

Land Value Analysis, Sales Allocation Thomas Township 2026													
Parcel Number	Property Address	Neighborhood	Property Class	Sale Date	Sale Price	20% of Sale Price or Land Sale Price	Land Front Feet	Sale Price per FF	Acres	Sale Price per Acre	Grantor	Grantee	Notes
28-12-3-09-1021-000	3661 N THOMAS RD	7001	401	8/30/2023	\$190,000	\$38,000	105	\$362	0.354	\$107,345	MCMALL, DONALD & LINDA	GUSTER, JACKLEN C	
28-12-3-09-1004-000	10171 DICE RD	7001	401	5/17/2024	\$285,000	\$57,000	120	\$475	0.455	\$125,275	WALCHAK-COATES, ALEXANDER	DEVERICKS, CALVIN S JR & NICOLE S	
28-12-3-10-2151-000	9829 DICE RD	7001	401	6/24/2025	\$290,000	\$58,000	110	\$527	0.505	\$114,851	MELLEMA, DREW	WURTZEL, JAMIE & TRUMBLE, JEREMY	
28-12-3-10-4016-000	9100 FROST RD	7001	401	9/8/2024	\$168,000	\$33,600	100	\$336	0.523	\$64,245	DODSON, CHRISTINA	FELSKE, BAILEY & TORREZ, KARA	
28-12-3-03-2022-220	4863 N RIVER RD	7001	401	4/30/2025	\$45,000	\$45,000	150	\$300	0.699	\$64,378	APPLE RANCH DEVELOPMENT LLC	RICHARDSON, EVAN & KATIE	
28-12-3-10-4014-000	9306 FROST RD	7001	401	8/6/2024	\$230,000	\$46,000	0	#DIV/0!	0.92	\$50,000	GODI TRUST NO. 1	PIECHOTTE, ANTHONY	
28-12-3-06-1006-000	12415 TITTABAWASSEE	7001	401	11/30/2023	\$208,000	\$41,600	0	#DIV/0!	1	\$41,600	BOYLE, WILLIAM P & ANNE K TRUST	LEWIS, LARRY	
28-12-3-05-1011-000	4570 CURVE RD	7001	401	6/11/2025	\$193,000	\$38,600	0	#DIV/0!	2	\$19,300	STEVENS, LAWRENCE RICHARD	POLING, JACK & HILBRANDT, RACHEL	
28-12-3-05-4005-003	4190 CURVE RD	7001	402	7/19/2023	\$45,500	\$45,500	0	#DIV/0!	2.08	\$21,875	MCMAHON, JOHN	RADOSA, TRAVIS	
28-12-3-04-3005-004	4325 LONE RD	7001	401	5/15/2025	\$365,000	\$73,000	0	#DIV/0!	2.47	\$29,555	CICHOCKI, NANCY	MELLEMA, DREW & SARA	
28-12-3-05-1001-010	N GRAHAM RD	7001	402	12/30/2024	\$40,000	\$40,000	0	#DIV/0!	2.55	\$15,686	THORSEN, PAULA	STEVEN DUNGEY TRUST	
28-12-3-06-4004-009	12144 DICE RD	7001	402	10/4/2024	\$72,000	\$72,000	160	\$450	2.65	\$27,170	GILLIS, JASON & AMANDA	MCCONNELL, DANIEL	
28-12-3-04-1005-004	LONE RD	7001	402	7/19/2024	\$127,000	\$127,000	0	#DIV/0!	3.25	\$39,077	ZOLINSKI, RON & BAUER, JANETTE	GENGLER, KENNETH & JUDY	
28-12-3-04-2005-004	10655 TITTABAWASSEE	7001	401	6/4/2025	\$324,900	\$64,980	0	#DIV/0!	3.298	\$19,703	YOUNG, JERRY J & PAMELA R TRUST	STEVENS, KIRK & KAYLYN	
28-12-3-04-3005-008	4285 LONE RD	7001	401	6/6/2023	\$375,000	\$75,000	0	#DIV/0!	4.71	\$15,924	SAGE, JANET F	BENKERT, MICHAEL & NICOLE	
28-12-3-05-1006-003	4644 CURVE RD	7001	401	12/27/2024	\$492,000	\$98,400	0	#DIV/0!	6.93	\$14,199	LIPPARD, BOBBI & MATTHEW	ROMES, JEREMY & KELLY	
28-12-3-05-1004-001	4890 CURVE RD	7001	401	6/24/2024	\$329,900	\$65,980	0	#DIV/0!	7.9	\$8,352	DAVID, JILL	SAGER, BRIAN P & MARY A	
28-12-3-08-2005-005	3562 N GLEANER RD	7001	401	6/23/2025	\$475,000	\$95,000	0	#DIV/0!	10	\$9,500	HANSON, MICHEAL D	TURNER, MICHAEL & JUANITA	
28-12-3-05-2002-004	11755 W TITTABAWASSEE	7001	101	5/30/2025	\$240,000	\$48,000	0	#DIV/0!	11.3	\$4,248	BROOKS, KATIE A	BRET & NATHAN LEASING LLC	
28-12-3-04-1003-000	4703 N THOMAS RD	7001	401	8/14/2024	\$830,000	\$166,000	0	#DIV/0!	14.53	\$11,425	FRAZIER, MARK & CINDY TRUST	PACEK, THOMAS T	
28-12-3-05-3001-005	11540 DICE RD	7001	401	7/25/2025	\$656,000	\$131,200	0	#DIV/0!	18.48	\$7,100	LEINBERGER, THOMAS H & DEANA L	SCHOEN, ADAM & ANDREA	
28-12-3-04-2002-004	10811 TITTABAWASSEE	7001	401	6/6/2025	\$635,000	\$127,000	0	#DIV/0!	20.07	\$6,328	HILL, TAMARA SUE TRUST	MEDINA JR, JULIO & KAREN	
28-12-3-03-1001-006	TITTABAWASSEE RD	7001	402	4/1/2025	\$145,000	\$145,000	0	#DIV/0!	25.37	\$5,715	BROWNE, TORREY LEE	C3B PROPERTIES LLC	Flood Zone
							Ave FF	\$438				Use \$35,000 for the first acre	
												Placing weight on vacant sales - use \$250	
28-12-3-03-2106-000	4881 APPLE CT	7010	401	5/26/2023	\$257,500	\$51,500	122	\$422	0.555	\$92,793	ACHTABOWSKI, SALLY	GRABOWSKI, MELISSA MAY	
												Use 425 for golf course, 325 rest	
28-12-3-03-3000-040	4321 VILLAGE GREEN	7012	401	7/14/2023	\$499,900	\$99,980	60	\$1,666	0.179	\$558,547	LEIST, GEORGE B & GRETCHEN K	SAUER, EDWARD V & DEBRA L	
28-12-3-03-3000-027	4155 VILLAGE GREEN	7012	401	6/16/2023	\$570,000	\$114,000	60	\$1,900	0.198	\$575,758			
28-12-3-03-3000-023	4059 VILLAGE GREEN	7012	401	9/29/2023	\$592,000	\$118,400	61.16	\$1,936	0.23	\$514,783			
28-12-3-03-3000-032	4219 VILLAGE GREEN	7012	401	4/25/2025	\$595,000	\$119,000	60	\$1,983	0.179	\$664,804	COBBLESTONE HOMES LLC	FISHER, RACQUEL	
28-12-3-03-3000-010	4138 VILLAGE GREEN	7012	401	2/15/2024	\$629,900	\$125,980	70	\$1,800	0.209	\$602,775	COHEN, ANDREW & MICHELLE	HOWARD, MICHAEL & SHEILA	
								\$1,857				Use 1,600 for The Greens	
28-12-3-03-2332-000	5 W GROVE CT	7012	401	8/13/2024	\$750,000	\$150,000	120	\$1,250	0.441	\$340,136	GADAM, S R TRUST	ANTON, NICK & HE, WENJUAN	
28-12-3-03-2340-000	13 E GROVE CT	7012	401	9/18/2023	\$806,000	\$161,200	161	\$1,001	0.591	\$272,758	CUPP, DAVID L	KREMER, MICHAEL A	
28-12-3-03-2340-000	13 E GROVE CT	7012	401	2/4/2025	\$900,000	\$180,000	161	\$1,118	0.591	\$304,569	CUPP, DAVID L	KREMER, MICHAEL A	
28-12-3-03-2341-000	15 E GROVE CT	7012	401	6/7/2024	\$1,005,000	\$201,000	147	\$1,367	0.543	\$370,166	NALLANI, SUDHA & GOPI K	SINGH, HARI &	
								\$1,184				Use 1,000 for on course	
28-12-3-03-3105-001	9760 DICE RD	7013	407	12/4/2024	\$30,000	\$30,000	50	\$600	0.18	\$166,667	COBBLESTONE COMMERCIAL CONS	SCHARF, KEITH	
28-12-3-03-3106-004	9730 DICE RD	7013	407	10/10/2024	\$30,000	\$30,000	50	\$600	0.18	\$166,667	COBBLESTONE COMMERCIAL CONS	KAYLOR, JAMES	
28-12-3-03-3106-003	9740 DICE RD	7013	407	7/11/2024	\$30,000	\$30,000	50	\$600	0.18	\$166,667	COBBLESTONE COMMERCIAL CONS	SUPPES, PATRICIA	
28-12-3-03-3105-002	9750 DICE RD	7013	407	9/14/2023	\$30,000	\$30,000	50	\$600	0.18	\$166,667			
28-12-3-03-3106-003	9740 DICE RD	7013	407	7/12/2024	\$398,000	\$79,600	50	\$1,592	0.18	\$442,222	COBBLESTONE COMMERCIAL CONS	SUPPES, PATRICIA	
28-12-3-03-3105-002	9750 DICE RD	7013	407	9/15/2023	\$398,000	\$79,600	50	\$1,592	0.18	\$442,222			
28-12-3-03-3105-001	9760 DICE RD	7013	407	12/5/2024	\$449,000	\$89,800	50	\$1,796	0.18	\$498,889	COBBLESTONE COMMERCIAL CONS	SCHARF, KEITH	
28-12-3-03-3106-004	9730 DICE RD	7013	407	10/11/2024	\$457,515	\$91,503	50	\$1,830	0.18	\$508,350	COBBLESTONE COMMERCIAL CONS	KAYLOR, JAMES	