

1

# State Tax Commission Analysis for Equalized Valuation of Real Property

County Name: Washenaw County City/Township Name (check appropriate box): Dexter Township  City  Township

Study Year: 2023 Equalization Year: 2024

Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Sample		% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
						Assessed Value	True Cash Value			
100 Agricultural	AS			16,644,600	18	2,859,800	6,117,428	46.75 %	35,603,422	AS
200 Commercial	AS			6,868,700	6	1,382,000	3,005,228	45.99 %	14,935,203	AS
300 Industrial	AS			1,045,000	6	321,600	646,911	49.71 %	2,102,193	AS
400 Residential	SS			571,299,000	204	0	0	44.36 %	1,287,869,702	SS
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0	NC
600 Developmental	NC			0	0	0	0	50.00 %	0	NC
<b>TOTAL - REAL</b>				<b>595,857,300</b>	<b>234</b>				<b>1,340,510,520</b>	

AS: Appraisal Study NC: None Classified OH: One Hundred % Study S1: One Year Sales Study S2: Two Year Sales Study  
 NW: New Class RA: Reappraisal ES: Estimated Values (Explain):

**INSTRUCTIONS, Page 1:**  
 Enter county name.  
 Enter Unit name and check the appropriate box for township or city.  
 Enter study year followed by equalization year.  
 For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.  
**Study Type:** Enter the two character codes that best identify the study types used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.  
**Stratified Study:** If a stratified study is used, check this box and follow the instructions on page 2 of this form.  
**Combined Study:** If a combined study is used, check this box and follow the instructions on page 3 of this form.  
**Assessed Value:** Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).  
**No. of Parcels:** Enter the number of parcels included in the study sample.  
**Sample Assessed Value:** Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. NOTE: No data entry requ... using a sales study, stratified study or combined study.  
**Sample True Cash Value:** Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.  
**% Ratio Assessments to Appraisals:** Enter the ratio by dividing the "Assessed Value" by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Projected True Cash Value:** Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.  
**Remarks:** Enter brief remarks relating to the study if applicable.  
**Study Type Codes:** If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.  
**INSTRUCTIONS: County Summary (Total Recap)**  
 Enter county name.  
 Enter study year followed by equalization year.

### State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name Washtenaw County		City/Township Name (check appropriate box) Dexter Township		Sample		Year 2024		
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Unit Starting True Cash Value	Remarks
150 Agricultural	NC	0	0	0	0	50.00%	0	NC
250 Commercial	RV	837,973	0	0	0	50.00%	1,675,946	RV
350 Industrial	NC	0	0	0	0	50.00%	0	NC
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	44,933,791	0	0	0	50.00%	89,867,582	RV
<b>TOTAL - PERSONAL</b>		<b>45,771,764</b>	<b>0</b>				<b>91,543,528</b>	

AS: Appraisal Study

AU: Audit

CT: Class Transfer

ES: Estimated Values (Explain):

NC: None Classified

NW: New Class

OH: 100%

RV: Review

S1: One Year Sales Study

S2: Two Year Sales Study

Remarks:

**County: 81- WASHTENAW**  
**Unit: DEXTER TOWNSHIP**  
**Class: Agricultural**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
D -04-13-300-019	PINCKNEY TERRITORIAL LLC	102	42,200	90,800	46.48
D -04-13-300-021	PINCKNEY TERRITORIAL LLC	102	33,600	76,225	44.08
D -04-13-300-024	ESCH WALTER L & MARY ROSE A	102	187,500	360,000	52.08
D -04-17-400-018	JEDELE JAMES L & NANCY TRUST	101	276,700	589,344	46.95
D -04-20-400-022	DIME FAMILY REV LIV TRUST	102	39,000	84,560	46.12
D -04-20-400-023	DIME FAMILY REV LIV TRUST	102	31,800	75,265	42.25
D -04-21-100-017	SELESKA GLENN A	101	114,900	240,159	47.84
D -04-21-200-001	QUIGLEY ROSEMARY	102	68,200	141,741	48.12
D -04-22-300-013	GUNTHER PAUL G & GWENDOLYN M T	101	452,900	938,187	48.27
D -04-23-200-003	WEBER JOHN TRUST & VIRGINIA TR	102	221,000	489,600	45.14
D -04-26-200-058	WEBER JOHN TRUST & VIRGINIA TR	101	313,800	707,959	44.32
D -04-27-301-021	MARHOFER/CAMPBELL DEVELOPMENT	102	4,800	9,804	48.96
D -04-28-100-001	RUHLIG ALBERT F & DAVID B	101	427,100	825,515	51.74
D -04-28-300-001	LESSER NORWIN	102	116,000	294,798	39.35
D -04-28-400-030	LESSER DAVE	102	44,600	105,586	42.24
D -04-32-300-005	LESSER NORWIN & CAROL	102	101,600	234,832	43.26
D -04-33-200-001	GIRBACH TWO INC	102	103,500	215,495	48.03
D -04-33-400-018	FRETZ THOMAS & LINDA C	101	280,600	637,558	44.01

Totals: 18 2,859,800 6,117,428 46.75

Class Totals: 101 6  
102 12

\*\*\* \*\* Statistics for this group (18 in sample) \*\*\* \*\*

Statistical Mean= 46.069 Median= 46.298 Maximum= 52.083 Minimum= 39.349

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.05763 (Coefficient of Dispersion)  
 Average Squared Deviation = 11.05883 (Variance)  
 Square Root of Squared Deviation = 3.32548 (Standard Deviation)  
 Normalized Standard Deviation = 0.07218 (Covariance)  
 2 Standard Deviation Range (Low) = 39.41849 (High) = 52.72042

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.05722 (Coefficient of Dispersion)  
 Average Squared Deviation = 11.11435 (Variance)  
 Square Root of Squared Deviation = 3.33382 (Standard Deviation)  
 Normalized Standard Deviation = 0.07201 (Covariance)  
 2 Standard Deviation Range (Low) = 39.63080 (High) = 52.96607

Price Related Differential (PRD): 0.98548 PRD > 1 regressive, < 1 progressive.

**County: 81- WASHTENAW**  
**Unit: DEXTER TOWNSHIP**  
**Class: Commercial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
D -04-01-300-045	EHMAN THOMAS F	201	873,200	1,913,133	45.64
D -04-02-400-014	NESTER ROBERT T	201	99,500	206,644	48.15
D -04-13-400-005	BOULLION EDWARD & LE ANN	201	178,000	398,198	44.70
D -04-18-463-023	PROPERTY RENTALS LLC	201	127,700	260,279	49.06
D -88-14-300-017	NEW PAR DBA VERIZION WIRELESS	210	51,300	120,124	42.71
D -88-35-300-008	NEW PAR DBA VERIZON WIRELESS	210	52,300	106,850	48.95
<b>Totals:</b>		<b>6</b>	<b>1,382,000</b>	<b>3,005,228</b>	<b>45.99</b>
<b>Class Totals:</b>		<b>201</b>	<b>4</b>		
		<b>210</b>	<b>2</b>		

\*\*\* \*\* Statistics for this group (6 in sample) \*\*\* \*\*

Statistical Mean= 46.535    Median= 46.896    Maximum= 49.063    Minimum= 42.706

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.04696 (Coefficient of Dispersion)  
Average Squared Deviation = 6.72771 (Variance)  
Square Root of Squared Deviation = 2.59378 (Standard Deviation)  
Normalized Standard Deviation = 0.05574 (Covariance)  
2 Standard Deviation Range (Low) = 41.34743 (High) = 51.72256

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.04659 (Coefficient of Dispersion)  
Average Squared Deviation = 6.88447 (Variance)  
Square Root of Squared Deviation = 2.62383 (Standard Deviation)  
Normalized Standard Deviation = 0.05595 (Covariance)  
2 Standard Deviation Range (Low) = 41.64877 (High) = 52.14408

Price Related Differential (PRD): 1.01193    PRD > 1 regressive, < 1 progressive.

**County: 81- WASHTENAW**  
**Unit: DEXTER TOWNSHIP**  
**Class: Industrial**

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
D -04-15-100-030	CONSUMERS POWER COMPANY	301	56,000	99,693	56.17
D -04-21-200-008	INTERNATIONAL TRANSMISSION COM	302	94,200	204,052	46.16
D -04-22-300-004	INTERNATIONAL TRANSMISSION COM	302	58,700	120,354	48.77
D -04-26-100-002	INTERNATIONAL TRANSMISSION COM	302	62,500	125,817	49.68
D -04-27-300-002	INTERNATIONAL TRANSMISSION COM	302	34,800	66,900	52.02
D -04-35-100-003	INTERNATIONAL TRANSMISSION CO	302	15,400	30,095	51.17
<b>Totals:</b>		<b>6</b>	<b>321,600</b>	<b>646,911</b>	<b>49.71</b>
<b>Class Totals:</b>		<b>301</b>	<b>1</b>		
		<b>302</b>	<b>5</b>		

\*\*\* \*\* Statistics for this group (6 in sample) \*\*\* \*\*

Statistical Mean= 50.662    Median= 50.423    Maximum= 56.172    Minimum= 46.165

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.04852 (Coefficient of Dispersion)  
Average Squared Deviation = 11.44627 (Variance)  
Square Root of Squared Deviation = 3.38323 (Standard Deviation)  
Normalized Standard Deviation = 0.06678 (Covariance)  
2 Standard Deviation Range (Low) = 43.89595 (High) = 57.42888

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.04875 (Coefficient of Dispersion)  
Average Squared Deviation = 11.51487 (Variance)  
Square Root of Squared Deviation = 3.39336 (Standard Deviation)  
Normalized Standard Deviation = 0.06730 (Covariance)  
2 Standard Deviation Range (Low) = 43.63659 (High) = 57.21002

Price Related Differential (PRD): 1.01909    PRD > 1 regressive, < 1 progressive.

## 2023 24 Month Sales Ratio Study for determining the 2024 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name <b>WASHTENAW</b>	City or Township Name <b>DEXTER TOWNSHIP</b>
Class of Property (Ag.,Comm.,Res.,etc.) <b>Residential</b>	

**2021 to 2022 Adjustment Modifier**

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05.....	1. <u>517,812,684</u>
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03.....	2. <u>506,415,984</u>
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.0225</u>

**2022 to 2023 Adjustment Modifier**

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 05.....	4. <u>564,337,984</u>
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 03.....	5. <u>524,172,384</u>
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0766</u>

**2021 to 2023 Adjustment Modifier**

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1008</u>
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### 24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2021	4/21 - 9/21	67	10,913,700	1.1008	12,013,801	25,276,605	47.53%
2021	10/21 - 3/22	45	6,841,800	1.1008	7,531,453	16,356,610	46.05%
12 Month Total Sales		112	12 Month Total Sales		19,545,254	41,633,215	46.95%
2022	4/22 - 9/22	66	9,859,200	1.0766	10,614,415	26,094,700	40.68%
2022	10/22 - 3/23	26	3,881,400	1.0766	4,178,715	9,333,163	44.77%
12 Month Total Sales		92	12 Month Total Sales		14,793,130	35,427,863	41.76%
24 Month Total Sales		204	24 Month Total Sales		34,338,384	77,061,078	
<b>*24 Month Mean Adjusted Ratio</b>							<b>44.36%</b>

IMPORTANT: For Sales from April 2021 through March 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2022 through March 2023. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

### 12 Month Sales Study

L-4047

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2022	10/22 - 3/23	26	3,881,400	1.0766	4,178,715	9,333,163	44.77%
2023	4/23 - 9/23	14	2,587,300	1.0000	2,587,300	5,891,900	43.91%
12 Month Total Sales		40	12 Month Total Sales		6,766,015	15,225,063	
<b>**12 Month Aggregate Adjusted Ratio</b>							<b>44.44%</b>

IMPORTANT: For Sales from Oct. 2022 through Sept. 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2021 March Board of Review valuations are compared with sales transacted during the last three months of 2021 and those transacted in the first three months of 2022.

2022 March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.

2023 March Board of Review valuations are compared with sales transacted during April through September of 2023.

**County: 81- WASHITENAW**  
**Unit: DEXTER TOWNSHIP**  
**Class: Residential**

Parcel Number	Class	Sale Date	Libert/Page	Inst.	Neighb. Granter	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult
D -04-01-107-001	401	06/28/2021	5435 136	WD	DEFLT SUGIRA JODY MAE WARRANTY DEED	HARRMAN MIRANDA	03-ARM'S LENGTH	225,000	225,000	78,400	34.84	
D -04-01-180-045	401	08/20/2021	5444 394	WD	DEFLT GRITSCH THOMAS S AND LIND ELZGER BRIAN WAYNE WARRANTY DEED		03-ARM'S LENGTH	164,000	164,000	64,200	39.15	
D -04-01-300-054	408	08/25/2021	5450 495	WD	BKL PROPERTIES LLC WARRANTY DEED	KRACOVIC JASON	03-ARM'S LENGTH	450,000	450,000	192,200	42.71	
D -04-01-406-007	408	07/19/2021	5438 700	RD	DEFLT BELL THOMAS D WARRANTY DEED	DAVIA KATIE	03-ARM'S LENGTH	409,900	409,900	182,100	44.43	
D -04-01-406-012	408	09/23/2021	5449 137	WD	DEFLT WILDE LYNETTE M WARRANTY DEED	KORSENFELDER GAYE ELIZABE	03-ARM'S LENGTH	340,000	340,000	137,100	40.32	
D -04-01-470-007	402	09/22/2021	5450 289	WD	DEFLT KLAVE KERRY B PRORATED SALES PRICE	WONDERLAND MARINE SOUTH I	03-ARM'S LENGTH	265,000	83,684	47,400	56.64	
D -04-01-470-008	401	09/22/2021	5450 289	WD	DEFLT KLAVE KERRY B PRORATED SALES PRICE	WONDERLAND MARINE SOUTH I	03-ARM'S LENGTH	265,000	181,316	102,700	56.64	
D -04-02-101-021	408	04/15/2021	5437 086	WD	PRORATED SALES PRICE	MONDOLOCH DENISE	03-ARM'S LENGTH	620,000	105,096	48,700	43.48	
D -04-02-102-009	401	04/15/2021	5437 086	WD	DEFLT STONER SHAM P PRORATED SALES PRICE	MONDOLOCH DENISE	03-ARM'S LENGTH	620,000	514,904	223,900	43.48	
D -04-02-153-002	401	05/03/2021	5423 427	WD	DEFLT HANEY MICHAEL RICHARD WARRANTY DEED	GILLEDGE JOSHUA	03-ARM'S LENGTH	48,000	48,000	14,500	30.21	
D -04-02-300-003	401	06/22/2021	5434 577	WD	DEFLT BORKOSKI PHILIP T PRORATED SALES PRICE	PANFIL JOSEPH	03-ARM'S LENGTH	825,000	211,794	68,900	31.12	
D -04-02-300-005	402	06/22/2021	5434 577	WD	DEFLT BORKOSKI PHILIP T PRORATED SALES PRICE	PANFIL JOSEPH	03-ARM'S LENGTH	825,000	613,206	190,800	31.12	
D -04-02-400-016	408	08/27/2021	5444 678	WD	DEFLT NESTER ROBERT WARRANTY DEED	BATES JACKIE	03-ARM'S LENGTH	250,000	250,000	78,400	31.36	
D -04-02-400-023	408	08/30/2021	5444 775	WD	DEFLT WALTER TERRY E AND ELLEN WARRANTY DEED	KETTLE MATTHEW	03-ARM'S LENGTH	535,000	535,000	293,200	54.80	
D -04-10-100-007	401	08/03/2021	5440 089	WD	17AG KOPJARVI KYLE K WARRANTY DEED	KONENBERG STEVEN	03-ARM'S LENGTH	345,000	345,000	138,200	40.06	
D -04-10-400-003	402	06/25/2021	5436 004	LC	DEFLT FISHMAN JERRY TRUST PRORATED SALES PRICE	MCC RETAIL GROUP LLC	03-ARM'S LENGTH	250,000	133,655	61,000	45.64	
D -04-10-400-004	402	06/25/2021	5436 004	LC	DEFLT FISHMAN JERRY TRUST PRORATED SALES PRICE	MCC RETAIL GROUP LLC	03-ARM'S LENGTH	250,000	116,345	53,100	45.64	
D -04-12-400-037	402	07/08/2021	5436 673	WD	DEFLT DEEGAN THOMAS WARRANTY DEED	SALANE JAMES	03-ARM'S LENGTH	111,000	111,000	34,000	30.63	



County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst.	Weight	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Milt
D-04-13-310-004	401	04/09/2021	5425 360	WD		BRESTER TREVOR R WARRANTY DEED	STEPHART RYAN C	03-YEAR'S LENGTH	515,000	515,000	230,700	44.80	
D-04-15-310-014	401	04/02/2021	5417 191	WD		BOHNETT DALE Warranty Deed	LAUTNER GENEVLY	03-YEAR'S LENGTH	462,000	462,000	186,200	40.30	
D-04-16-300-006	401	07/12/2021	5437 566	WD		LEES BRUSHABER ELIZABETH ANN T HOWARD ADAM A WARRANTY DEED		03-YEAR'S LENGTH	625,000	625,000	208,600	33.38	
D-04-16-300-038	401	06/04/2021	5428 666	WD		1736 MAIT DAVID L WARRANTY DEED	SMITH STEVE	03-YEAR'S LENGTH	870,000	870,000	436,800	50.21	
D-04-17-200-007	401	04/29/2021	5427 167	WD		DEFLT DANIEL CHRISTOPHER C WARRANTY DEED	KUZON WILLIAM W JR	03-YEAR'S LENGTH	850,000	850,000	425,000	50.00	
D-04-17-400-014	402	08/30/2021	5451 900	WD		D2540 NSHY DEKTER LLC WARRANTY DEED	DOBRONSKI MARK W	03-YEAR'S LENGTH	420,000	420,000	112,500	26.79	
D-04-18-380-014	401	09/01/2021	5446 567	WD		DEFLT BROOK RICHARD KEVIN WARRANTY DEED	JOFFE MATTHEW	03-YEAR'S LENGTH	295,000	295,000	126,900	43.02	
D-04-18-433-004 + Pcls D 0418433006	401	05/25/2021	5430 455	WD		DEFLT REYLAND GEORGE C AND CARO ASCHENBACH WARREN SCOTT FORGOTTEN SALES PRICE		03-YEAR'S LENGTH	680,000	606,904	251,200	41.39	
D-04-18-433-006 + Pcls D 0418400004	401	05/25/2021	5430 455	WD		DEFLT WELAND GEORGE C AND CARO ASCHENBACH WARREN SCOTT FORGOTTEN SALES PRICE		03-YEAR'S LENGTH	680,000	72,096	25,100	34.34	
D-04-18-466-011	401	09/14/2021	5451 438	WD		DEFLT KOPPERT JOHANNA WARRANTY DEED	BORDEN EDWARD J	03-YEAR'S LENGTH	275,000	275,000	135,100	49.13	
D-04-18-470-023	402	06/01/2021	5431 207	WD		NOLD MICHAEL F WARRANTY DEED	SHARER JUSTIN	03-YEAR'S LENGTH	459,000	459,000	245,400	53.46	
D-04-18-470-034	402	04/22/2021	5421 010	WD		GAUBERT JOCHEN AND HEIDI WILDER KSHLEY C Warranty Deed		03-YEAR'S LENGTH	510,000	510,000	222,900	43.71	
D-04-19-110-013	407	05/28/2021	5427 693	WD		BOYK DAVNE WARRANTY DEED	SMITH JERRY WARREN AND DE	03-YEAR'S LENGTH	549,900	549,900	248,400	45.17	
D-04-19-110-022	407	09/02/2021	5446 350	WD		LMORTE VIVIAN I TRUST WARRANTY DEED	SEPEAK ARIANA NICOLE	03-YEAR'S LENGTH	425,000	425,000	203,200	47.58	
D-04-19-110-040	407	07/09/2021	5435 222	WD		GONZALEZ JOHN B WARRANTY DEED	MUNOZ ARMANDO	03-YEAR'S LENGTH	461,000	461,000	200,000	43.38	
D-04-19-200-005	401	08/10/2021	5440 758	WD		DEFLT BROWN CONY S WARRANTY DEED	DAMES EMILY NOEL	03-YEAR'S LENGTH	310,000	210,000	138,400	44.65	
D-04-19-275-004	401	04/26/2021	5421 718	WD		DEFLT LYLES STEVEN B WARRANTY DEED	POTTER MICHAEL	03-YEAR'S LENGTH	387,000	387,000	169,700	43.85	
D-04-19-310-001	401	09/14/2021	5449 243	WD		DEFLT MCCOMB MATTHEW M WARRANTY DEED	CHRISTEN WILLIAM J V	03-YEAR'S LENGTH	405,000	405,000	191,200	47.21	

County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
D-04-20-200-028	401	06/04/2021	5428 888	WD	DEFLT BARNEY JEREMY	WARRENANTY DEED	COOLEY DANORA	03-ARMY'S LENGTH	380,000	380,000	158,000	41.58
D-04-21-300-012	402	09/21/2021	5448 355	WD	POULTER KAY YOUNG TRUST	WARRENANTY DEED	SCHWITZ LORENZ	03-ARMY'S LENGTH	150,000	150,000	55,000	36.67
D-04-21-300-013	402	08/06/2021	5447 387	WD	THREE SISTERS ESCAPE LLC	WARRENANTY DEED	SCHWITZ LORENZ	03-ARMY'S LENGTH	185,000	185,000	56,500	30.54
D-04-21-300-014	402	05/14/2021	5426 94	WD	PAK JINGYAL ESTATE	WARRENANTY DEED	LINDSAY CHRISTOPHER T	03-ARMY'S LENGTH	155,000	155,000	56,500	36.45
D-04-22-205-043	401	07/08/2021	5436 688	WD	GANSEN ROBERT J	WARRENANTY DEED	JAROSA DENNIS	03-ARMY'S LENGTH	529,900	529,900	230,400	43.48
D-04-22-205-064	407	05/18/2021	5431 244	WD	DINH BINH Q	WARRENANTY DEED	GUTIERREZ EDWARD A	03-ARMY'S LENGTH	590,000	590,000	262,100	48.42
D-04-23-400-009	401	07/15/2021	5436 432	WD	DEFLT GRACIA MARIO	WARRENANTY DEED	BODARY KATHRYN	03-ARMY'S LENGTH	401,500	401,500	161,100	40.12
D-04-23-400-021	401	05/07/2021	5424 750	WD	DEFLT BONO ANTHONY J	WARRENANTY DEED	MAIS TREVOR	03-ARMY'S LENGTH	875,000	875,000	446,300	51.01
D-04-23-400-035	401	07/29/2021	5454 850	WD	DEFLT SOLEY THEODORE A AND SYLV	WARRENANTY DEED	ERNST NATHAN	03-ARMY'S LENGTH	110,000	110,000	45,100	41.00
D-04-24-300-015	401	04/23/2021	5424 181	WD	DEFLT ROAKE THOMAS F	WARRENANTY DEED	ALFORD DARCY LBE	03-ARMY'S LENGTH	325,000	325,000	113,800	35.02
D-04-26-180-013	401	07/29/2021	5438 237	WD	DEFLT DELAEBEN JESSICA	WARRENANTY DEED	BRUER JAMES	03-ARMY'S LENGTH	400,000	400,000	148,600	37.15
D-04-26-200-041	401	06/09/2021	5430 951	WD	DEFLT STEGEMANN BRADLEY D	WARRENANTY DEED	RUBLEY JAYNE	03-ARMY'S LENGTH	500,000	500,000	163,700	32.74
D-04-26-400-003	401	08/20/2021	5443 546	WD	DEFLT RATLIEF GEORGE M	WARRENANTY DEED	BEERBAM LOIS	03-ARMY'S LENGTH	419,000	419,000	153,300	36.55
D-04-26-490-003	401	08/26/2021	5445 221	WD	DEFLT DAVIS WILLIAM H TRUST	WARRENANTY DEED	KUDINOV ALEKSANDR	03-ARMY'S LENGTH	550,000	550,000	173,200	31.49
D-04-32-400-034	401	09/01/2021	5446 206	WD	DEFLT BRANFORD SAMANTHA	WARRENANTY DEED	GRINES PAUL	03-ARMY'S LENGTH	483,000	483,000	259,800	53.79
D-04-33-300-035 + Pcls D 0433306036	402	05/24/2021	5427 990	WD	DASCOIA PHILLIP E	PROPERTD SALES PRICE	STRONG OLIVER MONROE	03-ARMY'S LENGTH	530,000	70,695	33,800	47.81
D-04-33-300-036 + Pcls D 0433306035	401	05/24/2021	5427 990	WD	DASCOIA PHILLIP E	PROPERTD SALES PRICE	STRONG OLIVER MONROE	03-ARMY'S LENGTH	530,000	459,305	219,600	47.81
D-04-33-400-011 + Pcls D 0433400022	401	04/16/2021	5421 753	WD	DEFLT REDICK MARTIN DAVIS	PROPERTD SALES PRICE	COLE BRIAN E	03-ARMY'S LENGTH	350,000	267,046	154,200	57.76

County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libev/Page	Inst.	Neigh. Grantor	Grantee	Term-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Multi
D-04-33-400-022 + Pcls D 0433400011	402	04/16/2021	5421 753	WD	CONL REDICK MARTIN DAVYS PROBATED SALS PRICE	COLE BRIAN E	03-ARM'S LENGTH	350,000	82,954	47,900	57.74	
D-04-33-400-024	401	06/18/2021	5443 308	WD	DEFLT SHOAP RICHARD K JR WARRANTY DEED	SCHUSTER CURTIS A	03-ARM'S LENGTH	351,000	351,000	138,200	39.37	
D-04-35-400-059	401	06/25/2021	5441 473	WD	DEFLT BROWN CLARA G TRUST WARRANTY DEED	SURBATT ALEC	03-ARM'S LENGTH	315,000	315,000	129,100	40.98	
D-04-35-410-004	401	04/19/2021	5421 032	WD	DEFLT FOUNDRAIN SEAN WARRANTY DEED	ZACHARSKI EDWIN	03-ARM'S LENGTH	430,000	430,000	180,600	42.00	
D-04-36-105-010	407	08/27/2021	5446 339	WD	FUCHS JAMES B ODD DOLLAR/ASSESSOR VERIFIED	HANKINSON KEVIN	03-ARM'S LENGTH	595,305	595,305	270,000	45.35	
D-04-36-200-008	401	06/01/2021	5427 355	WD	DEFLT NOSLEY CYNTHIA A WARRANTY DEED	WALIS GARY	03-ARM'S LENGTH	615,000	615,000	238,200	38.73	
D-04-36-200-023	401	07/01/2021	5435 275	WD	LANOE PAUL ASSESSED VALUE REJECTED WHT SO	KUSTARZ CHESTER A II	03-ARM'S LENGTH	661,100	661,100	292,800	44.29	
D-04-36-200-024	402	09/10/2021	5446 276	WD	LANOE PAUL WARRANTY DEED	BONTEMPS LIONEL	03-ARM'S LENGTH	70,000	70,000	33,700	48.14	
D-04-36-205-008	407	04/08/2021	5422 999	WD	AVAN JOHN TRUST WARRANTY DEED	MINTON DANIEL	03-ARM'S LENGTH	506,500	506,500	230,400	45.49	
D-04-36-300-039	401	07/02/2021	5447 425	WD	AG 2 CONNOLLY IAN WARRANTY DEED	NOTSINGER JEREMY	03-ARM'S LENGTH	475,000	475,000	236,100	49.71	
D-04-36-300-040	401	04/28/2021	5428 321	ND	AG 2 CONNOLLY IAN WARRANTY DEED	BERBER RYAN	03-ARM'S LENGTH	57,500	57,500	28,000	48.70	
D-04-36-300-055	401	07/09/2021	5436 462	WD	HOOPER PATRICK WARRANTY DEED	SUYDOW CRAIG	03-ARM'S LENGTH	470,000	470,000	268,600	57.15	
D-04-36-410-008	401	07/23/2021	5437 928	WD	DEFLT MITZEL DANIEL J WARRANTY DEED	KELLY SEAN	03-ARM'S LENGTH	460,000	460,000	170,000	36.96	
Totals 04/01/2021 - 09/30/2021 Conventional												
D-04-01-191-001	408	03/30/2022	5477 404	WD	DEFLT SMITH JAY A ODD DOLL/VERIFIED BY ASSESSOR	SPELLER DOUGLAS L II	03-ARM'S LENGTH	382,960	382,960	153,800	40.16	
D-04-03-100-002	402	11/02/2021	5457 157	WD	DEFLT SKINNER ROBERT WARRANTY DEED	DARRELL RYAN	03-ARM'S LENGTH	83,000	83,000	32,400	39.04	
D-04-03-208-008	408	10/01/2021	5450 739	WD	DEFLT HEINZ SPENDA SUZANNE WARRANTY DEED	BRLOW LINDSEY M	03-ARM'S LENGTH	340,000	340,000	122,100	35.91	
D-04-06-287-002	408	10/18/2021	5452 989	WD	DEFLT DAKARSKY KATHLEEN I TRUST WARRANTY DEED	LAWTIAN BRADFORD	03-ARM'S LENGTH	228,300	228,300	120,600	52.83	
Totals 67 25,276,605 10,913,700 43.18 1.0000												

County: 81- WASHTEENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Instr.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
D -04-06-385-006	408	10/01/2021	5450 393	WD	DEFLT NOCH ROBERT TRUST WARRANTY DEED	WILSON RAY L	03-ARMY'S LENGTH	606,700	606,700	279,900	46.13		
D -04-07-300-014	401	11/22/2021	5457 825	WD	0001 RYLAND JAMES E WARRANTY DEED	MIELKE DEBRA D	03-ARMY'S LENGTH	424,000	424,000	173,800	40.99		
D -04-10-200-024	401	02/16/2022	5470 672	WD	DEFLT KANG BO HYUN Warranty Deed	HEILMANN CHRIS	03-ARMY'S LENGTH	79,000	79,000	27,500	34.81		
D -04-11-100-025	401	11/29/2021	5458 981	WD	0001 HOLMES ERIC WARRANTY DEED	BARKIMER JOHN	03-ARMY'S LENGTH	339,900	339,900	155,100	45.63		
D -04-13-100-018	401	10/07/2021	5451 958	WD	179G HARRIS JOSEPH WARRANTY DEED	BRUCE ADAM	03-ARMY'S LENGTH	295,000	295,000	103,300	35.02		
D -04-14-400-020	401	10/22/2021	5453 231	WD	DEFLT ELLIOTT TODD WARRANTY DEED	OUATTARA BRAHIMA	03-ARMY'S LENGTH	305,000	305,000	176,500	57.87		
D -04-15-205-001	402	03/04/2022	5474 092	WD	OSBERG GREG Warranty Deed	GREEN PHILIP J	03-ARMY'S LENGTH	70,000	70,000	39,500	56.43		
D -04-15-305-013	402	02/24/2022	5471 749	WD	NOC OF DEXTER LTD Warranty Deed	SAKONSKI JACOB STEVEN	03-ARMY'S LENGTH	70,000	70,000	30,500	43.57		
D -04-15-310-050	401	01/21/2022	5467 136	WD	MANCUSO, THERESA WD	DELONG, ANDREW	03-ARMY'S LENGTH	484,000	484,000	185,000	34.09		
D -04-18-100-009 + Pcls D 0418100045	408	01/07/2022	5465 477	WD	DEFLT HOLOWICKI EDWARD J TRUST Warranty Deed	SIOWIK WAYNE	03-ARMY'S LENGTH	715,000	666,978	287,500	43.10		
D -04-18-100-045 + Pcls D 0418100009	401	01/07/2022	5465 477	WD	DEFLT HOLOWICKI EDWARD J TRUST Warranty Deed	SIOWIK WAYNE	03-ARMY'S LENGTH	715,000	48,022	20,700	43.11		
D -04-18-385-011	401	11/29/2021	5460 135	WD	DEFLT GERMAN ROBERT M AND MARCO THARSON SHEILA ODD DOI/VERIFIED BY ASSESSOR	03-ARMY'S LENGTH	370,250	370,250	167,900	45.35			
D -04-18-463-030	401	12/07/2021	5461 672	WD	0001 VEVENICA DEREK J WARRANTY DEED	WIESENBERG SARAH	03-ARMY'S LENGTH	157,000	157,000	43,000	27.39		
D -04-18-465-009	401	12/08/2021	5460 438	WD	DEFLT LEDWIDGE ALICE M WARRANTY DEED	CRAIG JOEL	03-ARMY'S LENGTH	299,000	299,000	139,400	46.62		
D -04-19-200-015	401	03/09/2022	5473 840	WD	DEFLT SPINDLING WILLIAM M Warranty Deed	MCCURDY JENNIFER L	03-ARMY'S LENGTH	640,000	640,000	301,200	47.06		
D -04-19-281-036	401	11/19/2021	5456 924	WD	DEFLT KWANBEKH DONALD E WARRANTY DEED	KIBLER MATTHEW G	03-ARMY'S LENGTH	415,000	415,000	172,700	41.61		
D -04-22-205-025	407	03/26/2022	5478 284	WD	ZUREK JONATHAN Warranty Deed	BROWN JORDAN MICHAEL	03-ARMY'S LENGTH	731,000	731,000	275,800	37.73		
D -04-22-205-070	407	11/12/2021	5457 663	WD	MARTIN STEPHEN L WARRANTY DEED	WIGGINS CHRISTOPHER	03-ARMY'S LENGTH	610,000	610,000	260,300	42.67		

County: 81 - WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

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D-04-22-400-009	401	10/14/2021	5451 885	WD DEBIT FITZGERALD WILLIAM AND MI WARRANTY DEED	CARRK GORSON J	03-ARMY'S LENGTH	350,090	350,000	182,500	52.14
D-04-22-401-010	401	01/11/2022	5464 976	WD KALMBACH ERIC Warranty Deed	SHADDACH ELAINE	03-ARMY'S LENGTH	526,000	526,000	227,600	43.27
D-04-23-400-032	401	11/18/2021	5460 971	WD DEBIT WALMORTH TIMOTHY DEAN WARRANTY DEED	HOLMAN TIMOTHY J	03-ARMY'S LENGTH	665,000	665,000	302,200	45.44
D-04-25-200-009	401	11/04/2021	5455 395	WD DEBIT BENJAMIN GERRARDYNE H WARRANTY DEED	BEDNARZ DAVID R	03-ARMY'S LENGTH	430,000	430,000	152,100	39.37
D-04-25-331-004	401	10/29/2021	5452 758	WD DEBIT CORWIN JUDITH WARRANTY DEED	OWENS JONATHAN STEWART	03-ARMY'S LENGTH	490,000	490,000	214,100	43.69
D-04-25-460-017	401	10/01/2021	5451 225	WD DEBIT BINGHAM C RAYMOND WARRANTY DEED	PALDO BRIAN	03-ARMY'S LENGTH	305,000	305,000	102,200	33.51
D-04-26-131-008	401	02/25/2022	5475 598	WD DEBIT ANDREOLI JAMES Warranty Deed	BURDZINSKI CARRIE E	03-ARMY'S LENGTH	325,000	325,000	147,000	45.23
D-04-26-160-003	401	01/21/2022	5467 086	WD DEBIT NEWELL, KEVIN WD	MOTT JENNA & BARON	03-ARMY'S LENGTH	350,000	350,000	141,500	49.43
D-04-28-309-016	401	02/01/2022	5468 765	WD GORKA ANDREW Warranty Deed	SEMSKY TYLER	03-ARMY'S LENGTH	140,000	140,000	45,300	32.36
D-04-28-300-017	402	11/15/2021	5456 224	WD HEIMER JERRY L WARRANTY DEED	SZALAY DANIEL	03-ARMY'S LENGTH	93,000	93,000	46,200	49.68
D-04-28-400-021	401	10/14/2021	5450 935	WD KONTE ALOYSIUS JOSEPH WARRANTY DEED	ENGLE TAYLOR F	03-ARMY'S LENGTH	550,000	550,000	207,600	37.75
D-04-29-200-005	401	12/13/2021	5461 930	WD DEBIT FORD KRISTINA K WARRANTY DEED	MORNING DOVE LLC	03-ARMY'S LENGTH	265,000	265,000	119,100	44.94
D-04-29-200-012	401	12/01/2021	5463 295	WD DEBIT NAWTEL CORNELIUS D WARRANTY DEED	FRGAN KYLE	03-ARMY'S LENGTH	390,000	390,000	169,300	45.41
D-04-29-232-051	401	03/25/2022	5476 716	WD DEBIT MITCHELL KURTIS A Warranty Deed	SNYZ BRANDEN	03-ARMY'S LENGTH	377,000	377,000	150,300	39.87
D-04-31-400-008	401	10/22/2021	5467 428	WD DEBIT MOORE, GARY WD	LESSER, CHRISTOPHER & PAU	03-ARMY'S LENGTH	450,000	450,000	180,400	40.09
D-04-32-200-011	401	12/29/2021	5464 692	WD 0001 CHANG SUKIE Warranty Deed	FIELDS WILLIAM M	03-ARMY'S LENGTH	380,000	380,000	161,300	42.45
D-04-33-400-025	401	01/27/2022	5467 742	WD DEBIT MIKELSON BILL J ASSESSOR VERIFIED SEE COMMENT	LAWRENCE TIMOTHY C	03-ARMY'S LENGTH	305,000	305,000	138,400	45.38
D-04-35-400-034	401	10/22/2021	5456 174	WD DEBIT WALTER RANDALL R II WARRANTY DEED	SCHRAMA CHARLES A	03-ARMY'S LENGTH	390,000	390,000	146,200	37.49

County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
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Parcel Number	Class	Sale Date	Libers/Page	Instr. Neighb. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price	Assessment	Ratio	Mult
D-04-36-100-004	401	11/19/2021	5458 172	MD DEPT METHOD PATRICK H WARRANTY DEED	OBRIEN COLBY	03-ARM'S LENGTH	292,500	292,500	121,600	41.57	
D-04-36-100-035	401	12/17/2021	5464 890	MD 0001 GREEN TRUST Warranty Deed	KRONGELA JUDITH	03-ARM'S LENGTH	289,000	289,000	105,900	36.77	
D-04-36-205-001	407	02/02/2022	5469 549	MD WARRANTY DEED CRYSTINE JEREMY	COWEN DAVID	03-ARM'S LENGTH	540,000	540,000	226,600	41.96	
D-04-36-310-001	401	03/29/2022	5477 739	MD WARRANTY DEED JIANG HUA	TAYLOR MATTHEW	03-ARM'S LENGTH	535,000	535,000	209,100	39.08	
D-04-36-400-028	401	12/09/2021	5464 753	MD 0001 CAREER KARA M Warranty Deed	TRACY BLAKE	03-ARM'S LENGTH	275,000	275,000	96,800	35.20	
Totals 10/01/2021 - 03/31/2022							Conventional	45	16,356,610	6,641,800	41.83 1.0000
Totals 04/01/2021 - 03/31/2022							Conventional	112	41,633,215	17,755,500	42.65 1.0000

\*\*\* Statistics for this group (112 in sample) \*\*\*

Statistical Mean= 42.400 Median= 42.864 Maximum= 57.869 Minimum= 26.786

\*\*\* Statistics about Mean \*\*\*

Normalized Average Deviation = 0.12914 (Coefficient of Dispersion)

Average Squared Deviation = 49.24510 (Variance)

Square Root of Squared Deviation = 7.01749 (Standard Deviation)

Normalized Standard Deviation = 0.16550 (Coefficient of Dispersion)

Normalized Deviation Range (Low) = 26.36548 (High) = 56.43542 (Variance)

2 Standard Deviation Range (Low) = 56.92987 (High) = 56.92987 (Variance)

\*\*\* Statistics about Median \*\*\*

Normalized Average Deviation = 0.12749 (Coefficient of Dispersion)

Average Squared Deviation = 49.46194 (Variance)

Square Root of Squared Deviation = 7.03292 (Standard Deviation)

Normalized Standard Deviation = 0.16408 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 28.79819 (High) = 56.92987 (Variance)

Price Related Differential (PRD): 0.99421 PHD >1 regressive, < 1 progressive.

County: 81 - WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Weigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Molt
D -04-01-106-002 + Pcl's D 0401106003	402	09/09/2022	5497 624	WD DEFT SALERNO SHARON ESTATE allocate sp	BURGIN CHELSEA R	03-ARM'S LENGTH	257,500	50,059	25,700	51.34	
D -04-01-106-003 + Pcl's D 0401106002	401	09/09/2022	5497 624	WD DEFT SALERNO SHARON ESTATE allocate sp	BURGIN CHELSEA R	03-ARM'S LENGTH	257,500	207,441	106,500	51.34	
D -04-01-108-005	401	07/05/2022	5490 788	WD DEFT COMDEN CHANDLER M TRUST Warranty Deed	TALAGA CHRISTOPHER	03-ARM'S LENGTH	190,000	190,000	68,700	36.16	
D -04-01-108-006	401	09/20/2022	5498 508	WD DEFT VANDERHAGEN BRUCE R Warranty Deed	DAGENAIS MAXWELL	03-ARM'S LENGTH	299,900	299,900	125,600	41.88	
D -04-01-108-042	401	06/06/2022	5486 379	WD DEFT RONG TINA WARRANTY DEED	REICH ALEXANDER	03-ARM'S LENGTH	260,000	260,000	117,200	45.08	
D -04-01-108-043	401	09/30/2022	5499 983	WD DEFT REICH ALEXANDER Warranty Deed	FEDORCO MICHAEL J	03-ARM'S LENGTH	215,000	215,000	82,000	38.14	
D -04-01-182-001	408	07/20/2022	5492 088	WD DEFT MCLESKEY EDWARD F Warranty Deed	HARRIS SCOTT ANTHONY	03-ARM'S LENGTH	690,000	690,000	244,300	35.41	
D -04-01-406-010	408	04/20/2022	5460 630	WD DEFT LOCKS CLORUS GILBERT Warranty Deed	MICHOS DEMETRIOS	03-ARM'S LENGTH	365,000	365,000	141,300	38.71	
D -04-02-151-004	401	09/15/2022	5498 037	WD DEFT ENGEL ROBT D Warranty Deed	ERKRITE RYAN	03-ARM'S LENGTH	299,000	299,000	116,700	39.03	
D -04-02-401-018 + Pcl's D 0402402003	408	06/10/2022	5486 860	WD DEFT GIBB ESTHER H ALLOCATED SALES PRICE	HONNING ANDREW G JR	03-ARM'S LENGTH	390,000	284,053	198,400	69.85	
D -04-02-402-003 + Pcl's D 0402401019	401	06/10/2022	5486 860	WD DEFT GIBB ESTHER H ALLOCATED SALES PRICE	HONNING ANDREW G JR	03-ARM'S LENGTH	390,000	105,947	74,000	69.85	
D -04-03-100-011	402	04/07/2022	5479 301	WD DEFT FURNES BOBBY Warranty Deed	HEJNA GREN F	03-ARM'S LENGTH	110,000	110,000	45,000	40.91	
D -04-03-300-049 + Pcl's D 0403386019	409	07/01/2022	5489 450	WD RUIREZ CHRISTOPHER allocate sp	RAMTA ROCHELLE	03-ARM'S LENGTH	615,000	42,780	16,500	38.57	
D -04-03-386-019 + Pcl's D 0403300049	401	07/01/2022	5489 450	WD RUIREZ CHRISTOPHER allocate sp	RAMTA ROCHELLE	03-ARM'S LENGTH	615,000	572,220	220,700	28.57	
D -04-03-387-018	408	06/30/2022	5498 197	WD KIRICK VICTOR JR Warranty Deed	OLSON SHARRETT	03-ARM'S LENGTH	420,000	420,000	184,400	43.90	
D -04-06-385-005	408	09/16/2022	5498 232	WD DEFT WEBSTER GERALD F TRUST Warranty Deed	DRISKELL GRETCHEN	03-ARM'S LENGTH	575,000	575,000	210,600	36.63	
D -04-08-260-001	401	07/15/2022	5491 253	WD DEFT DEIMICHE MICHAEL J Warranty Deed	HOUGHTALLING KEILBE	03-ARM'S LENGTH	582,500	562,500	291,800	51.88	
D -04-08-280-004	402	06/30/2022	5489 086	WD DEFT BISTOL CONY Warranty Deed	BLOWE JONATHAN	03-ARM'S LENGTH	125,000	125,000	42,600	34.08	

County: 81 - WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst.	Weight	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
D-04-08-280-005	401	06/30/2022	5489 092	WD		DEFT BRISTOL CONY S Warranty Deed	BLAKE JOHNTON AND LESLIE	03-ARM'S LENGTH	832,500	832,500	234,800	28.20
D-04-10-200-012	401	07/28/2022	5494 279	WD		DEFT DEWANIN JASON Warranty Deed	BARNEIS TAMARA C	03-ARM'S LENGTH	175,000	175,000	45,500	26.00
D-04-13-100-007	408	09/09/2022	5498 973	WD		DEFT WEST DAVID W Warranty Deed	GUZI WILLIAM CLAY	03-ARM'S LENGTH	800,000	800,000	284,700	35.59
D-04-14-400-034	401	09/29/2022	5499 734	WD		DEFT EDDINGS PATRICIA M TRUST Warranty Deed	COOK JAMES BRADLEY	03-ARM'S LENGTH	610,000	610,000	198,400	32.52
D-04-15-205-022	401	06/14/2022	5488 394	WD		ENDRHL ANDREW WARRANTY DEED	ANDERSON DEBRA R	03-ARM'S LENGTH	675,000	675,000	269,500	39.78
D-04-15-300-006	401	04/12/2022	5479 212	WD		DEFT MERZ JOHN L Warranty Deed	SALADA COLLEN M	03-ARM'S LENGTH	530,000	530,000	171,200	32.30
D-04-15-305-003	401	09/29/2022	5499 975	WD		VLAHOS SPINO Warranty Deed	KIMBERLY JOHN D	03-ARM'S LENGTH	635,000	635,000	221,400	34.87
D-04-15-305-011	401	09/30/2022	5495 816	WD		ANDERSON EDWARD T Warranty Deed	HUPP ANDREW	03-ARM'S LENGTH	625,000	625,000	221,500	35.44
D-04-15-310-043	401	05/09/2022	5482 367	WD		BOARE ROBERT M WARRANTY DEED	COMINGS SHAWN	03-ARM'S LENGTH	600,000	600,000	211,500	35.25
D-04-15-310-046	401	07/08/2022	5490 734	WD		BRUVANN JENNY R Warranty Deed	HEMAN ERIC CHARLES	03-ARM'S LENGTH	565,000	565,000	243,100	43.03
D-04-17-200-006	401	06/07/2022	5487 831	WD		DEFT KIDBECK RENE M WARRANTY DEED	KEISER NATHAN	03-ARM'S LENGTH	505,000	505,000	134,700	26.67
D-04-17-300-013	401	06/29/2022	5489 443	WD		DEFT PRICE WARREN D Warranty Deed	RUSSELL EMILY TRUST	03-ARM'S LENGTH	150,000	150,000	41,900	27.93
D-04-18-100-018 + Pcls D-04-18-100-039	401	06/30/2022	5510 578	WD		DEFT MAMRASZAK FRANK J AND VA GODFREY JASON Warranty Deed		03-ARM'S LENGTH	375,000	151,931	47,200	31.07
D-04-18-100-039 + Pcls D-04-18-100-018	401	06/30/2022	5510 578	WD		DEFT MAMRASZAK FRANK J AND VA GODFREY JASON Warranty Deed		03-ARM'S LENGTH	375,000	223,059	69,300	31.07
D-04-18-210-007	409	05/20/2022	5483 787	WD		DEFT STAHK DAVID M WARRANTY DEED	LISS DONALD J	03-ARM'S LENGTH	230,000	230,000	54,400	23.65
D-04-18-211-008	408	08/31/2022	5496 080	WD		DEFT CHATON PROPERTIES NORTH I DENSMORE GREGORY FRANCIS Warranty Deed		03-ARM'S LENGTH	559,000	559,000	175,800	31.45
D-04-18-305-004	401	06/14/2022	5489 476	WD		DEFT WARD HEIKE Warranty Deed	BROOKS LARRY A	03-ARM'S LENGTH	450,000	450,000	195,100	43.36
D-04-18-463-007 + Pcls D 0418463019, D 0418463020	401	08/18/2022	5495 119	WD		DEFT HEINING THOMAS A allocate sp	BRWSTER TREVOR	03-ARM'S LENGTH	250,000	15,912	4,500	28.28



County: 81 - WASHTEENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst.	Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Multi
D -04-18-463-019 + Pcls D 0418463007, D 0418463020	401	08/18/2022	5495 119	WD	DEFT HENING THOMAS A allocate sp	BREWSTER TREVOR	03-ARM'S LENGTH	250,000	41,372	11,700	28.28
D -04-18-463-020 + Pcls D 0418463019, D 0418463007	401	08/18/2022	5495 119	WD	DEFT HENING THOMAS A allocate sp	BREWSTER TREVOR	03-ARM'S LENGTH	250,000	192,716	54,500	28.28
D -04-18-463-025	401	04/06/2022	5477 709	WD	DEFT CRAIG JOEL D Warranty Deed	BEAVER DAVID ALAN	03-ARM'S LENGTH	465,000	465,000	134,600	281.95
D -04-18-465-002	401	09/23/2022	5498 376	WD	DEFT PERCHA STEPHEN P Warranty Deed	BUTLER KYLE	03-ARM'S LENGTH	211,900	211,900	96,500	45.54
D -04-18-465-010	401	04/21/2022	5479 731	WD	DEFT KANG BO HYUN Warranty Deed	CRAIG JOEL	03-ARM'S LENGTH	35,000	35,000	24,100	68.86
D -04-19-110-003	407	07/28/2022	5493 185	WD	WALLS MATTHEW H Warranty Deed	BROWN ERIC	03-ARM'S LENGTH	540,000	540,000	228,800	42.37
D -04-19-110-010	407	09/09/2022	5497 863	WD	PRICE WARREN D Warranty Deed	HEATH THOMAS	03-ARM'S LENGTH	475,000	475,000	196,900	41.45
D -04-19-206-005	401	06/24/2022	5498 392	WD	DEFT BAILEY PAUL G WARRANTY DEED	BLACKLOCK SARA	03-ARM'S LENGTH	371,500	371,500	122,700	33.03
D -04-20-200-030	401	06/03/2022	5487 089	WD	AG 2 GRANES GERALD TROST WARRANTY DEED	WASH DOUGLAS	03-ARM'S LENGTH	395,000	395,000	167,400	42.38
D -04-20-200-041	401	04/22/2022	5480 334	WD	NESTATE GERALD J Warranty Deed	KARAVITE DEAN	03-ARM'S LENGTH	520,000	520,000	201,500	38.75
D -04-21-300-021	401	07/21/2022	5492 004	WD	HOPKINS DONALD F II Warranty Deed	KORTE ALOYSIUS	03-ARM'S LENGTH	85,000	85,000	36,300	42.71
D -04-22-205-041	407	04/05/2022	5477 614	WD	GARNER CHERYL Warranty Deed	HARRIS MILES QUINTON	03-ARM'S LENGTH	489,900	499,900	231,100	46.23
D -04-22-205-046	407	06/03/2022	5485 801	WD	MOYA PEDRO WARRANTY DEED	BRENNAN DALTON J	03-ARM'S LENGTH	650,000	650,000	282,900	40.45
D -04-22-205-051	407	09/12/2022	5496 985	WD	MARINELLI ALEXANDER Warranty Deed	CLEMM VON HOHENBERG SARA	03-ARM'S LENGTH	555,000	555,000	226,400	40.79
D -04-22-400-006	401	05/25/2022	5484 336	WD	AG 2 MAIER DUSTIN J WARRANTY DEED	FRANZ MATTHEW LLOYD	03-ARM'S LENGTH	430,000	430,000	157,500	36.63
D -04-23-105-004	401	08/15/2022	5494 989	WD	SCHATZEL STEVEN L Warranty Deed	CHURCH THOMAS	03-ARM'S LENGTH	630,000	630,000	183,800	28.17
D -04-23-400-007	401	04/28/2022	5481 765	WD	DEFT BROWN DANIEL L WARRANTY DEED	KLEIN CARRIE	03-ARM'S LENGTH	422,500	422,500	166,600	39.43
D -04-25-275-021	401	08/25/2022	5495 728	WD	DEFT HINDERER NATHAN A Warranty Deed	BURN IAN	03-ARM'S LENGTH	373,000	373,000	130,500	34.99

County: 81 - WASHTEENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult	
D-04-25-460-005	401	07/08/2022	5490 511	DEBIT MINSER JOYCE V Warranty Deed	MICHALAK JOHN RATHONY	03-ARM'S LENGTH	280,000	280,000	100,900	36.04		
D-04-26-105-006	401	07/13/2022	5490 361	DEBIT MATUSZAK BROOKE E Warranty Deed	TRAME ERIC	03-ARM'S LENGTH	410,000	410,000	137,700	33.59		
D-04-26-200-023	401	08/31/2022	5496 364	AG 2 BARNES ERIC C Warranty Deed	RODRIGUEZ-PAGAN TERIZIANA	03-ARM'S LENGTH	404,000	404,000	132,100	32.70		
D-04-28-300-015	402	05/16/2022	5468 383	KEISER NEFFAN WARRANTY DEED	YAVELLO ANDREW J	03-ARM'S LENGTH	220,000	220,000	80,600	36.64		
D-04-29-230-026 + Pcis D 0428230027	401	09/14/2022	5499 317	IRSS GRANDE GARY JOSEPH allocatc sp	CONWAY KIDE	03-ARM'S LENGTH	510,000	510,000	216,300	42.41		
D-04-30-200-024	408	08/26/2022	5495 446	DEBIT BUS NEVA A TRUST Warranty Deed	PHAM THU	03-ARM'S LENGTH	555,000	555,000	203,200	36.61		
D-04-32-400-006	401	07/27/2022	5492 095	0001 TWIGG HUNTER Warranty Deed	CHRISTEN BENJAMIN	03-ARM'S LENGTH	270,000	270,000	83,300	30.85		
D-04-33-200-006	401	06/27/2022	5489 697	AG 2 MCLEOD MICHAEL Warranty Deed	ZUCHER CLETTE V	03-ARM'S LENGTH	540,000	540,000	207,700	38.46		
D-04-35-200-022	401	05/31/2022	5486 498	DEBIT MCVIEGH KEVIN D TRUST WARRANTY DEED	PARKER BRYAN R	03-ARM'S LENGTH	1,100,000	1,100,000	458,600	41.69		
D-04-35-400-015	401	08/05/2022	5493 829	DEBIT FRANK NEIL A TRUST Warranty Deed	CAMPBELL CHARLES	03-ARM'S LENGTH	284,000	284,000	124,600	43.87		
D-04-36-100-036	401	07/18/2022	5492 445	1786 NUPPLE DANIEL G Warranty Deed	FISHER BRYAN	03-ARM'S LENGTH	235,000	235,000	83,200	35.40		
D-04-36-300-048	401	07/08/2022	5492 322	SWENSON JERMAIN S Warranty Deed	JENSEN PAUL A	03-ARM'S LENGTH	687,500	687,500	261,700	38.07		
Totals 04/01/2022 - 09/30/2022							Conventional	66	26,094,700	9,659,200	37.78	1.0000
D-04-01-182-011	408	03/23/2023	5515 664	DEBIT MINSOR SPORTSMENS CLUB LL WIDMANN DAVID L Warranty Deed		03-ARM'S LENGTH	250,000	250,000	95,700	38.28		
D-04-01-480-007	408	10/31/2022	5503 670	DEBIT FAREBAN REBECCA LYNN ESTH YAK FELICIA Warranty Deed		03-ARM'S LENGTH	450,000	450,000	183,500	40.78		
D-04-01-484-009	408	10/21/2022	5501 584	DEBIT WENMERS MICHAEL E Warranty Deed	NIETHAMER SUSAN M	03-ARM'S LENGTH	826,000	826,000	329,300	39.87		
D-04-02-402-022	401	12/02/2022	5506 196	DEBIT LAUNDESTIN ROSEANNA K Warranty Deed	MARSHALL KEITH R	03-ARM'S LENGTH	195,000	195,000	110,300	56.56		
D-04-03-100-010	401	03/06/2023	5513 741	DEBIT NESTER ROBERT THATCHER Warranty Deed	ALEXANDER BRYAN	03-ARM'S LENGTH	225,000	225,000	126,900	56.40		

County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst.	Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Unit
D-04-03-225-008	408	11/17/2022	5504 048	WD	DEBIT WINNIE GARY W Warranty Deed	JONES MESSIEY	03-ARM'S LENGTH	240,000	240,000	136,400	56.83	
D-04-06-390-004	409	10/03/2022	5499 917	WD	LEMIS THOMAS H Warranty Deed	DONALDSON BRENDA S TRUST	03-ARM'S LENGTH	167,000	167,000	105,000	62.87	
D-04-06-460-005	408	10/25/2022	5501 944	WD	DEBIT CB LANGING 300 Warranty Deed	WESTMORELAND PHIL	03-ARM'S LENGTH	320,000	320,000	134,300	41.97	
D-04-08-235-004	401	03/28/2022	5515 973	WD	DEBIT YORK SUE D Warranty Deed	MOORE ANDREA DEVIN	03-ARM'S LENGTH	465,000	465,000	190,800	41.03	
D-04-11-100-028	401	11/28/2022	5505 622	WD	DEBIT COMAN ADA P Warranty Deed	EISLER JEFFREY	03-ARM'S LENGTH	480,000	480,000	156,300	32.56	
D-04-15-200-014	401	10/28/2022	5502 778	WD	DEBIT SMITH JAMIE P Warranty Deed	GALBRAITH KENNETH	03-ARM'S LENGTH	715,000	715,000	237,900	33.27	
D-04-15-400-008	401	03/28/2022	5517 080	WD	DEBIT BEZBERG HELEN E TRUST Warranty Deed	HUBBARD DAVID ROBB	03-ARM'S LENGTH	429,000	429,000	172,000	40.09	
D-04-16-300-035	402	03/17/2022	5515 490	WD	BENGLIND PATRICIA TRUST Warranty Deed	KOPEPFA JOSEPH	03-ARM'S LENGTH	75,000	75,000	44,300	59.07	
D-04-16-400-014	401	10/13/2022	5500 660	WD	17AG TANNER PATRICK J Warranty Deed	KAWSTRA TYLER	03-ARM'S LENGTH	950,000	950,000	464,000	48.84	
D-04-19-110-034	407	02/15/2022	5511 630	WD	NICHOLS GARY Warranty Deed	MILLER RACHEL	03-ARM'S LENGTH	565,000	565,000	225,000	38.82	
D-04-19-400-005	402	01/27/2022	5510 062	WD	LAMSON MICHAEL Warranty Deed	AGRAWAL DEEPAK	03-ARM'S LENGTH	98,000	98,000	45,900	46.84	
D-04-20-300-022 + Pcls D 0420400022, D 0420400023	401	11/17/2022	5504 087	WD	DEBIT BRIGGS DIANE E AND PANGAR DIMO FAMILY TRUST Allocate SP		03-ARM'S LENGTH	625,000	427,653	142,600	33.34	
D-04-22-400-018	401	11/02/2022	5502 464	WD	201 YOUNG JACOB Warranty Deed	WABEL NICHOLE M	03-ARM'S LENGTH	391,500	391,500	144,400	36.88	
D-04-27-200-010	402	10/04/2022	5499 400	WD	BROWN TRIMMY & DALE E MARSHANTY DEED	FIELDS LANCE	03-ARM'S LENGTH	90,000	90,000	45,100	50.11	
D-04-28-400-034	401	01/30/2022	5510 312	WD	REINERUB ROBERT Warranty Deed	ZIMBAUGH MICHAEL C	03-ARM'S LENGTH	475,000	475,000	209,200	44.04	
D-04-29-231-034	401	02/08/2022	5511 246	WD	DEBIT RAPOKA MICHAEL J Warranty Deed	ZEIGLER JANA	03-ARM'S LENGTH	383,000	383,000	129,300	33.76	
D-04-29-232-045	401	12/15/2022	5507 282	WD	DEBIT DUNLOP RITA M Warranty Deed	MESKE ROBERT J	03-ARM'S LENGTH	375,000	375,000	165,600	44.16	
D-04-32-400-017	401	11/16/2022	5503 908	WD	DEBIT LEPPER KIMBERLY ANNE Warranty Deed	HARRIS GERALD T	03-ARM'S LENGTH	175,000	175,000	74,900	42.80	

County: 81- WASHTENAW  
Unit: DEXTER TOWNSHIP  
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Parcel Number	Class	Sale Date	Librer/Page	Inst. Neighb. Grantor	Grantor	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
D-04-36-200-011	401	12/12/2022	5507 022	MD Kazantny Deed	HRMANN BRIAN	03-ARMY'S LENGTH	200,000	200,000	75,100	37.55	
D-04-36-400-005 + Pct's D 0436400006	402	10/20/2022	5501 642	MD DEBET KASPERICK-POSTELLON STEPH CAZERS MARA allocate sp		03-ARMY'S LENGTH	366,000	67,561	25,400	37.60	
D-04-36-400-006 + Pct's D 0436400005	401	10/20/2022	5501 642	MD DEBET KASPERICK-POSTELLON STEPH CAZERS MARA allocate sp		03-ARMY'S LENGTH	366,000	298,439	112,200	37.60	

Totals 10/01/2022 - 03/31/2023	Conventional											
Totals 04/01/2022 - 03/31/2023	Conventional											
	26	9,333,163	3,881,400	41.59	1.0000	92	35,427,863	13,740,600	38.78	1.0000		

\*\*\* \*\* Statistics for this group (92 in sample) \*\*\* \*\*

Statistical Mean= 39.949 Median= 38.569 Maximum= 69.646 Minimum= 23.652

\*\*\* \*\* Statistics about Mean \*\*\* \*\*

Normalized Average Deviation = 0.16624 (Coefficient of Dispersion)

Average Squared Deviation = 86.06638 (Variance)

Square Root of Squared Deviation = 9.27720 (Standard Deviation)

Normalized Standard Deviation = 0.23223 (Covariance)

2 Standard Deviation Range (Low) = 21.39462 (High) = 58.50341

\*\*\* \*\* Statistics about Median \*\*\* \*\*

Normalized Average Deviation = 0.16901 (Coefficient of Dispersion)

Average Squared Deviation = 87.99105 (Variance)

Square Root of Squared Deviation = 9.38035 (Standard Deviation)

Normalized Standard Deviation = 0.24221 (Covariance)

2 Standard Deviation Range (Low) = 19.80854 (High) = 57.32996

Price Related Differential (PRD): 1.03002 PRD >1 regressive, < 1 progressive.