDAR & BACHLOR LAKES 2026 LAND ANALYSIS

PARCEL NUMBER	SALES PRICE	S DATE	Frontage	\$ per FF	Valuation	Conf.	Impro Value	Notes/Other Pcis	Class	Other Parcels	Location
002-210-018-00	\$ 12,000.00	24-Sep	30	\$ 400.00	Y/W/D	Y	0	Gun Lk -None	402	None	F Soil
012-665-113-00	\$ 45,000.00	24-Jun	97	\$ 463.00	Y/W/D	Y	0	Cartier	402	None	Sheridan
005-620-032-00	\$ 85,000.00	23-Jun	150	\$ 566.00	Y/W/D	Y	0	Shing Mill	402	31	F Soil
001-018-100-11	\$ 45,000.00	23-Apr	167	\$ 268.00	Y/W/D	Y	0	Hackett	402	None	Amber
012-630-014-00	\$ 75,000.00	25-Mar	114	\$ 657.00	Y/W/D	Y	0	Cartier	402	None	Sherman
				\$ 2,354.00							
				Average Per FF \$470.00							
								Median \$470 Per ff			

Used \$470.00 Per FF

No Time, Location, ROW adjustments were made. All sales are located in Mason County
All are classed 402 residential vacant,

Evaluated Several Lakes in Mason County. Due to a lack of sale on Bass,/Cedar/Bacholor & Cartier Lakes sales on similar lakes in Mason County were analyzed. All lakes are similar in size and nature.

**SHERIDAN TOWNSHIP, MASON COUNTY MI
2026 AGRICULTURAL LAND VALUE ANALYSIS (AGRICULTURAL CROP LAND, AGRICULTURAL <40 & CROP LAND/INDUST**

PARCEL #	SALE DATE	SALE PRICE	Unadjusted Acreage	Unadjusted Per Acre	Unadjusted Sq Footage	Unadjusted \$ Per SF	Conf Y/W/D	Total Acreage	Bldg Value	Tillable Acre	Adjusted S Price	Adjusted Acre	Adjusted Sq Foot	Adjusted \$ Per SF	Twp	Notes	Other Parcel
015-008-002-50	1/5/2024	\$ 75,000.00	40	\$ 1,875.00	1742400	\$ 23.23	Y/W/D	40	0	40	\$ 75,000.00	\$ 1,875.00	1742400	\$ 23.23	Victory	None	
013-022-011-00	4/15/2023	\$ 208,000.00	75	\$ 2,773.00	3267000	\$ 15.70	Y/W/D	75	0	75	\$ 208,000.00	\$ 2,773.00	3267000	\$ 15.70	Sherma	27	
012-022-007-00	3/1/2025	\$ 122,000.00	40	\$ 3,050.00	1742400	\$ 14.28	Y/W/D	40	0	40	\$ 122,000.00	\$ 3,050.00	1742400	\$ 14.28	Sherid	None	
003-009-001-60	3/20/24	\$ 93,600.00	33.4	\$ 2,800.00	1454904	\$ 15.54	Y/W/D	33.4	0	33.4	\$ 93,600.00	\$ 2,800.00	1454904	\$ 15.54	Custer	None	
013-028-009-00	11/29/2023	\$ 104,000.00	42.7	\$ 2,436.00	1860012	\$ 17.88	Y/W/D	42.7	0	42.7	\$ 104,000.00	\$ 2,436.00	1860012	\$ 17.88	Sherma	None	
008-026-002-00	3/27/2025	\$ 240,000.00	80	\$ 3,038.00	3484800	\$ 14.52	Y/W/D	80	0	80	\$ 240,000.00	\$ 3,038.00	3484800	\$ 14.52	Logan	None	
004-007-008-20	8/28/2024	\$ 255,000.00	71.2	\$ 3,596.00	3101472	\$ 12.16	Y/W/D	71.2	0	71.2	\$ 255,000.00	\$ 3,596.00	3101472	\$ 12.16	Eden	None	
005-021-013-00	5/29/2024	\$ 68,000.00	20	\$ 3,676.00	871200	\$ 12.81	Y/W/D	20	0	20	\$ 871,200.00	\$ 3,676.00	871200	\$ 12.81	F Soil	None	
		\$ 1,165,600.00				\$ 126.12											
											Median:						

Used: \$2,900 Per acre (Agricultural Crop Land, Agricultural <40, Crop Land/Indus)
Agricultural Neighborhood - Land Value 2026
4-1-2023 to 3-31-2025