

AGRICULTURE LAND SALES USED FOR SHERIDAN TOWNSHIP FOR THE 2026 TAX ROLL

SALE DATE	PARCEL NUMBER	ADDRESS	ACREAGE	SALE PRICE	SALE PRICE PER ACRE
3/2023	016-009-300-07	7501 S. Brand ave.	40 ac (vacant)	\$195,884	\$4,897
5/2024	016-034-100-15 and 016-034-100-16	9370 E. Washington rd.	20.96 ac(with buildings)	\$225,000	\$4,849 (less buildings)
5/2024	016-027-400-02 and 016-027-300-17	9449 E. Washington rd.	17.7 ac (with buildings)	\$130,000	\$5,464 (less buildings)

THESE NEXT SALES ARE FROM ARTHUR TOWNSHIP IN CLARE COUNTY

2/2024	012-021-100-08	<u>3167 S. Brand ave.</u>	37 ac (with buildings)	\$234,000	\$6,163 (less buildings)
3/2023	012-001-100-04	<u>11394 E. Gladwin rd.</u>	87.5 ac (with buildings)	\$500,000	\$3,716 (less buildings)

AVERAGE AGRICULTURE LAND SALES USED FOR SHERIDAN TOWNSHIP FOR 2026 TAX ROLL IS \$ 5,018 PER ACRE.

AVERAGE AGRICULTURE LAND SALES USED FOR LOW ,WET, WOODED AND PASTURE IS \$4,413 PER ACRE.

AVERAGE AGRICULTURE LAND SALES USED LAST YEAR FOR 2025 WAS \$4,948 PER ACRE.

Note: Some of the Agriculture land sales are from Arthur township.

Low, Wet, Wooded, and Pasture land sales were taken from the Residential and Recreational average sales for 2026.

A few outliers were not used.

Vacant properties were vacant at the time of sale.

SHERIDAN TOWNSHIP RESIDENTIAL AND COMMERCIAL, INDUSTRIAL LAND SALES FOR 2026 TAX ROLL

SALE DATE	PARCEL NUMBER	ADDRESS	ACREAGE	SALE PRICE	SALE PRICE PER ACRE
1/2024	016-027-400-04	9739 E. Washington rd.	9.85 ac (vacant)	\$75,000	\$7,614
10/2023	016-022-400-36	9850 E. Elm rd.	5.38 ac (vacant)	\$30,000	\$5,576
3/2023	016-575-012-01	6685 Pleasantview dr.	1.80 ac (vacant)	\$20,000	\$11,111
3/2024	016-022-100-19	9100 E. Surrey rd.	9.4 ac (with buildings)	\$255,000	\$8,401 (less Buildings)

RESIDENTIAL, COMMERCIAL, and INDUSTRIAL LAND SALES LESS THAN 10 acre Parcels
 AVERAGE SALE PRICE PER ACRE USED FOR 2026 IS \$8,176 PER ACRE

AVERAGE LAND SALE USED LAST YEAR FOR 2025 IN THIS CLASS LESS THAN 10 ACRES WAS \$5,046 PER ACRE

Note: A few outliers were not used. Also Commercial and Industrial properties are mixed throughout the Township, That is why I used Residential Land Sales. Vacant properties were vacant at the time of sale.

SALE DATE	PARCEL NUMBER	ADDRESS	ACREAGE	SALE PRICE	SALE PRICE PER ACRE
2/2024	016-032-400-19		.71 ac (vacant)	\$45,000	\$64,085
2/2023	016-032-400-26		.54 ac (vacant)	\$10,000	\$18,519
3/2022	016-032-400-24	7870 Shively Lane	.80 ac (vacant)	\$38,000	\$48,125
5/2022	016-032-400-20		.79 ac (vacant)	\$49,000	\$62,025

RESIDENTIAL LAND SALES FOR LAKE SHIVELY. AVERAGE SALE PRICE PER ACRE USED FOR 2026 IS \$48,188

RESIDENTIAL LAND SALES USED FOR LAKE SHIVELY USED LAST YEAR FOR 2025 WAS \$48,473 PER ACRE

Note: Vacant properties were vacant at the time of sale.

RESIDENTIAL LAND SALES MORE THAN 10 ACRES

SALE DATE	PARCEL NUMBER	ADDRESS	ACREAGE	SALE PRICE	SALE PRICE PER ACRE
5/2023	016-027-200-15	9282 E. Oak rd.	41.67 ac (vacant)	\$180,000	\$4,320
2/2023	016-036-100-07	11110 Washington rd.	35.43 ac (vacant)	\$160,000	\$ 4,516
10/2023	016-022-400-37	9746 E. Elm rd.	12.27 ac (with buildings)	\$300,000	\$3,165 (less buildings)
3/2025	016-031-100-15		17.7 ac (vacant)	\$100,000	\$5,650

RESIDENTIAL AND RECREATIONAL SALES MORE THAN 10 ACRES

AVERAGE SALE PRICE PER ACRE FOR 2026 USED IS \$4,413 PER ACRE

AVERAGE LAND SALES USED LAST YEAR FOR 2025 IN RESIDENTIAL CLASS MORE THAN 10 ACRES WAS \$3,712 PER ACRE

Note: These sales are Recreational Land, Wooded and Low and wet .

Also outliers not used.

Vacant properties were vacant at the time of sale.