

1

Analysis for Equalized Valuation - Real Property
STATE TAX COMMISSION

County 81 - WASHTEENAW		City or Township DEXTER TOWNSHIP		Year 2022/2023			
Assessment Roll Classification	Assessed Value	No. of Parcels	Sample True Cash Value	Assessed Value	% Ratio Assessment s to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Agricultural	16,825,100	17	4,166,537	2,058,400	49.40	34,058,907	AS
Commercial	6,659,500	6	4,141,339	2,000,700	48.31	13,784,931	AS
Industrial	1,065,800	6	1,046,302	525,800	50.25	2,120,995	AS
Residential	525,467,984	250	0	0	46.40	1,132,474,103	SS
Timber-Cutover	0	0	0	0	50.00	0	NC
Developmental	0	0	0	0	50.00	0	NC
TOTAL - REAL	550,018,384					1,182,438,936	

SS Sales Study CS Combined Sales & AS Appraisal Study SA State Assessed Only (DNR)
 NC None Classified AU Appraisal Study AU Audit ES Estimated Values (Explain):
 NW New Class RA Reappraisal CT Class Transfer

Remarks:

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

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
D -04-13-300-024	ESCH WALTER L & MARY ROSE A	102	816,600	1,715,174	47.61
D -04-16-100-008	ROHRIG KARL E TRUST	102	89,700	178,522	50.25
D -04-17-300-002	FANDY JOHN M	101	181,800	367,755	49.44
D -04-19-300-027	BURNHAM ROBYN J LANGMORE JOHN	102	90,200	215,710	41.82
D -04-20-300-027	POULTER JAMES LIVING TRUST	102	45,000	88,580	50.80
D -04-23-100-003	ESCH WALTER L	102	16,900	32,189	52.50
D -04-26-400-008	DOLETZKY ROBERT P	102	42,500	79,369	53.55
D -04-27-301-009	MARHOFFER/CAMPBELL DEVELOPMENT	102	4,700	10,294	45.66
D -04-27-301-018	MARHOFFER/CAMPBELL DEVELOPMENT	102	4,000	8,438	47.40
D -04-27-301-022	MARHOFFER/CAMPBELL DEVELOPMENT	102	4,300	9,281	46.33
D -04-27-301-034	MARHOFFER/CAMPBELL DEVELOPMENT	102	4,300	9,281	46.33
D -04-27-301-036	MARHOFFER/CAMPBELL DEVELOPMENT	102	5,600	14,513	38.59
D -04-28-100-001	RUEHLIG ALBERT F & DAVID B	101	384,400	752,272	51.10
D -04-28-400-030	LESSER DAVE	102	48,100	98,610	48.78
D -04-30-200-002	BURNHAM ROBYN J LANGMORE JOHN	102	78,600	112,352	69.96
D -04-33-200-007	GIRBACH TWO INC	102	105,500	208,714	50.55
D -04-34-400-003	SHIBY MARK S & LINDA K	102	136,200	265,440	51.31
Totals:		17	2,058,400	4,166,494	49.40

Class Totals:	101	2
	102	15

*** Statistics for this group (17 in sample) ***

Statistical Mean= 49.527 Median= 49.435 Maximum= 69.959 Minimum= 38.586

*** Statistics about Mean ***
 Normalized Average Deviation = 0.08028 (Coefficient of Dispersion)
 Average Squared Deviation = 42.16399 (Variance)
 Square Root of Squared Deviation = 6.49338 (Standard Deviation)
 Normalized Standard Deviation = 0.13111 (Covariance)
 2 Standard Deviation Range (Low) = 36.54046 (High) = 62.51398

*** Statistics about Median ***
 Normalized Average Deviation = 0.08032 (Coefficient of Dispersion)
 Average Squared Deviation = 42.17301 (Variance)
 Square Root of Squared Deviation = 6.49407 (Standard Deviation)
 Normalized Standard Deviation = 0.13137 (Covariance)
 2 Standard Deviation Range (Low) = 36.44694 (High) = 62.42324

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	872,300	1,892,552	46.09
D -04-01-470-005	WONDERLAND MARINE SOUTH LLC	201	690,000	1,346,468	51.25
D -04-02-400-009	WONDERLAND MARINE SOUTH LLC	202	56,300	98,282	57.28
D -04-02-400-010	WONDERLAND MARINE SOUTH LLC	201	112,000	239,781	46.71
D -04-02-400-011	WONDERLAND MARINE SOUTH LLC	202	14,800	28,898	51.21
D -04-14-400-001	HANSEN RUTH	201	255,300	535,358	47.69
Totals:		6	2,000,700	4,141,339	48.31
Class Totals:		201	4		
		202	2		

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

Statistical Mean= 50.039 Median= 49.451 Maximum= 57.284 Minimum= 46.091

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

Normalized Average Deviation = 0.06414 (Coefficient of Dispersion)
Average Squared Deviation = 17.50593 (Variance)
Square Root of Squared Deviation = 4.18401 (Standard Deviation)
Normalized Standard Deviation = 0.08362 (Covariance)
2 Standard Deviation Range (Low) = 41.67067 (High) = 58.40671

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

Normalized Average Deviation = 0.06490 (Coefficient of Dispersion)
Average Squared Deviation = 17.92015 (Variance)
Square Root of Squared Deviation = 4.23322 (Standard Deviation)
Normalized Standard Deviation = 0.08560 (Covariance)
2 Standard Deviation Range (Low) = 40.98473 (High) = 57.91761

Price Related Differential (PRD): 1.03577 PRD > 1 regressive, < 1 progressive.

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

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
D -04-16-200-005	INTERNATIONAL TRANSMISSION COM	302	55,400	98,760	56.10
D -04-16-200-016	DTE ELECTRIC COMPANY	301	100,200	211,446	47.39
D -04-20-100-012	INTERNATIONAL TRANSMISSION COM	301	239,700	478,018	50.14
D -04-20-300-025	INTERNATIONAL TRANSMISSION COM	302	56,500	111,391	50.72
D -04-22-300-004	INTERNATIONAL TRANSMISSION COM	302	59,300	120,354	49.27
D -04-35-100-003	INTERNATIONAL TRANSMISSION CO	302	14,700	26,333	55.82
Totals:		6	525,800	1,046,302	50.25
Class Totals:		301			2
		302			4

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

Statistical Mean= 51.574 Median= 50.433 Maximum= 56.096 Minimum= 47.388

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

Normalized Average Deviation = 0.05669 (Coefficient of Dispersion)
 Average Squared Deviation = 12.81936 (Variance)
 Square Root of Squared Deviation = 3.58041 (Standard Deviation)
 Normalized Standard Deviation = 0.06942 (Covariance)
 2 Standard Deviation Range (Low) = 44.41337 (High) = 58.73502

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

Normalized Average Deviation = 0.05234 (Coefficient of Dispersion)
 Average Squared Deviation = 14.38107 (Variance)
 Square Root of Squared Deviation = 3.79224 (Standard Deviation)
 Normalized Standard Deviation = 0.07519 (Covariance)
 2 Standard Deviation Range (Low) = 42.84892 (High) = 58.01787

Price Related Differential (PRD): 1.02629 PRD > 1 regressive, < 1 progressive.

2022 24 Month Sales Ratio Study for determining the 2023 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 WASHTENAW	City or Township Name DEXTER TOWNSHIP
Class of Property (Ag.,Comm.,Res.,etc.) Residential	

2020 to 2021 Adjustment Modifier

- | | |
|--|-----------------------|
| 1. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05..... | 1. <u>499,949,488</u> |
| 2. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03..... | 2. <u>478,706,988</u> |
| 3. 2020 to 2021 Adjustment Modifier. Divide line 1 by line 2..... | 3. <u>1.0444</u> |

2021 to 2022 Adjustment Modifier

- | | |
|--|-----------------------|
| 4. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 05..... | 4. <u>517,812,684</u> |
| 5. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 03..... | 5. <u>506,415,984</u> |
| 6. 2021 to 2022 Adjustment Modifier. Divide line 4 by line 5..... | 6. <u>1.0225</u> |

2020 to 2022 Adjustment Modifier

- | | |
|---|------------------|
| 7. 2020 to 2022 Adjustment Modifier. Multiply line 3 by line 6..... | 7. <u>1.0679</u> |
|---|------------------|

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)	
2020	4/20 - 9/20	80	9,974,000	1.0679	10,651,235	21,326,350	49.94%	
2020	10/20 - 3/21	56	7,765,800	1.0679	8,293,098	17,179,856	48.27%	
12 Month Total Sales		136	12 Month Total Sales		18,944,333	38,506,206	49.20%	
2021	4/21 - 9/21	69	11,050,400	1.0225	11,299,034	25,602,105	44.13%	
2021	10/21 - 3/22	45	6,841,800	1.0225	6,995,741	16,356,610	42.77%	
12 Month Total Sales		114	12 Month Total Sales		18,294,775	41,958,715	43.60%	
24 Month Total Sales		250	24 Month Total Sales		37,239,108	80,464,921		
							*24 Month Mean Adjusted Ratio	46.40%

IMPORTANT: For Sales from April 2020 through March 2021, 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 2021 through March 2022. 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)	
2021	10/21 - 3/22	45	6,841,800	1.0225	6,995,741	16,356,610	42.77%	
2022	4/22 - 9/22	7	948,800	1.0000	948,800	2,524,900	37.58%	
12 Month Total Sales		52	12 Month Total Sales		7,944,541	18,881,510		
							**12 Month Aggregate Adjusted Ratio	42.08%

IMPORTANT: For Sales from Oct. 2021 through Sept. 2022, 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).

2020 March Board of Review valuations are compared with sales transacted during the last three months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during the last nine 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 April through September of 2022.

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

Parcel Number	Class	Sale Date	Libor/Page	Inst.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price	Assessment	Ratio	Mult
D -04-01-107-015	401	05/29/2020	5358 484	WD	JESS ANDERSSON MARK WARRANTY DEED	MARCOVIOCHIO PAUL	03-ARM'S LENGTH	435,000	435,000	203,400	46.76	
D -04-01-180-046	401	04/17/2020	5356 509	WD	DEBIE FOLLMER JOHANN M WARRANTY DEED	OBERLY RACHEL M	03-ARM'S LENGTH	154,000	154,000	74,000	48.05	
D -04-01-300-005	401	09/04/2020	5379 256	WD	DEBIE WENDLAND FAMILY TRUST WARRANTY DEED	VANRIPPEN KEVIN W	03-ARM'S LENGTH	280,000	280,000	127,700	45.61	
D -04-01-406-013	401	06/19/2020	5361 796	WD	DEBIE GILAN MATTHEW J WARRANTY DEED	MCCARTER HAYLEE	03-ARM'S LENGTH	280,000	280,000	122,000	43.57	
D -04-02-125-002	401	07/13/2020	5367 924	WD	DEBIE KUTSOVAKOS ANDREW S Warranty Deed	ENNIS BRIAN P	03-ARM'S LENGTH	242,000	242,000	91,200	37.69	
D -04-03-206-013	401	06/30/2020	5362 920	WD	DEBIE THOMAS LEWIS R WARRANTY DEED	WINTER DIANE M	03-ARM'S LENGTH	53,000	53,000	24,600	46.42	
D -04-03-206-024 + Pcls D 0403207006	401	07/13/2020	5365 835	WD	FAP VENTURES LLC Protected Sales Price	KNOWLES LAURA	03-ARM'S LENGTH	332,000	20,282	14,100	69.52	
D -04-03-207-006 + Pcls D 0403206024	401	07/13/2020	5365 835	WD	DEBIE FEF VENTURES LLC Protected Sales Price	KNOWLES LAURA	03-ARM'S LENGTH	332,000	311,718	216,700	69.52	
D -04-03-226-001 + Pcls D 0403226003, D 0403226002	401	06/28/2020	5366 763	WD	DEBIE JASGER JEANNE MARIE Protected Sales Price	STRANGE BRIAN W	03-ARM'S LENGTH	387,000	94,755	57,000	60.16	
D -04-03-226-002 + Pcls D 0403226003, D 0403226001	401	06/28/2020	5366 763	WD	DEBIE JASGER JEANNE MARIE Protected Sales Price	STRANGE BRIAN W	03-ARM'S LENGTH	387,000	210,456	126,600	60.16	
D -04-03-226-003 + Pcls D 0403226002, D 0403226001	401	06/28/2020	5366 763	WD	DEBIE JASGER JEANNE MARIE Protected Sales Price	STRANGE BRIAN W	03-ARM'S LENGTH	387,000	81,789	49,200	60.15	
D -04-03-380-007	401	07/07/2020	5364 737	WD	DEBIE CAMPBELL MITON A TRUST Warranty Deed	JUNGE KURT C	03-ARM'S LENGTH	515,000	515,000	189,000	36.70	
D -04-03-387-009 + Pcls D 0403387012	401	09/11/2020	5381 487	WD	DEBIE DELANDSHEER TYSON J WARRANTY DEED	SCHMIDT THERESA	03-ARM'S LENGTH	420,000	49,076	17,200	35.05	
D -04-03-387-012 + Pcls D 0403387009	401	09/11/2020	5381 487	WD	DEBIE DELANDSHEER TYSON J WARRANTY DEED	SCHMIDT THERESA	03-ARM'S LENGTH	420,000	370,924	130,000	35.05	
D -04-06-385-009	401	09/30/2020	5380 647	WD	DEBIE SABA JANICE WARRANTY DEED	KOWALSKI KIMBERLY S	03-ARM'S LENGTH	430,000	430,000	165,400	38.47	
D -04-06-385-025	401	06/22/2020	5363 475	WD	GORDON TRUST WARRANTY DEED	SHUGART SARAH E	03-ARM'S LENGTH	240,000	240,000	102,900	42.88	
D -04-06-385-012	401	07/30/2020	5373 591	WD	DEBIE DONALDSON BRENDA S TRUST	SHERMAN TAURA S	03-ARM'S LENGTH	395,000	395,000	188,000	47.59	
D -04-06-460-005	401	09/14/2020	5384 298	WD	DEBIE RABLEY ROBERT PAUL WARRANTY DEED	ESTRYS CA LANGSTON 300	03-ARM'S LENGTH	177,000	177,000	118,500	66.95	
D -04-06-460-008 + Pcls D -04-06-460-009	401	08/07/2020	5372 889	WD	DEBIE LAWRENCE DANIEL F TRUST WARRANTY DEED	NORMAN JAMES P	03-ARM'S LENGTH	430,000	140,790	77,500	55.05	

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

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Grantor	Grantee	Terms-of-sale	Sale Price Adj	sale Price	Assessment	Ratio	Mult
D -04-18-211-009	401	05/08/2020	5360 368	WD	DEFTT HASSBERGER MATTHEW WARRANTY DEED	BERCOIA ANTHONY H	03-ARM'S LENGTH	285,000	285,000	121,200	42.53	
D -04-18-380-004	401	08/04/2020	5370 446	WD	DEFTT KUISELY DAVID E AND JANET WARRANTY DEED	GRABER SHELBY	03-ARM'S LENGTH	375,000	375,000	146,000	38.93	
D -04-18-436-015 + Pcl's D -04-18-436-016	401	09/16/2020	5380 523	WD	DEFTT BOYCE VIRGINIA WARRANTY DEED	JEKABSON ILGTARS	03-ARM'S LENGTH	251,000	43,980	18,100	41.16	
D -04-18-436-016 + Pcl's D -04-18-436-015	401	09/16/2020	5380 523	WD	DEFTT BOYCE VIRGINIA WARRANTY DEED	TERABSON ILGTARS	03-ARM'S LENGTH	251,000	207,020	85,200	41.16	
D -04-18-467-002 + Pcl's D 0418467005, D 0418467004, D 0418467003	401	09/15/2020	5381 186	WD	DEFTT ADAMS DANNY WARRANTY DEED	MAYRAND ROBERT NILES	03-ARM'S LENGTH	251,500	20,792	10,400	50.02	
D -04-18-467-003 + Pcl's D 0418467002, D 0418467005, D 0418467004	401	09/15/2020	5381 186	WD	DEFTT ADAMS DANNY WARRANTY DEED	MAYRAND ROBERT NILES	03-ARM'S LENGTH	251,500	33,986	17,000	50.02	
D -04-18-467-004 + Pcl's D 0418467003, D 0418467002, D 0418467005	401	09/15/2020	5381 186	WD	DEFTT ADAMS DANNY WARRANTY DEED	MAYRAND ROBERT NILES	03-ARM'S LENGTH	251,500	175,930	88,000	50.02	
D -04-18-467-005 + Pcl's D 0418467004, D 0418467003, D 0418467002	401	09/15/2020	5381 186	WD	DEFTT ADAMS DANNY WARRANTY DEED	MAYRAND ROBERT NILES	03-ARM'S LENGTH	251,500	20,792	10,400	50.02	
D -04-19-110-027	401	07/31/2020	5377 677	WD	BARNES MATTHEW AND JOELLE HEISS WARRANTY DEED	JAMES A	03-ARM'S LENGTH	409,150	409,150	197,800	48.34	
D -04-19-110-055	401	05/27/2020	5358 458	WD	STIMONOV ANDREI Y WARRANTY DEED	CIGAN CHRISTIAN G	03-ARM'S LENGTH	495,000	495,000	278,800	56.32	
D -04-19-110-053	401	07/31/2020	5368 508	WD	HARRIS KATHREN MARY JONDA Warranty Deed	DERWEY DANIEL	03-ARM'S LENGTH	415,000	415,000	206,700	48.81	
D -04-19-132-013	401	08/18/2020	5371 832	WD	DEFTT JONDA DAVID WARRANTY DEED	DOAN BRAD S	03-ARM'S LENGTH	359,900	359,900	171,200	47.57	
D -04-19-205-008	401	09/15/2020	5381 112	WD	DEFTT BOWEN FAMILY TRUST WARRANTY DEED	BERO JEFFREY DOUGLAS	03-ARM'S LENGTH	279,000	279,000	132,600	47.53	
D -04-19-275-003	401	07/02/2020	5375 519	WD	DEFTT HOPKINS JOHN BLANIE WARRANTY DEED	MCCARTY MATTHEW J	03-ARM'S LENGTH	400,000	400,000	195,400	48.85	
D -04-19-300-016	401	04/17/2020	5354 853	WD	0001 KELLY CHRISTINE AND BRENT WARRANTY DEED	RIDDLE MICHAEL D JR	03-ARM'S LENGTH	355,000	335,000	116,800	34.87	
D -04-19-325-001	401	06/29/2020	5364 708	WD	DEFTT STEELE SARAH J Warranty Deed	BOONSTRA ANNA K	03-ARM'S LENGTH	350,000	350,000	182,000	52.00	
D -04-19-410-013	401	07/27/2020	5367 962	WD	DEFTT BROWN JENNIFER L Warranty Deed	BURCHROP DANIEL	03-ARM'S LENGTH	395,000	395,000	200,200	50.68	
D -04-20-200-040	401	04/29/2020	5355 046	WD	DEPAULI KIMBERLEE A WARRANTY DEED	SOKINSKI JASON M	03-ARM'S LENGTH	434,000	434,000	211,900	48.82	

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

Parcel Number	Class	Sale Date	Libor/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price	Assessment	Ratio	Null	
D-04-33-300-032	401	09/18/2020	5379 942	WD		JAMAN JEFFREY A WARRANTY DEED	OSIKA SHANNON	03-ARM'S LENGTH	84,000	84,000	48,600	57.86		
D-04-36-100-052	401	04/14/2020	5354 648	WD		DEEPTI SULLIVAN DION WARRANTY DEED	ARMES KERRY W	03-ARM'S LENGTH	338,000	338,000	160,600	47.51		
D-04-36-300-041	401	09/15/2020	5380 535	WD		AG 2 CONNOLLY IAN WARRANTY DEED	HEABER RYAN	03-ARM'S LENGTH	50,000	50,000	24,900	49.80		
D-04-36-385-022	401	07/10/2020	5365 252	WD		STROGEMAN LEAH L Warranty Deed	CERDULA MARY E	03-ARM'S LENGTH	460,000	460,000	198,900	43.24		
D-04-36-400-028	401	09/25/2020	5379 944	WD		DEEPTI FOX ALLISON KRAEGER WARRANTY DEED	ORLANDO NICHOLAS EDWARD	03-ARM'S LENGTH	425,000	425,000	174,600	41.09		
D-04-36-400-030	401	09/04/2020	5379 133	WD		PELICS WILLIAM ESTATE WARRANTY DEED	SHALHOUB JOHN M	03-ARM'S LENGTH	105,000	105,000	38,500	36.67		
D-04-36-400-040	401	08/31/2020	5376 379	WD		PELICS WILLIAM ESTATE WARRANTY DEED	BERTS LANCE	03-ARM'S LENGTH	210,000	210,000	125,600	59.81		
Totals 04/01/2020 - 09/30/2020										80	21,326,350	9,974,000	46.77	1.0000
D-04-01-107-026	408	02/19/2021	5410 355	WD		RUDNER STEPHEN MICHAEL Warranty Deed	FRAMER ROY A	03-ARM'S LENGTH	510,000	510,000	189,800	37.22		
D-04-01-108-037	401	03/01/2021	5408 701	WD		DEEPTI BARTON MAX EDWARD Warranty Deed	SEALE KATHRYN	03-ARM'S LENGTH	275,000	275,000	116,400	42.33		
D-04-01-108-045	401	01/05/2021	5398 557	WD		DEEPTI ROSE MARILYN Warranty Deed	REYNOLDS RUTH ANN	03-ARM'S LENGTH	206,000	206,000	78,900	38.30		
D-04-01-181-004	408	03/10/2021	5415 854	WD		DEEPTI AITKEN SUSAN Warranty Deed	FISCHER WILLIAM	03-ARM'S LENGTH	445,000	445,000	180,700	40.61		
D-04-01-405-002	401	02/19/2021	5409 275	WD		DEEPTI CASH DONNA K Warranty Deed	BERKET DANIEL	03-ARM'S LENGTH	240,000	240,000	74,800	31.17		
D-04-01-480-002 + Pcls C 0206300006	402	12/10/2020	5399 992	WD		DEEPTI BROWN RICHARD TRUST FORWARDED SLIPS PRICES	HASSEN ERIC JOHN	03-ARM'S LENGTH	560,000	560,000	12,900	48.30		
D-04-01-480-015	408	11/10/2020	5396 391	WD		DEEPTI MURPHY CYNTHIA L Warranty Deed	GOBLE STEPHEN DEAN	03-ARM'S LENGTH	418,000	418,000	151,700	36.29		
D-04-01-481-012 + Pcls D 0401482010	408	03/18/2021	5416 162	WD		DEEPTI HARDESTY CHARNEIL JAMES E Allocate Sale Price	THOMPSON IORI	03-ARM'S LENGTH	410,000	358,379	156,900	43.79		
D-04-01-482-010 + Pcls D 0401481012	402	03/18/2021	5416 162	WD		DEEPTI HARDESTY CHARNEIL JAMES E Allocate Sale Price	THOMPSON IORI	03-ARM'S LENGTH	410,000	51,621	22,600	43.78		
D-04-02-153-006 + Pcls D 0402175017	401	10/08/2020	5382 809	WD		DEEPTI HARTEP JEFFREY WARRANTY DEED	CLOUTIER RHONDA LORE	03-ARM'S LENGTH	449,000	67,416	30,600	45.39		

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

Parcel Number	Class	Sale Date	Libber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	sale Price Assessment	Ratio	Mult
D-04-19-110-019	407	12/17/2020	5394 740	WD LACASSE RANDALL Warranty Deed	DEB VALIE JOHN	03-ARMY'S LENGTH	429,900	429,900	181,000	42.10
D-04-19-110-033	407	12/18/2020	5394 742	WD JONES ROBERT M Warranty Deed	NYE PAUL	03-ARMY'S LENGTH	487,450	487,450	243,800	50.02
D-04-19-110-035	407	11/10/2020	5397 673	WD BECKER MARK Warranty Deed	HERZOG MARK P	03-ARMY'S LENGTH	425,000	425,000	204,100	48.02
D-04-19-110-043	407	10/19/2020	5388 564	WD WALKER LARRY A WARRANTY DEED	HAMILTON UREAH	03-ARMY'S LENGTH	415,000	415,000	194,700	46.92
D-04-19-206-002	401	10/05/2020	5381 836	WD DEEPL BROCK CAROL MARIE TRUST WARRANTY DEED	VANORMAN KELLY JO	03-ARMY'S LENGTH	265,000	265,000	121,200	43.74
D-04-19-275-007	401	12/11/2020	5398 126	LC DEEPL VOGEL, JEFFERY LAND CONTRACT	SAYONAC, DENVER & JENNIFER	03-ARMY'S LENGTH	350,000	350,000	159,900	45.40
D-04-19-276-016	401	03/09/2021	5412 825	WD DEEPL WATTS HELGA M ESTATE Warranty Deed	BAKER MATTHEW R	03-ARMY'S LENGTH	316,000	316,000	119,700	37.88
D-04-21-300-022	401	03/23/2021	5421 659	WD TRITONE INVESTMENTS LC WARRANTY DEED	WILFRAKIS CHAD	03-ARMY'S LENGTH	76,000	76,000	35,000	46.05
D-04-24-200-027	401	03/15/2021	5419 312	WD DEEPL OTTO FAMILY TRUST WARRANTY DEED	OMER TREVOR M	03-ARMY'S LENGTH	225,000	225,000	103,900	46.18
D-04-25-277-004	401	12/15/2020	5398 328	WD 0001 BYRD CHARLES D Warranty Deed	BELL JAMES A	03-ARMY'S LENGTH	320,000	320,000	126,300	38.47
D-04-26-160-004	401	10/23/2020	5388 746	WD DEEPL ARNELL KRISTEN J WARRANTY DEED	JOHNS GLEN NELSON SAINT	03-ARMY'S LENGTH	295,000	295,000	234,400	79.46
D-04-28-300-015	401	01/15/2021	5400 525	WD OTTEN GERRIT R Warranty Deed	KEISER NATHAN	03-ARMY'S LENGTH	170,000	170,000	79,700	46.88
D-04-30-200-012	401	11/19/2020	5393 984	WD DEEPL BOYCE ELLIS C TRUST Warranty Deed	PENIX BARRY A	03-ARMY'S LENGTH	220,000	220,000	100,000	45.45
D-04-31-200-024	401	10/25/2020	5387 662	WD BLANKER LEONARD M TRUST WARRANTY DEED	POPPENGER TAMAR M	03-ARMY'S LENGTH	239,000	239,000	116,100	48.58
D-04-31-300-007	401	11/18/2020	5397 922	WD DEEPL HERMOSILLO MANUEL D VEI EXHIBIT AFTER SALE	MCGINNIS WAYNE B	03-ARMY'S LENGTH	405,000	405,000	175,200	43.26
D-04-32-100-001	401	03/23/2021	5416 675	WD DEEPL PALMER KAREN L Warranty Deed	DIXON RICHARD W	03-ARMY'S LENGTH	223,500	223,500	102,500	45.86
D-04-32-400-025	401	10/30/2020	5386 750	WD DEEPL YOUNG AMY TRUST WARRANTY DEED	ROOF JEFFREY A	03-ARMY'S LENGTH	249,500	249,500	121,800	48.82
D-04-33-400-028	401	11/20/2020	5400 668	WD GREEN COMMUNITIERS LLC Warranty Deed	ANDERSON KELLY MARIE	03-ARMY'S LENGTH	58,000	58,000	23,600	40.69

06/29/2022
10:47 AM

I-4015

Page: 9
DB: 2022 Washtenaw County For

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

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
---------------	-------	-----------	------------	----------------------	---------	---------------	-----------------	-----------------------	-------	------

Price Related Differential (PRD): 1.00935 PRD > 1 regressive, < 1 progressive.

County: 81- WASHTENAW
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-04-16-300-006	401	07/12/2021	5437 566	WD RES BRUSHBER ELIZABETH ANN T HOWARD ADAM A WARRANTY DEED		03-ARMY'S LENGTH	625,000	625,000	209,600	33.38
D-04-16-300-038	401	06/04/2021	5428 666	WD 17AG MUEZ DAVID L WARRANTY DEED	SMITH STEVE	03-ARMY'S LENGTH	870,000	870,000	436,800	50.21
D-04-17-200-007	401	04/29/2021	5427 167	WD DEBIT DANIEL CHRISTOPHER C WARRANTY DEED	KUZON WILLIAM M JR	03-ARMY'S LENGTH	850,000	850,000	425,000	50.00
D-04-17-400-014	402	08/30/2021	5451 400	WD D2340 USHY DEXTER LLC WARRANTY DEED	DOBRONSKI MARK W	03-ARMY'S LENGTH	420,000	420,000	112,500	26.79
D-04-18-380-014	401	09/01/2021	5446 567	WD DEBIT BROWN RICHARD KENT WARRANTY DEED	JOFFE MATTHEW	03-ARMY'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 DEBIT WELAND GEORGE C AND CARO ASCHENBACH WARREN SCOTT PROBATED SALES PRICE	WARREN SCOTT	03-ARMY'S LENGTH	680,000	606,304	208,400	34.34
D-04-18-433-006 + Pcls D 041840004	401	05/25/2021	5430 455	WD DEBIT WELAND GEORGE C AND CARO ASCHENBACH WARREN SCOTT PROBATED SALES PRICE	WARREN SCOTT	03-ARMY'S LENGTH	680,000	72,096	25,100	34.34
D-04-18-466-011	401	09/14/2021	5431 438	WD DEBIT KOPPERT JOHANNA WARRANTY DEED	BORDEN EDWARD J	03-ARMY'S LENGTH	275,000	275,000	135,100	49.13
D-04-18-470-023	401	06/01/2021	5431 207	WD NOLD MICHAEL F WARRANTY DEED	SHARER JUSTIN	03-ARMY'S LENGTH	459,000	459,000	245,400	53.46
D-04-18-470-034	401	04/22/2021	5421 010	WD GLADITZ JOCHEN AND HEIDI MILLER ASHLEY C Warranty Deed	SMITH JERRY WARREN AND DE	03-ARMY'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-ARMY'S LENGTH	549,900	549,900	248,400	45.17
D-04-19-110-022	407	09/02/2021	5446 350	WD LAVORTE VIVIAN I TRUST WARRANTY DEED	SEIWEAK ARIANA NICOLE	03-ARMY'S LENGTH	425,000	425,000	202,200	47.58
D-04-19-110-040	407	07/09/2021	5435 222	WD GORENFELC JOHN B WARRANTY DEED	MONOZ ARMANDO	03-ARMY'S LENGTH	461,000	461,000	200,000	43.38
D-04-19-200-005	401	08/10/2021	5440 758	WD DEBIT BROWN CORE S WARRANTY DEED	DAMES EMILY NOEL	03-ARMY'S LENGTH	310,000	310,000	138,400	44.65
D-04-19-275-004	401	04/26/2021	5421 718	WD DEBIT IYLES STEVEN B WARRANTY DEED	POTTER MICHAEL	03-ARMY'S LENGTH	387,000	387,000	169,700	43.85
D-04-19-310-001	401	09/14/2021	5449 243	WD DEBIT MCCOBE MATTHEW M WARRANTY DEED	CHRISTEN WILLIAM J V	03-ARMY'S LENGTH	405,000	405,000	191,200	47.21
D-04-20-200-028	401	06/04/2021	5428 888	WD DEBIT BARKER JEREMY WARRANTY DEED	COOLEY DAKOTA	03-ARMY'S LENGTH	380,000	380,000	158,000	41.58
D-04-21-300-012	401	09/21/2021	5448 355	WD FOZLER KAY YOUNG TRUST WARRANTY DEED	SCHWITT LORENZ	03-ARMY'S LENGTH	150,000	150,000	58,000	36.67

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

Parcel Number	Class	Sale Date	Ylber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price	Assessment	Ratio	Mult
D -04-33-300-036 + Pcls D 0433300035	401	05/24/2021	5427 990	WD PROPOSED SALES PRICE	STRONG OLIVER MONROE	03-ARM'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 DEFIN REDICK MARTIN DAVIS PROPOSED SALES PRICE	COLE BRIAN E	03-ARM'S LENGTH	350,000	267,046	154,200	57.74	
D -04-33-400-022 + Pcls D 0433400011	401	04/16/2021	5421 753	WD CONL REDICK MARTIN DAVIS PROPOSED SALES PRICE	COLE BRIAN E	03-ARM'S LENGTH	350,000	82,954	47,900	57.74	
D -04-33-400-024	401	08/18/2021	5443 308	WD DEFIN SHONF RICHARD K JR WARRANTY DEED	SCHUSTER CURTIS A	03-ARM'S LENGTH	351,000	351,000	130,200	38.37	
D -04-35-400-050	401	06/25/2021	5441 473	WD DEFIN 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 DEFIN FOUNTAIN SEAN Warranty Deed	ZACHARSKI EDWIN	03-ARM'S LENGTH	430,000	430,000	180,600	42.00	
D -04-36-105-010	401	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 955	WD DEFIN MOSLEY CYNTHIA A WARRANTY DEED	WALLS GARY	03-ARM'S LENGTH	615,000	615,000	238,200	38.73	
D -04-36-200-023	401	07/01/2021	5436 275	WD LANOE PAUL ASSESSED VALUE RELECTED WHT SO	KUSTALZ CHESTER A II	03-ARM'S LENGTH	661,100	661,100	292,800	44.29	
D -04-36-200-024	401	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	401	04/08/2021	5422 989	WD BARVAN JOHN TRUST WARRANTY DEED	HINTON 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	KOZINSINSR JEREMY	03-ARM'S LENGTH	475,000	475,000	236,100	49.71	
D -04-36-300-040	401	04/28/2021	5428 321	WD AG 2 CONNOLLY IAN WARRANTY DEED	BARBER 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	SUYDAN 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 DEFIN MITZEL DANIEL J WARRANTY DEED	KELLY SPAN	03-ARM'S LENGTH	460,000	460,000	170,000	36.96	
Totals 04/01/2021 - 09/30/2021 Conventional							69	25,602,105	11,050,400	43.16	1.0000
D -04-01-101-001	408	03/30/2022	5477 404	WD DEFIN SMITH JAY A ODD DOLLAR/VERIFIED BY ASSESSOR	SELLER DOUGLAS I 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 DEFIN SKINNER ROBERT WARRANTY DEED	DANWELL RYAN	03-ARM'S LENGTH	83,000	83,000	32,400	39.04	

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

Parcel Number	Class	Sale Date	Liber/Page	Inst. Weigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
D -04-22-205-025	407	03/26/2022	5478 254	WD ZORER JOHATHAN Warranty Deed	BROWN JORDAN MICHAEL	03-ARMY'S LENGTH	731,000	731,000	275,800	37.73	
D -04-22-205-070	401	11/12/2021	5457 663	WD MARTIN STEPHEN I WARRANTY DEED	WIGGINS CHRISTOPHER	03-ARMY'S LENGTH	610,000	610,000	260,300	42.67	
D -04-22-400-009	401	10/14/2021	5451 885	WD DELT PITZGERELD WILLIAM AND MI CLARK GORDON L WARRANTY DEED	SHADDICH ELAINE	03-ARMY'S LENGTH	350,000	350,000	182,500	52.14	
D -04-22-401-010	401	01/11/2022	5464 976	WD KOLMBACH ERIC Warranty Deed	SHADDICH ELAINE	03-ARMY'S LENGTH	526,000	526,000	227,600	42.27	
D -04-23-400-032	401	11/18/2021	5460 471	WD DELT WALMORTH TIMOTHY DEAN WARRANTY DEED	HOLDMAN TIMOTHY J	03-ARMY'S LENGTH	655,000	655,000	302,200	45.44	
D -04-25-200-009	401	11/04/2021	5455 395	WD DELT BRENNAN GERALDYNE H WARRANTY DEED	BERNARD DAVID R	03-ARMY'S LENGTH	430,000	430,000	182,100	38.37	
D -04-25-331-004	401	10/20/2021	5452 758	WD DELT CORWIN JUDITH WARRANTY DEED	OWENS JOHATHAN 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 DELT BINGHAM C RAYMOND WARRANTY DEED	PABO BRIAN	03-ARMY'S LENGTH	305,000	305,000	102,200	33.51	
D -04-26-131-008	401	02/25/2022	5475 588	WD DELT ANDREOLI JAMES Warranty Deed	BURDZINSKI CHARLE 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 DELT NEWELL, KEVIN WD	MOTT JENNA & ARNON	03-ARMY'S LENGTH	350,000	350,000	141,500	40.43	
D -04-28-300-016	402	02/01/2022	5468 765	WD GURKA ANDREW Warranty Deed	SPENSK TYLER	03-ARMY'S LENGTH	140,000	140,000	45,300	32.36	
D -04-28-300-017	401	11/15/2021	5456 224	WD HELMER JERRY L WARRANTY DEED	SCALAY DANIEL	03-ARMY'S LENGTH	93,000	93,000	46,200	48.68	
D -04-28-400-021	401	10/14/2021	5450 935	WD KORTE 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 830	WD DELT FOND 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 255	WD DELT MANTSEL CORNELIUS D WARRANTY DEED	FRGAN KYLE	03-ARMY'S LENGTH	390,000	390,000	169,300	43.41	
D -04-29-232-051	401	03/25/2022	5476 716	WD DELT MITCHELL KORTIS A Warranty Deed	SNAZ 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 DELT MOORE, GARY WD	LESSEER, CHRISTOPHER & PAU	03-ARMY'S LENGTH	450,000	450,000	180,400	40.09	
D -04-32-200-011	401	12/29/2021	5464 652	WD DELT CHANG SUKIE Warranty Deed	FIELDS WILLIAM M	03-ARMY'S LENGTH	380,000	380,000	161,300	42.45	

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

Parcel Number	Class	Sale Date	iber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj	Sale Price Assessment	Ratio	Mult		
D-04-01-406-010	408	04/20/2022	5480 630	WD DEFT LOCKE CLORUS GILBERT Warranty Deed	MICHS DESERRIOS	03-ARM'S LENGTH	365,000	365,000	141,300	39.71		
D-04-03-100-011	402	04/07/2022	5479 301	WD DEFT FRENDES BOBBY Warranty Deed	HEUNA GWEN F	03-ARM'S LENGTH	110,000	110,000	45,000	40.91		
D-04-15-300-006	401	04/12/2022	5479 212	WD DEFT MERZ JOHN L Warranty Deed	SALAH CUIJEN M	03-ARM'S LENGTH	530,000	530,000	171,200	32.30		
D-04-18-463-023	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	28.95		
D-04-18-463-010	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-04-20-200-041	401	04/22/2022	5490 334	WD NESTALE GERRALD J Warranty Deed	KARAVITE DENN	03-ARM'S LENGTH	520,000	520,000	201,500	38.75		
D-04-22-205-041	407	04/05/2022	5477 614	WD GARNER CHERYL Warranty Deed	HARRIS MYLES QUINTON	03-ARM'S LENGTH	499,900	499,900	231,100	46.23		
Totals 04/01/2022 - 09/30/2022							Conventional	7	2,524,900	948,800	37.58	1.0000
Totals 10/01/2021 - 09/30/2022							Conventional	52	18,881,510	7,790,608	41.26	1.0000

*** Statistics for this group (52 in sample) ***

Statistical Mean= 41.902 Median= 41.594 Maximum= 68.857 Minimum= 27.389

*** Statistics about Mean ***

Normalized Average Deviation = 0.12438 (Coefficient of Dispersion)

Average Squared Deviation = 52.80743 (Variance)

Square Root of Squared Deviation = 7.26887 (Standard Deviation)

Normalized Standard Deviation = 0.17342 (Covariance)

2 Standard Deviation Range (Low) = 27.36841 (High) = 56.43580

*** Statistics about Median ***

Normalized Average Deviation = 0.12504 (Coefficient of Dispersion)

Average Squared Deviation = 52.90453 (Variance)

Square Root of Squared Deviation = 7.27355 (Standard Deviation)

Normalized Standard Deviation = 0.17487 (Covariance)

2 Standard Deviation Range (Low) = 27.04645 (High) = 56.14065

Price Related Differential (PRD): 1.01555 PRD > 1 regressive, < 1 progressive.

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

Parcel Number Class Sale Date Liber/Page Instr. Neigh. Grantor Grantee Terms-of-sale Sale Price Adj. Sale Price Assessment Ratio Mult

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	257	36,580,800	82,989,821	44.08	(Before discounting, sales were = 0)
Creative	0	0	0	50.00	
Totals:	257	36,580,800	82,989,821	44.08	(Weighted)

*** Statistics for this group (257 in sample) ***

Statistical Mean= 44.760 Median= 44.118 Maximum= 83.333 Minimum= 18.454

*** Statistics about Mean ***

Normalized Average Deviation = 0.15355 (Coefficient of Dispersion)

Average Squared Deviation = 92.60319 (Variance)

Square Root of Squared Deviation = 9.62316 (Standard Deviation)

Normalized Standard Deviation = 0.21496 (Covariance)

2 Standard Deviation Range (Low) = 25.52190 (High) = 64.01454

*** Statistics about Median ***

Normalized Average Deviation = 0.15942 (Coefficient of Dispersion)

Average Squared Deviation = 93.03009 (Variance)

Square Root of Squared Deviation = 9.64521 (Standard Deviation)

Normalized Standard Deviation = 0.21862 (Covariance)

2 Standard Deviation Range (Low) = 24.82722 (High) = 63.40807