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Analysis for Equalized Valuations - Real Property

County: Washenaw County		City or Township: Dexter Township				Year: 2025 / 2026	
Classification of Real Property	Assessed Value	No. of Parcels	Sample			Projected True Cash Value	Study Type
			Assessed Value	Appraised Value	Study Ratio		
Agricultural	19,123,000	12	1,950,600	4,026,092	48.45%	39,469,556	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Commercial	7,747,300	8	848,200	1,774,926	47.79%	16,211,132	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Industrial	1,192,400	6	268,400	577,445	46.48%	2,565,404	AS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Residential	693,144,200	172	0	0	48.08%	1,441,647,671	SS
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Timber-Cutover	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
Developmental	0	0	0	0	0.00%	0	NC
Stratified	0	0	0	0		0	
Total	0	0	0	0	0.00%	0	
TOTAL - REAL	721,206,900	198				1,499,893,763	

Study Types: AS - Appraisal Study SS - Sales Study ST - Stratified (explanation required) NC - None Classified ES - Estimated (explanation required)

Explanation:

Analysis for Equalized Valuations - Personal Property

County: Washenaw County		City or Township: Dexter Township				Year: 2025 / 2026		
Assessment of	Assessed Value	No. of	Assessed Value	Sample	True Cash Value	Study	Projected True Cash Value	Study Type
Agricultural	0	0	0			0.00%	0	NC
Commercial	709,420	0	0			50.00%	1,418,840	RV
Industrial	0	0	0			0.00%	0	NC
Residential	0	0	0			0.00%	0	NC
Utility	47,630,862	0	0			50.00%	95,261,724	RV
TOTAL - PERSONAL	48,340,282	0					96,680,564	

Study Types: AU - Audit RV - Record Verification NC - None Classified NS - None Studied (explanation required) ES - Estimated (explanation required)

Explanation:

*** ** Statistics for this group (12 in sample) *** **

Statistical Mean= 51.209 Median= 47.563 Maximum= 63.230 Minimum= 42.263

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

Normalized Average Deviation	=	0.12440	(Coefficient of Dispersion)
Average Squared Deviation	=	50.17576	(Variance)
Square Root of Squared Deviation	=	7.08349	(Standard Deviation)
Normalized Standard Deviation	=	0.13833	(Covariance)
2 Standard Deviation Range (Low)	=	37.04189	(High) = 65.37583

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

Normalized Average Deviation	=	0.12235	(Coefficient of Dispersion)
Average Squared Deviation	=	64.67770	(Variance)
Square Root of Squared Deviation	=	8.04224	(Standard Deviation)
Normalized Standard Deviation	=	0.16909	(Covariance)
2 Standard Deviation Range (Low)	=	31.47835	(High) = 63.64733

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

*** Statistics for this group (8 in sample) ***

Statistical Mean= 46.329 Median= 46.973 Maximum= 52.212 Minimum= 38.643

*** Statistics about Mean ***

Normalized Average Deviation = 0.06990 (Coefficient of Dispersion)
Average Squared Deviation = 19.44028 (Variance)
Square Root of Squared Deviation = 4.40911 (Standard Deviation)
Normalized Standard Deviation = 0.09517 (Covariance)
2 Standard Deviation Range (Low) = 37.51043 (High) = 55.14688

*** Statistics about Median ***

Normalized Average Deviation = 0.06894 (Coefficient of Dispersion)
Average Squared Deviation = 19.91484 (Variance)
Square Root of Squared Deviation = 4.46260 (Standard Deviation)
Normalized Standard Deviation = 0.09500 (Covariance)
2 Standard Deviation Range (Low) = 38.04785 (High) = 55.89826

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

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

Statistical Mean= 46.988 Median= 47.048 Maximum= 55.535 Minimum= 36.829

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

Normalized Average Deviation	=	0.15072	(Coefficient of Dispersion)
Average Squared Deviation	=	64.26446	(Variance)
Square Root of Squared Deviation	=	8.01651	(Standard Deviation)
Normalized Standard Deviation	=	0.17061	(Covariance)
2 Standard Deviation Range (Low)	=	30.95503	(High) = 63.02108

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

Normalized Average Deviation	=	0.15053	(Coefficient of Dispersion)
Average Squared Deviation	=	64.26879	(Variance)
Square Root of Squared Deviation	=	8.01678	(Standard Deviation)
Normalized Standard Deviation	=	0.17040	(Covariance)
2 Standard Deviation Range (Low)	=	31.01454	(High) = 63.08166

Price Related Differential (PRD): 0.00000 PRD > 1 regressive, < 1 progressive.

2025 24 Month Sales Ratio Study for determining the 2026 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	

2023 to 2024 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2024 form L-4023 line 05.....	1. <u>636,907,100</u>
2. Enter the assessed valuation before adjustment from the 2024 form L-4023 line 03.....	2. <u>570,473,000</u>
3. 2023 to 2024 Adjustment Modifier. Divide line 1 by line 2.....	3. <u>1.1165</u>

2024 to 2025 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2025 form L-4023 line 05.....	4. <u>688,854,900</u>
5. Enter the assessed valuation before adjustment from the 2025 form L-4023 line 03.....	5. <u>643,991,500</u>
6. 2024 to 2025 Adjustment Modifier. Divide line 4 by line 5.....	6. <u>1.0697</u>

2023 to 2025 Adjustment Modifier

7. 2023 to 2025 Adjustment Modifier. Multiply line 3 by line 6.....	7. <u>1.1943</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)
2023	4/23 - 9/23	58	10,647,900	1.1943	12,716,787	25,724,200	49.44%
2023	10/23 - 3/24	27	4,080,300	1.1943	4,873,102	9,785,100	49.80%
12 Month Total Sales		85	12 Month Total Sales		17,589,889	35,509,300	49.54%
2024	4/24 - 9/24	56	10,171,100	1.0697	10,880,026	22,560,299	48.23%
2024	10/24 - 3/25	31	5,166,800	1.0697	5,526,926	12,639,100	43.73%
12 Month Total Sales		87	12 Month Total Sales		16,406,952	35,199,399	46.61%
24 Month Total Sales		172	24 Month Total Sales		33,996,841	70,708,699	48.08%
*24 Month Mean Adjusted Ratio							48.08%

IMPORTANT: For Sales from April 2023 through March 2024, 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 2024 through March 2025. 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)
2024	10/24 - 3/25	31	5,166,800	1.0697	5,526,926	12,639,100	43.73%
2025	4/25 - 9/25	35	8,808,900	1.0000	8,808,900	21,094,300	41.76%
12 Month Total Sales		66	12 Month Total Sales		14,335,826	33,733,400	
**12 Month Aggregate Adjusted Ratio							42.50%

IMPORTANT: For Sales from Oct. 2024 through Sept. 2025, 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).

2023 March Board of Review valuations are compared with sales transacted during the last three months of 2023 and those transacted in the first three months of 2024.

2024 March Board of Review valuations are compared with sales transacted during the last nine months of 2024 and those transacted in the first three months of 2025.

2025 March Board of Review valuations are compared with sales transacted during April through September of 2025.

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

Parcel Number	Class	Sale Date	Label/Page	Inst.	Neigh.	Grantor	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	M
D -04-01-300-014	401	08/15/2023	5533 111	WD	DEFLT BRAUDCIN PATRICIA TRUST WARRANTY DEED	GSHLING DANIEL	03-ARM'S LENGTH	389,000	389,000	201,200	51.72	
D -04-01-300-023	401	06/30/2023	5525 739	WD	DEFLT SMITH WILLIAM F WARRANTY DEED	KONBERG JONATHAN	03-ARM'S LENGTH	489,000	489,000	231,000	47.24	
D -04-01-406-012	401	04/28/2023	5519 462	WD	DEFLT MONGENTHAUER GAYE ELIZABE Warranty Deed	WOOLFENDEN BRIAN R	03-ARM'S LENGTH	400,000	400,000	162,800	40.70	
D -04-02-173-006	401	08/11/2023	5529 714	WD	DEFLT MCCORMICK JANE GRIFFEL TR WARRANTY DEED	LOTZ JEFFREY	03-ARM'S LENGTH	775,000	775,000	352,400	45.47	
D -04-02-401-019 + Pcls D 0402403002	402	05/19/2023	5521 386	WD	DEFLT BIESKE DONALD allocate sp	HORNING ANDREW G JR	03-ARM'S LENGTH	350,000	199,316	77,400	39.03	
D -04-02-402-024	401	05/12/2023	5520 908	WD	BOOKER ERIC V Warranty Deed	TYLER MATTHEW THOMAS	03-ARM'S LENGTH	280,000	280,000	202,200	72.21	
D -04-02-403-002 + Pcls D 0402401019	401	05/19/2023	5521 386	ND	DEFLT BIESKE DONALD allocate sp	HORNING ANDREW G JR	03-ARM'S LENGTH	350,000	151,684	59,200	39.03	
D -04-03-206-013	402	07/20/2023	5527 444	WD	DEFLT WINTER DIANE M WARRANTY DEED	WONDOLKOWSKI ZACHARY	03-ARM'S LENGTH	63,050	63,050	25,800	40.92	
D -04-03-206-018 + Pcls D 0403206019	402	07/31/2023	5528 784	WD	DEFLT OFFENBACHER GARY PRORATED SALES PRICE	MUIR JASON J	03-ARM'S LENGTH	215,000	28,903	11,400	39.44	
D -04-03-206-019 + Pcls D 0403101018	401	07/31/2023	5528 784	WD	DEFLT OFFENBACHER GARY PRORATED SALES PRICE	MUIR JASON J	03-ARM'S LENGTH	215,000	186,097	73,400	39.44	
D -04-03-206-025 + Pcls D 0403207007	401	07/14/2023	5531 537	IC	FURRY DAVID PRORATED SALES PRICE	BROCKMAN KYLE ALAN	03-ARM'S LENGTH	520,000	71,353	21,280	29.71	
D -04-03-207-007 + Pcls D 0403206025	401	07/14/2023	5531 537	IC	DEFLT FURRY DAVID PRORATED SALES PRICE	BROCKMAN KYLE ALAN	03-ARM'S LENGTH	520,000	448,647	133,300	29.71	
D -04-06-205-006	401	06/22/2023	5524 966	WD	DEFLT KRUZEWSKI DONALD FRANCIS WARRANTY DEED	FRANTZ JANINSON	03-ARM'S LENGTH	426,500	426,500	172,500	40.45	
D -04-06-335-004	401	08/30/2023	5531 260	WD	DEFLT WEST JACK D JR WARRANTY DEED	MELLIAN MARK ROBERT TRUST	03-ARM'S LENGTH	405,000	405,000	186,400	46.02	

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	M
D-04-06-362-006	401	05/19/2023	5521 705	WD	DEFLT GOSS ANN M FAMILY TRUST Warranty Deed	LANE HARRISON	03-ARM'S LENGTH	260,000	260,000	110,700	42.58
D-04-06-461-011	401	04/05/2023	5517 217	WD	DEFLT GANTLEY DOUGLAS W Warranty Deed	PELIZ DENISE C	03-ARM'S LENGTH	302,000	302,000	131,200	43.44
D-04-08-230-001	401	07/18/2023	5527 545	WD	DEFLT OUSTO STEPHEN WARRANTY DEED	BETZ RANDA	03-ARM'S LENGTH	290,000	290,000	110,600	38.14
D-04-12-101-005	407	04/13/2023	5517 909	WD	WATSON KEVIN D Warranty Deed	BOONE KENNETH	03-ARM'S LENGTH	935,000	935,000	403,000	43.10
D-04-14-400-040	401	09/22/2023	5534 747	WD	NORTLEY THOMAS GREGORY Warranty Deed	JOYNER SEAN J	03-ARM'S LENGTH	390,000	390,000	158,900	40.74
D-04-15-100-031	401	09/12/2023	5532 977	WD	0601 EITZ JOHN WARRANTY DEED	BURKE LYSSA M	03-ARM'S LENGTH	491,500	491,500	184,100	37.46
D-04-15-205-007	401	05/31/2023	5522 486	WD	FARRAT AHMAD WARRANTY DEED	WHITE RACHEL	03-ARM'S LENGTH	675,000	675,000	328,300	48.64
D-04-16-300-011	401	06/15/2023	5524 267	WD	DEFLT BERGLUND PATRICIA TRUST WARRANTY DEED	ERNST BENJAMIN	03-ARM'S LENGTH	455,000	455,000	181,100	39.80
D-04-16-401-049	407	08/28/2023	5531 215	WD	DOLBIZKY EARL F AND JUNE WARRANTY DEED	CHALLENGER PATRICK	03-ARM'S LENGTH	300,000	300,000	109,000	36.33
D-04-17-200-003	401	07/21/2023	5529 018	WD	DEFLT JACKSON MARK AND CHANTEL WARRANTY DEED	HALL ALEXANDER JOSEPH	03-ARM'S LENGTH	897,000	897,000	274,700	30.62
D-04-18-210-004	401	07/12/2023	5527 211	WD	DEFLT SCHLOSSER STEVEN G WARRANTY DEED	PITTSLEY KATHERINE	03-ARM'S LENGTH	606,100	606,100	226,400	37.35
D-04-18-437-017	402	07/07/2023	5526 321	WD	DEFLT HOWE MONICA G TRUST WARRANTY DEED	ATWOOD TANNY	03-ARM'S LENGTH	30,000	30,000	16,100	53.67
D-04-18-463-030	401	06/15/2023	5524 597	WD	0001 WIESENBERG SARAH WARRANTY DEED	CLARK ASHLEY J	03-ARM'S LENGTH	159,000	159,000	50,400	31.70
D-04-18-467-006	401	09/09/2023	5532 975	WD	DEFLT MORG JENNIFER MARIE WARRANTY DEED	GALLAGHER MICHAEL P	03-ARM'S LENGTH	355,000	355,000	121,300	34.17

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	%
D-04-18-470-018	401	07/14/2023	5527 162	WD	PARA THOMAS WARRANTY DEED	HUBBARD GRENOLYN	03-ARM'S LENGTH	515,000	515,000	223,000	43.30	
D-04-18-470-027	401	06/02/2023	5522 834	WD	CHOI DONALD T WARRANTY DEED	CROSS KEVIN EDMUND	03-ARM'S LENGTH	525,000	525,000	240,500	45.81	
D-04-19-100-007	401	07/10/2023	5527 114	WD	DEFLT KILUJ STEPHEN F WARRANTY DEED	SAVER JAROD	03-ARM'S LENGTH	370,000	370,000	130,600	35.30	
D-04-19-131-005	401	07/07/2023	5527 354	WD	DEFLT SWITH GERTRUDE E TRUST WARRANTY DEED	GOODHALL SHANE	03-ARM'S LENGTH	390,000	390,000	209,300	53.67	
D-04-19-132-011	401	06/05/2023	5522 900	WD	DEFLT WRIGHT JEFFREY L WARRANTY DEED	MILLER MICHELLE	03-ARM'S LENGTH	339,900	339,900	123,100	36.22	
D-04-19-205-085	401	06/29/2023	5525 600	WD	DEFLT MOJLER WILLIAM G JR TRUST WARRANTY DEED	HILL NICHOLAS H	03-ARM'S LENGTH	345,000	345,000	117,800	34.14	
D-04-19-275-011	401	09/29/2023	5534 50	WD	DEFLT GONNER MICHAEL D WARRANTY DEED	PATESKON ELIZABETH S	03-ARM'S LENGTH	440,000	440,000	175,700	39.93	
D-04-20-100-019	401	08/04/2023	5529 854	WD	17AG WALLING NERL R WARRANTY DEED	MARGOLIS JEREMY	03-ARM'S LENGTH	575,000	575,000	344,600	59.93	
D-04-22-100-011	401	08/31/2023	5531 892	WD	DEFLT WALTERS-SMITH WHITNEY TRU WARRANTY DEED	TRUDELL LEAH	03-ARM'S LENGTH	1,200,000	1,200,000	525,600	43.80	
D-04-22-205-005	407	08/29/2023	5531 547	WD	KIEHNEL JASON WARRANTY DEED	PETERS JUSTIN HARRY	03-ARM'S LENGTH	665,000	665,000	259,800	39.07	
D-04-22-205-027	407	07/19/2023	5527 299	WD	DEFORD LAWRENCE G AND CON WARRANTY DEED	TURNER JAMES	03-ARM'S LENGTH	575,000	575,000	244,700	42.56	
D-04-22-400-020	401	08/08/2023	5529 332	WD	DEFLT RUSHLOW ROBERT HENRY WARRANTY DEED	KOHLMAN ANDREW K	03-ARM'S LENGTH	485,000	485,000	184,400	38.02	
D-04-22-332-006	401	06/26/2023	5526 233	WD	DEFLT BYWA HENRY L WARRANTY DEED	EAGER BRIAN	03-ARM'S LENGTH	475,000	475,000	158,400	33.35	
D-04-26-490-006	401	04/18/2023	5518 671	WD	DEFLT CHASEMAN ROBERT E JR TRUST Warranty Deed	SCHONACHER MARTHA H	03-ARM'S LENGTH	515,000	515,000	207,800	40.35	

County: 81 - WASHINGTON
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	M
D-04-26-490-007	401	06/01/2023	5522 630	WD	DEFLT THOMAS RAYMOND E WARRANTY DEED	DOOZZ PETER	03-ARM'S LENGTH	573,750	573,750	263,000	45.84
D-04-27-100-022	401	06/07/2023	5523 114	WD	DEFLT TRUDY AND ANTHONY JOSEPH E SMITH COLIN WARRANTY DEED		03-ARM'S LENGTH	705,000	705,000	238,600	33.84
D-04-28-400-015	401	04/05/2023	5516 536	WD	HARBER THOMAS M Warranty Deed	HANNA ROBERT	03-ARM'S LENGTH	90,000	90,000	32,000	35.56
D-04-31-100-017	402	08/22/2023	5530 532	WD	HUNTER JUDITH ANN WARRANTY DEED	DEFEVER MATTHEW	03-ARM'S LENGTH	192,500	192,500	59,300	30.81
D-04-31-400-012	401	05/25/2023	5522 755	WD	LANTIS ERIC J WARRANTY DEED	BRYAN JORDAN	03-ARM'S LENGTH	700,000	700,000	341,300	48.76
D-04-31-400-016	401	04/17/2023	5519 331	WD	CORNER GREGORY STEPHEN Warranty Deed	DONALDSON BRENDA S TRUST	03-ARM'S LENGTH	569,900	569,900	237,800	41.73
D-04-35-300-013	402	07/18/2023	5528 108	WD	KM PROPERTIES II LLC WARRANTY DEED	BARNABO RICHARD TRUST	03-ARM'S LENGTH	150,000	150,000	47,300	31.53
D-04-35-400-039	401	07/31/2023	5528 488	WD	DEFLT WOOTON BRADLEY J WARRANTY DEED	SPRINGER NYLE	03-ARM'S LENGTH	315,000	315,000	116,900	37.11
D-04-35-400-069	401	04/07/2023	5517 326	WD	VEILLEUX GERALD R Warranty Deed	MCCLAREN SARAH M	03-ARM'S LENGTH	510,000	510,000	246,000	48.24
D-04-36-300-039	401	07/12/2023	5528 897	WD	AG 2 MCFISHER JEREMY WARRANTY DEED	MAY COREY ALLAN	03-ARM'S LENGTH	540,000	540,000	254,800	47.19
D-04-36-380-006	401	09/20/2023	5533 488	WD	DEFLT JANSSEN SARAH E WARRANTY DEED	LORETT JASON ROBERT	03-ARM'S LENGTH	685,000	685,000	224,400	32.76
D-04-36-385-005	407	04/11/2023	5517 935	WD	STOLYAROV MAXIM Warranty Deed	WOJAN MICHAEL	03-ARM'S LENGTH	560,000	560,000	267,700	47.80
D-04-36-385-012	407	05/19/2023	5521 395	WD	HODDER GREG ANTHONY Warranty Deed	ZHAO BEILIN	03-ARM'S LENGTH	580,000	580,000	270,400	46.62
D-04-36-400-028	401	08/31/2023	5531 440	WD	0001 ORLANDO NICHOLAS EDWARD WARRANTY DEED	ROVANS BRADLEY	03-ARM'S LENGTH	585,000	585,000	209,500	35.81

County: 81 - WASHINGTON
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	M
D-04-36-410-015	407	09/22/2023	5521 552	WD	DEFLT LAGRECA DANIEL Marriaty Deed	REYES JOSE ALEJANDRO LOPE	03-ARM'S LENGTH	540,000	540,000	179,100	33.17	
D-04-36-415-008	407	06/21/2023	5526 127	WD	MCCARTHY DENNIS B MARRIATY DEED	SZILAGYI JOHN M	03-ARM'S LENGTH	555,000	555,000	199,500	35.77	
Totals: 04/01/2023 - 09/30/2023 Conventional												
D-04-01-105-006	401	10/30/2023	5537 575	WD	DEFLT BELA DOUGLAS Warranty Deed	BURBOUGHS NICOLE R	03-ARM'S LENGTH	254,900	254,900	119,400	46.84	
D-04-01-106-021	401	10/20/2023	5536 744	WD	HUBBARD DAVID Marriaty Deed	MCGINTY SHERYL L	03-ARM'S LENGTH	399,900	399,900	162,100	40.54	
D-04-01-181-010	401	11/03/2023	5539 046	WD	DEFLT CHRIS RONALD S ESTATE Marriaty Deed	NELSON KIARA	03-ARM'S LENGTH	337,000	337,000	167,800	49.79	
D-04-02-104-002 + Pcls D 0402104007	401	10/03/2023	5534 915	WD	DEFLT SMITH GARY L allocate SP	SCOTFIELD MASEN	03-ARM'S LENGTH	265,000	213,153	128,390	60.19	
D-04-02-104-007 + Pcls D 0402104002	402	10/03/2023	5534 915	WD	DEFLT SMITH GARY L allocate SP	SCOTFIELD MASEN	03-ARM'S LENGTH	265,000	51,837	31,200	60.19	
D-04-02-104-010	401	02/29/2024	5548 389	WD	LOGAR THOMAS L Warranty Deed	KNAPP TANNY	03-ARM'S LENGTH	355,000	355,000	180,900	50.96	
D-04-02-401-018 + Pcls D 0402402003	401	10/16/2023	5535 896	WD	DEFLT HORNING ANDREW G JR allocate SP	SCHUSTER TIMOTHY G AND KA	03-ARM'S LENGTH	790,000	567,841	187,100	32.95	
D-04-02-402-003 + Pcls D 0402401019	401	10/16/2023	5535 896	WD	DEFLT HORNING ANDREW G JR allocate SP	SCHUSTER TIMOTHY G AND KA	03-ARM'S LENGTH	790,000	222,159	73,200	32.95	
D-04-08-285-010	401	10/03/2023	5534 812	WD	DEFLT RITZ MARK S Warranty Deed	MOCHMORE MATTHEW	03-ARM'S LENGTH	325,000	325,000	109,500	33.38	
D-04-15-100-034	401	12/19/2023	5544 803	WD	SMITH DUDLEY Warranty Deed	YOUNG STEVEN D	03-ARM'S LENGTH	421,000	421,000	154,400	36.67	
D-04-15-310-018	401	02/19/2024	5543 075	WD	AMES MATTHEW H Warranty Deed	SLANSKI EVAN	03-ARM'S LENGTH	635,000	635,000	266,800	42.02	

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Parcel Number	Class	Sale Date	Label/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	M
D-04-19-310-021	401	10/30/2023	5538 360	WD		SRAM CHRISTOPHER AND TARA BOYD MICHAEL		03-ARM'S LENGTH	585,000	585,000	220,900	37.75	
D-04-17-300-017	401	11/08/2023	5540 420	WD	0001	COOKE JUDITH	OLIVER NICHOLAS S	03-ARM'S LENGTH	330,000	330,000	128,500	38.94	
D-04-19-110-015	407	01/22/2024	5544 289	WD		GALLAGHER DONALD F	BOJAND JUSTON CURTIS	03-ARM'S LENGTH	550,000	550,000	248,900	45.25	
D-04-19-110-055	407	12/05/2023	5539 899	WD		CIGAN CHRISTIAN G	ANKANOSTOU NICHOLAS J	03-ARM'S LENGTH	655,000	655,000	289,200	44.15	
D-04-19-110-072	407	11/03/2023	5537 440	WD		LEONE CARMEN J	FREMYTH AARON	03-ARM'S LENGTH	522,000	522,000	235,100	45.04	
D-04-19-280-023	401	12/15/2023	5541 076	WD	DEFLT	ROBERTS ELIZABETH MARILYN WINKLER MEGAN N		03-ARM'S LENGTH	399,900	399,900	157,200	39.31	
D-04-21-300-021	401	11/17/2023	5539 196	WD		KORGE ALOYSIUS	GREEN BARON	03-ARM'S LENGTH	115,000	115,000	38,800	33.74	
D-04-23-105-032	402	02/15/2024	5545 240	WD		INVEST TECH LLC	RUSSELL GABRIEL PETER	03-ARM'S LENGTH	114,000	114,000	45,200	39.65	
D-04-23-105-033	402	02/15/2024	5545 241	WD		INVEST TECH LLC	KELLY PATRICK A	03-ARM'S LENGTH	266,000	266,000	93,400	35.11	
D-04-23-200-003	401	10/25/2023	5536 688	WD	0001	HUDSON PROPERTY MANAGEMENT NORRIS DAVID		03-ARM'S LENGTH	320,000	320,000	102,800	32.13	
D-04-28-400-017	401	02/08/2024	5544 653	WD		KRYWELL MATTHEW	LAKY SAMUEL	03-ARM'S LENGTH	540,000	540,000	196,200	36.33	
D-04-31-100-021	401	03/01/2024	5546 693	WD		KITCHERSON JON SAMUEL AND	COFFMAN HAYLEY	03-ARM'S LENGTH	178,000	178,000	59,300	33.31	
D-04-31-300-026	401	12/11/2023	5540 449	WD	DEFLT	BELL STEPHANIE A	ZEWPEL ERIN	03-ARM'S LENGTH	499,900	499,900	266,700	53.35	
D-04-32-400-034	401	10/06/2023	5534 924	WD	0001	GAINES PAUL	LITTON JULIE	03-ARM'S LENGTH	537,500	537,500	288,000	53.58	

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Parcel Number	Class	Sale Date	Libe/Prge	Inst. Natch. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	M.	
D-04-35-300-011	401	10/13/2023	5535 335	WD Warranty Deed	K&W PROPERTIES II LLC ROOP BRIAN	03-R&W'S LENGTH	145,000	145,000	45,300	31.93		
D-04-36-100-032	401	02/29/2024	5546 241	WD Warranty Deed	0001 GUNSS RANDY P AND PROGY M WHITEHEAD JASON NATHANIEL WARRANTY DEED	03-R&W'S LENGTH	245,000	245,000	84,100	34.33		
Totals 10/01/2023 - 03/31/2024							Conventional	27	9,785,100	4,080,300	41.70	1.
Totals 04/01/2023 - 03/31/2024							Conventional	85	35,509,300	14,728,200	41.48	1.

*** Statistics for this group (85 in sample) ***

Statistical Mean= 41.144 Median= 39.649 Maximum= 72.214 Minimum= 29.711

*** Statistics about Mean ***

Normalized Average Deviation = 0.14973 (Coefficient of Dispersion)

Average Squared Deviation = 63.46070 (Variance)

Square Root of Squared Deviation = 7.96622 (Standard Deviation)

Normalized Standard Deviation = 0.19362 (Covariance)

2 Standard Deviation Range (Low) = 25.21112 (High) = 57.07601

*** Statistics about Median ***

Normalized Average Deviation = 0.15153 (Coefficient of Dispersion)

Average Squared Deviation = 65.72064 (Variance)

Square Root of Squared Deviation = 8.10683 (Standard Deviation)

Normalized Standard Deviation = 0.20446 (Covariance)

2 Standard Deviation Range (Low) = 23.43547 (High) = 55.82778

Price Related Differential (PRD): 0.39196 PRD > 1 regressive, < 1 progressive.

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Parcel Number	Class	Sale Date	Libe/ Page	Inst.	Neigh. Grantor	Grantee	Term-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	M
D-04-01-182-009	401	04/30/2024	5553 630	WD	DEFLT HILL ALICE L Warranty Deed	WIDMANN DAVID	03-ARM'S LENGTH	512,500	512,500	280,300	54.69
D-04-01-300-022	401	09/27/2024	5567 096	WD	DEFLT REBEL NICKOLAUS TRUST Warranty Deed	CARON CHRISTOPHER MICHAEL	03-ARM'S LENGTH	425,000	425,000	177,400	41.74
D-04-01-300-041	401	06/19/2024	5560 475	WD	DEFLT SPANNDREA JEFFREY A Marrianty Deed	BENNETT AMY L	03-ARM'S LENGTH	379,000	379,000	159,900	40.61
D-04-01-300-048	401	07/19/2024	5560 135	WD	DEFLT QUAGLIANA DANIEL P Warranty Deed	AMINE MIKE	03-ARM'S LENGTH	250,000	250,000	90,800	36.32
D-04-01-406-007	401	09/20/2024	5566 757	WD	DEFLT DANRA KATIE Warranty Deed	APOLLIN RICHARD	03-ARM'S LENGTH	485,000	485,000	256,400	52.07
D-04-01-407-002	401	07/29/2024	5561 32	WD	DEFLT KANE JOYCE E TRUST Warranty Deed	MICHOS BROTHERS LLC	03-ARM'S LENGTH	936,000	936,000	435,600	46.54
D-04-02-103-010	401	07/31/2024	5561 343	WD	DEFLT BIGGS REID Warranty Deed	WILLIAMS CONNIE ANN	03-ARM'S LENGTH	451,000	451,000	242,100	53.68
D-04-05-400-002 + Pels D 0405400003	402	07/29/2024	5570 508	WD	DEFLT OTENBA TERRI Allocate sp	BRADBURY IAN	03-ARM'S LENGTH	1,175,000	266,271	131,300	49.31
D-04-05-400-003 + Pels D 0405400002	401	07/29/2024	5570 508	WD	DEFLT OTENBA TERRI Allocate sp	BRADBURY IAN	03-ARM'S LENGTH	1,175,000	908,729	448,100	49.31
D-04-06-355-025	402	09/10/2024	5564 942	WD	SHUGART SARAH E Warranty Deed	HIGGINS THOMAS JOHN	03-ARM'S LENGTH	265,000	265,000	106,300	40.11
D-04-07-102-009	401	04/10/2024	5550 448	WD	DEFLT GOLDER DANIEL Warranty Deed	SICKLESTEBEL TOBI	03-ARM'S LENGTH	657,400	657,400	279,200	42.47
D-04-07-102-016 + Pels D 0407103015	402	07/18/2024	5560 327	WD	DEFLT BLACKBURN ROBERTA allocate sp	JARVIS MARC A	03-ARM'S LENGTH	565,000	146,526	97,200	65.34
D-04-07-103-009	401	04/24/2024	5549 963	WD	DEFLT GOLDER DANIEL Warranty Deed	MORRISON MARY	03-ARM'S LENGTH	165,000	165,000	37,400	22.67
D-04-07-103-015 + Pels D 0407102016	401	07/19/2024	5560 327	WD	DEFLT BLACKBURN ROBERTA allocate sp	JARVIS MARC A	03-ARM'S LENGTH	565,000	418,474	277,600	66.34

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Parcel Number	Class	Sale Date	Label/Page	Inst.	Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	K
D -04-08-230-010	401	06/18/2024	5557 733	WD	DEFTL HARPER WILLIAM Warranty Deed	PANKS CHRISTOPHER	03-RBW'S LENGTH	470,000	470,000	172,000	36.60	
D -04-10-400-010 + Pcls D 0410400011, D 0410400012, D 0410400013, D 0410400014	402	09/26/2024	5567 499	WD	MJC RETAIL GROUP LLC Allocate sp	GEDDA MATTHEW	03-RBW'S LENGTH	310,000	74,204	59,100	79.65	
D -04-10-400-011 + Pcls D 0410400010, D 0410400012, D 0410400013, D 0410400014	402	09/26/2024	5567 499	WD	MJC RETAIL GROUP LLC Allocate sp	GEDDA MATTHEW	03-RBW'S LENGTH	310,000	76,087	60,600	79.65	
D -04-10-400-012 + Pcls D 0410400011, D 0410400010, D 0410400013, D 0410400014	402	09/26/2024	5567 499	WD	MJC RETAIL GROUP LLC Allocate sp	GEDDA MATTHEW	03-RBW'S LENGTH	310,000	47,084	37,500	79.64	
D -04-10-400-013 + Pcls D 0410400011, D 0410400012, D 0410400010, D 0410400014	402	09/26/2024	5567 499	WD	MJC RETAIL GROUP LLC Allocate sp	GEDDA MATTHEW	03-RBW'S LENGTH	310,000	58,635	46,700	79.65	
D -04-10-400-014 + Pcls D 0410400011, D 0410400012, D 0410400013, D 0410400010	402	09/26/2024	5567 499	WD	MJC RETAIL GROUP LLC Allocate sp	GEDDA MATTHEW	03-RBW'S LENGTH	310,000	53,989	43,000	79.65	
D -04-10-400-019	401	08/16/2024	5563 293	WD	1865 BERRIS PAUL AND SUSAN TR Warranty Deed	KINLEY WILLIAM D TRUST	03-RBW'S LENGTH	573,000	573,000	313,000	54.62	
D -04-10-400-023	402	04/17/2024	5553 191	WD	DEFTL CODY THERESA ANNE Warranty Deed	MCNEELIS MICHAEL P	03-RBW'S LENGTH	267,900	267,900	78,000	29.12	
D -04-10-400-013	401	05/29/2024	5555 601	WD	DEFTL GERSHINGER JACQUELINE K TR Warranty Deed	SZCZUKOWSKI ERIC BRIAN	03-RBW'S LENGTH	488,500	488,500	182,700	37.40	
D -04-10-400-028	401	09/24/2024	5566 333	WD	0001 WAGNER ADAM Warranty Deed	BROWN CHRISTOPHER	03-RBW'S LENGTH	347,500	347,500	157,900	45.44	
D -04-10-200-008	401	06/20/2024	5558 200	WD	SPOUSE JANET Warranty Deed	WITTO GREGORY P	03-RBW'S LENGTH	717,000	717,000	315,600	44.02	
D -04-10-300-014	402	09/11/2024	5565 378	WD	NDC OF DEXTER LTD Warranty Deed	REINOZA-PENA ALEJANDRO EN	03-RBW'S LENGTH	70,000	70,000	36,500	52.14	
D -04-10-400-016	401	09/13/2024	5565 618	WD	DEFTL TRASKOS RICHARD M Warranty Deed	MYDLOWSKI JEFFREY KENNETH	03-RBW'S LENGTH	675,000	675,000	309,100	45.79	
D -04-10-210-004	401	09/27/2024	5569 924	WD	DEFTL PALMER CHRISTOPHER B ESTR Warranty Deed	SOUDERS KEVIN	03-RBW'S LENGTH	329,200	329,200	183,400	55.71	

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D-04-18-132-018	401	09/16/2024	5565 400	WD	DEBIT COLFRE CRAIG G Warranty Deed	MICKEVICIUS CYNTHIA AND T	03-ARM'S LENGTH	375,000	375,000	125,100	33.36
D-04-18-470-009	401	06/28/2024	5559 178	WD	DEBIT VELTRI LINDA M Warranty Deed	JOHNSON DONALD	03-ARM'S LENGTH	487,200	487,200	228,900	46.98
D-04-19-100-021	401	07/19/2024	5560 240	WD	POLICHT ROGER D Warranty Deed	WORSHAM AARON	03-ARM'S LENGTH	60,000	60,000	33,200	55.33
D-04-19-110-002	407	08/28/2024	5565 076	WD	GAW RONALD M Warranty Deed	BELL DAVID	03-ARM'S LENGTH	532,500	532,500	244,400	45.90
D-04-19-110-012	407	04/15/2024	5550 853	WD	HILBERT H SEAN Warranty Deed	SAWYER JACOB	03-ARM'S LENGTH	565,000	565,000	266,100	47.10
D-04-19-132-012	401	04/30/2024	5552 822	WD	DEBIT SAYERCOOL DAVID M Warranty Deed	FORD MARK TRUST	03-ARM'S LENGTH	345,000	345,000	151,990	44.03
D-04-19-200-015	401	06/04/2024	5556 025	WD	DEBIT PARSONS ELLI NOBBERT S AND DEAN NOEL Warranty Deed		03-ARM'S LENGTH	698,000	698,000	316,900	45.40
D-04-19-281-030	401	07/11/2024	5559 527	WD	DEBIT PROVENZOLA CASSANDRA Warranty Deed	JARVIS CHRISTOPHER J	03-ARM'S LENGTH	550,000	550,000	219,600	39.93
D-04-19-400-007	402	09/17/2024	5565 706	WD	GRAVES GERALD TRUST Warranty Deed	SHAFER ROBERT W	03-ARM'S LENGTH	79,500	79,500	39,600	49.81
D-04-19-400-008	402	09/17/2024	5565 848	WD	GRAVES GERALD TRUST Warranty Deed	SHAFER ROBERT W	03-ARM'S LENGTH	122,000	122,000	59,390	48.61
D-04-19-410-015	401	05/02/2024	5553 891	WD	DEBIT BATTAGLIA ROBERT Warranty Deed	GILLESPEY TYLER CARL	03-ARM'S LENGTH	475,600	475,000	200,200	42.15
D-04-21-100-014 + Pct's D 0421100015	401	07/17/2024	5560 880	WD	HARRINGTON RICHARD H allocate sp	YASHIN EDWARD AVHANCAN	03-ARM'S LENGTH	555,000	355,576	143,300	42.70
D-04-21-100-015 + Pct's D 0421100014	401	07/17/2024	5560 880	WD	HARRINGTON RICHARD H allocate sp	YASHIN EDWARD AVHANCAN	03-ARM'S LENGTH	555,000	219,424	99,700	42.70
D-04-22-205-009	407	09/03/2024	5564 537	WD	KELLY JAMES Warranty Deed	DEKRAKER PAUL	03-ARM'S LENGTH	575,000	575,000	267,100	46.45

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Parcel Number	Class	Sale Date	Libert/Page	Instr.	Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	WA
D-04-22-205-053	407	04/19/2024	5553 782	WD	TREVINO CHRISTINE MARIE Warranty Deed	CLARK LINDSEY	03-ARM'S LENGTH	725,000	725,000	301,800	41.63	
D-04-22-205-060	407	08/20/2024	5565 483	WD	WALKER MICHAEL Warranty Deed	ATKINS BRENDA GRAYLE	03-ARM'S LENGTH	715,000	715,000	327,700	45.83	
D-04-22-400-011	401	08/20/2024	5563 845	WD	DEFLT SMITH MELISSA C Warranty Deed	BLOOMFIELD THOMAS P II	03-ARM'S LENGTH	380,000	380,000	202,800	53.37	
D-04-25-300-005	401	08/16/2024	5562 824	WD	DEFLT SWISHER JOHN E III TRUST Warranty Deed	VOZAR STEVEN	03-ARM'S LENGTH	770,000	770,000	296,900	38.56	
D-04-26-130-016	401	06/14/2024	5556 930	WD	DEFLT WILKINS MARY S Warranty Deed	VERELLEN NOAH	03-ARM'S LENGTH	378,000	378,000	199,100	52.67	
D-04-26-181-001	401	09/09/2024	5565 264	WD	DEFLT HILL BRIAN L AND BEVERLY Warranty Deed	SHINES DEIRDRE	03-ARM'S LENGTH	423,000	423,000	165,500	39.13	
D-04-28-400-032	401	05/01/2024	5553 043	WD	BALEJA WALTER R Warranty Deed	MENDONS THOMAS M	03-ARM'S LENGTH	625,000	625,000	216,400	34.62	
D-04-30-200-031	401	05/17/2024	5554 266	WD	DEFLT ENGAR DOUGLAS B Warranty Deed	CHODOROFF BRINAM	03-ARM'S LENGTH	451,200	451,200	199,900	42.97	
D-04-33-200-011	401	09/05/2024	5565 473	WD	HANNAN BRINAM Warranty Deed	PALKA DANIEL	03-ARM'S LENGTH	190,000	190,000	137,600	72.42	
D-04-33-300-009	402	04/12/2024	5550 865	WD	K&W PROPERTIES II LLC Warranty Deed	WEBER ANDREW PATRICK	03-ARM'S LENGTH	225,000	225,000	75,000	33.33	
D-04-33-300-010	402	04/26/2024	5552 591	WD	K&W PROPERTIES II LLC Warranty Deed	ATKINS BRENDA TRUST	03-ARM'S LENGTH	260,000	260,000	64,100	24.65	
D-04-33-400-057	401	08/23/2024	5563 609	WD	DEFLT HENDRICKS KYLE J Warranty Deed	SANBORN ALYXSON W	03-ARM'S LENGTH	500,000	500,000	166,100	33.22	
D-04-36-400-020	401	06/20/2024	5557 818	WD	0001 TRACY BLAKE Warranty Deed	KAY CHARLIE	03-ARM'S LENGTH	385,000	385,000	119,100	30.94	
D-04-36-410-022	407	06/17/2024	5558 175	WD	DEFLT BARABAIN OSCAR A TRUST Warranty Deed	FRICKE STEPHEN D	03-ARM'S LENGTH	599,900	599,900	307,100	51.19	

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Parcel Number	Class	Sale Date	Libert/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	%
Totals 04/01/2024 - 09/30/2024													
			Conventional						56	22,560,299	10,171,100	45.08	1.
D -04-01-108-045	401	11/12/2024	5711 926	WD		DEP'T REYNOLDS RUTH ANN TRUST N PAMFI L JOSEPH Marrianty Deed		03-ARM'S LENGTH	280,000	280,000	99,400	35.50	
D -04-01-407-012	401	10/02/2024	5711 868	WD		DEP'T DRKOZDOWSKI MICHAEL Marrianty Deed	LYNCH JULIE	03-ARM'S LENGTH	525,000	525,000	160,100	30.50	
D -04-02-400-003 + Pcls D 0402400004	401	02/07/2025	5719 884	WD		DEP'T WYMAN ROBERT E AND DELORE NORGREN JOHN PROMATED SALES PRICE		03-ARM'S LENGTH	335,000	72,082	29,500	40.93	
D -04-02-400-004 + Pcls D 0402400003	401	02/07/2025	5719 884	WD		DEP'T WYMAN ROBERT E AND DELORE NORGREN JOHN PROMATED SALES PRICE		03-ARM'S LENGTH	335,000	262,918	107,600	40.93	
D -04-03-209-013	401	02/18/2025	5580 228	WD		DEP'T HENZ JANET L MARRIANTY DEED	MAGNER LISA ANN	03-ARM'S LENGTH	480,000	480,000	167,500	34.90	
D -04-06-289-005 + Pcls D 0406289006	401	12/02/2024	5772 946	WD		DEP'T WILLIAMS BILLIE LOU Allocate sp	HARRIS KELLY	03-ARM'S LENGTH	775,000	571,290	240,900	42.17	
D -04-06-289-006 + Pcls D 0406289005, D 0406289010	401	12/02/2024	5772 946	WD		DEP'T WILLIAMS BILLIE LOU Allocate sp	HARRIS KELLY	03-ARM'S LENGTH	775,000	181,655	76,600	42.17	
D -04-06-289-010 + Pcls D 0406289005, D 0406289006	401	12/02/2024	5772 946	WD		DEP'T WILLIAMS BILLIE LOU Allocate sp	HARRIS KELLY	03-ARM'S LENGTH	775,000	22,055	9,300	42.17	
D -04-06-355-021	401	12/27/2024	5575 524	WD		DEP'T BRADBURY JAN Marrianty Deed	BRADLEY KAROLYN	03-ARM'S LENGTH	550,000	550,000	199,600	36.29	
D -04-06-441-010	401	12/20/2024	5575 257	WD		DEP'T WANSHELL SHERI Marrianty Deed	WESSEL TRUST	03-ARM'S LENGTH	334,300	334,300	129,800	38.83	
D -04-12-400-010	401	12/20/2024	5575 153	WD		AG 2 SHERRY WILLIAM Marrianty Deed	WILAND STEPHEN	03-ARM'S LENGTH	331,300	331,300	237,000	71.54	
D -04-12-400-011	401	12/12/2024	5574 549	WD		0001 WECK FREDERICK NORMAN Marrianty Deed	BETSINGER JAMES DEAN JR	03-ARM'S LENGTH	390,000	390,000	144,000	36.92	
D -04-12-400-037	402	11/08/2024	5571 019	WD		DEP'T SHANE JAMES Marrianty Deed	MALOTT SHANNON	03-ARM'S LENGTH	135,000	135,000	40,500	30.00	

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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	M
D -04-18-100-018 + Pcls D 0418100039	402	10/04/2024	5567 833	WD	IRIS GODFREY JASON Allocate sp	MARSHALL JOSHUA P	03-ARM'S LENGTH	375,000	132,072	49,800	37.71
D -04-18-100-039 + Pcls D 0418100018	401	10/04/2024	5567 833	WD	DEFLT GODFREY JASON Allocate sp	MARSHALL JOSHUA P	03-ARM'S LENGTH	375,000	242,928	91,600	37.71
D -04-18-398-003	401	10/10/2024	5567 822	WD	DEFLT MITCHELL JOHN W SR Warranty Deed	HESLER MICHAEL ROBERT	03-ARM'S LENGTH	825,000	825,000	213,700	25.90
D -04-18-470-029	401	03/31/2025	5564 440	WD	NOESLER STEVEN Warranty Deed	CHAMBERLAIN MATTHEW	03-ARM'S LENGTH	625,000	625,000	188,100	30.10
D -04-18-110-018	407	11/01/2024	5570 043	WD	DOWN JOHN BRYAN Warranty Deed	MCNAMARAN BRIAN	03-ARM'S LENGTH	585,000	585,000	228,400	39.04
D -04-19-110-051	407	12/13/2024	5574 329	WD	DEKINS JAMES P Warranty Deed	KLOSE PAULIA J	03-ARM'S LENGTH	525,000	525,000	239,700	45.66
D -04-19-325-005	401	02/05/2025	5578 594	WD	DEFLT PRIST LYNN C WARRANTY DEED	COLONIUS HERPHER	03-ARM'S LENGTH	530,000	530,000	333,400	62.91
D -04-22-205-031	407	11/27/2024	5573 098	WD	BORNHEIMER WILLIAM J Warranty Deed	RESNIER NICHOLAS	03-ARM'S LENGTH	720,000	720,000	312,400	43.39
D -04-22-300-006	401	11/27/2024	5572 924	WD	OOOL OXENDER ANDREW D Warranty Deed	OTULAKOWSKI BRANDON	03-ARM'S LENGTH	595,000	595,000	237,800	39.97
D -04-23-402-017	401	03/11/2025	5582 677	WD	DEFLT IDWIG FAMILY TRUST Warranty deed	VANHOET DAVE G	03-ARM'S LENGTH	553,000	563,000	249,400	45.10
D -04-23-402-022	401	10/26/2024	5570 981	WD	DEFLT DONAHUE RYAN W Warranty Deed	REID BRANDON	03-ARM'S LENGTH	595,000	595,000	254,800	42.82
D -04-24-200-027	401	03/25/2025	5583 971	WD	DEFLT OMER TREVOR M Warranty deed	TANNER PATRICK	03-ARM'S LENGTH	315,000	315,000	124,100	39.40
D -04-23-331-004	401	11/25/2024	5570 622	WD	DEFLT OWENS JONATHAN STEWART Warranty Deed	PIPER ALEXANDER	03-ARM'S LENGTH	505,000	505,000	289,000	57.23
D -04-23-460-011	401	01/17/2025	5577 231	WD	DEFLT UHEN SHARON A Warranty Deed	4859 DEXTER LLC	03-ARM'S LENGTH	335,500	335,500	144,200	42.98

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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	M
D-04-30-100-010	401	02/25/2025	5581 367	WD	CSONT ARON JON Warranty deed	SIESEL DAVID	03-ARM'S LENGTH	200,000	200,000	67,800	33.90	
D-04-36-380-002	401	10/25/2024	5570 112	WD	DEBIT SLOCUM DIANE R Warranty Deed	ROETTERHOF JORDAN	03-ARM'S LENGTH	415,000	415,000	156,800	37.78	
D-04-36-386-007	407	12/04/2024	5573 310	WD	GULLERSON GREGORY K Warranty Deed	BIGELOW PETER	03-ARM'S LENGTH	630,000	630,000	298,000	47.30	
D-04-36-400-030	402	01/13/2025	5577 479	WD	SHALHOUB JOHN M Warranty Deed	GURRASCIO LUIGI	03-ARM'S LENGTH	175,000	175,000	46,000	26.29	
Totals 10/01/2024 - 03/31/2025												
Conventional												
Totals 04/01/2024 - 03/31/2025												
Conventional												
Totals 04/01/2024 - 03/31/2025												
Conventional												

*** Statistics for this group (87 in sample) ***

Statistical Means 45.345 Median 42.703 Maximum 79.646 Minimum 22.667

*** Statistics about Mean ***

Normalized Average Deviation = 0.20495 (Coefficient of Dispersion)

Average Squared Deviation = 164.59260 (Variance)

Square Root of Squared Deviation = 12.82936 (Standard Deviation)

Normalized Standard Deviation = 0.28293 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 13.69552 (High) = 71.30398

*** Statistics about Median ***

Normalized Average Deviation = 0.21041 (Coefficient of Dispersion)

Average Squared Deviation = 171.65681 (Variance)

Square Root of Squared Deviation = 13.10179 (Standard Deviation)

Normalized Standard Deviation = 0.30681 (Coefficient of Dispersion)

2 Standard Deviation Range (Low) = 16.49914 (High) = 68.90629

Price Related Differential (PRD): 1.04064 PRD >1 regressive, < 1 progressive.

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

Parcel Number	Class	Sale Date	Libert/Page	Inst. Meth. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	M
D-04-01-106-001	401	06/18/2025	5593 738	WD DEFLT MOOD-SKOVER JENNIFER I WARRANTY DEED	CULER BRENT JOSEPH	03-ARM'S LENGTH	464,900	464,900	247,800	53.30
D-04-01-180-009	401	06/16/2025	5593 452	WD DEFLT ELLISON AMBER JEAN WARRANTY DEED	RICHARDS FRANK	03-ARM'S LENGTH	590,000	590,000	246,800	41.83
D-04-01-181-010	401	06/13/2025	5592 951	WD DEFLT NELSON KIARA WARRANTY DEED	RODRIGUES ROSHAN	03-ARM'S LENGTH	725,000	725,000	189,900	26.19
D-04-02-403-015	401	05/22/2025	5590 376	WD DEFLT CHRISTMAS CHARLES W III Warranty Deed	WRIGHT SUSAN	03-ARM'S LENGTH	425,000	425,000	134,800	31.72
D-04-02-480-037	401	06/20/2025	5594 122	WD ATWOOD GREGORY WARRANTY DEED	WISNIEWSKI JANET M	03-ARM'S LENGTH	669,900	669,900	318,000	47.17
D-04-05-400-022	401	08/04/2025	5602 090	WD DEFLT KATZ-BERK MARILYN D AND SU TATCHIN BRIAN A WARRANTY DEED	RESTHOVEN LINDA SUE HUEBK	03-ARM'S LENGTH	900,000	900,000	343,600	38.18
D-04-06-358-009	402	08/22/2025	5601 124	WD DEFLT BIESIADA LEONARD WARRANTY DEED	RESTHOVEN LINDA SUE HUEBK	03-ARM'S LENGTH	62,000	62,000	31,300	50.48
D-04-06-358-013	401	08/25/2025	5600 990	WD DEFLT STEINHEPPER RICHARD J WARRANTY DEED	REED CHAD	03-ARM'S LENGTH	565,000	565,000	238,400	41.66
D-04-08-230-012	401	06/20/2025	5594 678	WD DEFLT LOOBY VALERIE WARRANTY DEED	ANEGON COURTNEY L	03-ARM'S LENGTH	367,500	367,500	150,500	40.95
D-04-08-235-003	401	06/27/2025	5595 775	WD DEFLT WILLIAMS STEPHANIE L WARRANTY DEED	MADALAZZO GIOVANNI	03-ARM'S LENGTH	350,000	350,000	132,000	37.71
D-04-11-200-024	402	04/29/2025	5587 978	WD DEFLT DOMROWSKI ANNA G Warranty Deed	EBY DAVID	03-ARM'S LENGTH	680,000	680,000	228,900	33.66
D-04-13-101-004	407	08/26/2025	5601 370	WD SELBERT ALAN J WARRANTY DEED	HOUCK BRADLEY K	03-ARM'S LENGTH	1,500,000	1,500,000	539,700	35.98
D-04-13-200-005	401	05/24/2025	5602 270	WD DEFLT GRANDIERS PROPERTIES LLC WARRANTY DEED	DAVIS BETTER CARE LLC	03-ARM'S LENGTH	350,000	350,000	281,800	80.51
D-04-13-200-007	401	08/13/2025	5600 069	WD DEFLT PERMAN TRACY LYNN WARRANTY DEED	STEWART DAVID	03-ARM'S LENGTH	549,500	549,500	245,000	44.59

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	M
D -04-15-205-037	402	07/11/2025	5597 295	WD	FRANK DAVID AND KATHERIN THOMPSON PHILIP	03-ARM'S LENGTH	175,000	175,000	32,600	18.63	
D -04-18-432-009	401	09/12/2025	5602 913	WD	DEFLT SAKOTA ROBERT A	03-ARM'S LENGTH	875,000	875,000	281,900	32.22	
D -04-18-463-001	401	06/19/2025	5593 466	WD	DEFLT ROMIG MICHELLE MARIE	03-ARM'S LENGTH	350,000	350,000	119,700	34.20	
D -04-18-470-015	401	08/27/2025	5601 605	WD	EMTON PHYLLIS M	03-ARM'S LENGTH	657,000	657,000	277,600	42.25	
D -04-19-110-011	407	06/10/2025	5592 895	WD	ROSSELL JAMES R	03-ARM'S LENGTH	572,500	572,500	225,600	39.41	
D -04-19-200-015	401	08/05/2025	5598 786	WD	DEFLT DEAN NOEL	03-ARM'S LENGTH	769,900	769,900	347,200	45.10	
D -04-22-200-003	401	07/08/2025	5596 448	WD	DEFLT MOROZ NANCY	03-ARM'S LENGTH	570,000	570,000	218,400	38.32	
D -04-22-205-050	407	05/28/2025	5591 160	WD	JOHNSON TRUST	03-ARM'S LENGTH	727,000	727,000	307,600	42.31	
D -04-22-205-051	407	08/11/2025	5599 899	WD	VON HOHENBERG EIMAR CLEM WILLIS BENJAMIN	03-ARM'S LENGTH	700,000	700,000	274,000	39.14	
D -04-22-401-011	401	06/27/2025	5585 497	WD	SHELDON JOSEPH A	03-ARM'S LENGTH	680,000	680,000	320,100	48.54	
D -04-23-105-026	401	05/23/2025	5592 086	WD	KOTLEY ALBERT H	03-ARM'S LENGTH	625,000	625,000	343,100	54.90	
D -04-23-400-018	401	06/12/2025	5594 540	WD	DEFLT VOLLMERCHT JOHN R	03-ARM'S LENGTH	575,000	575,000	279,800	48.66	
D -04-23-277-010	401	07/01/2025	5595 495	WD	DEFLT ENK JACOB M	03-ARM'S LENGTH	442,200	442,200	183,600	41.52	
D -04-26-160-005	401	04/30/2025	5588 934	WD	DEFLT SCHLITZ CHARLES AND ELISA	03-ARM'S LENGTH	432,000	432,000	181,700	42.06	

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

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Term-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	M.
D-04-30-200-040	401	05/22/2025	5590 237	WD WARRANTY DEED	HOMLIN RICHARD & DRAKE TR PAULEY WILLIAM	03-YEAR'S LENGTH	785,000	785,000	391,200	49.83	
D-04-31-100-011	401	06/30/2025	5594 848	WD WARRANTY DEED	COMAN WILLIAM W	03-YEAR'S LENGTH	735,000	735,000	306,200	41.76	
D-04-31-300-006	401	08/01/2025	5598 779	WD WARRANTY DEED	TIDWELL ANDREW	03-YEAR'S LENGTH	530,000	530,000	275,800	52.04	
D-04-36-100-013	407	09/16/2025	5603 754	WD WARRANTY DEED	HEISS JULIAN GENE	03-YEAR'S LENGTH	555,000	555,000	225,000	40.54	
D-04-36-200-004	401	07/21/2025	5597 185	WD WARRANTY DEED	BAKKER CHASS	03-YEAR'S LENGTH	740,000	740,000	288,600	39.00	
D-04-36-200-020	401	04/30/2025	5587 979	WD WARRANTY DEED	MCCLELLAN MATTHEW D	03-YEAR'S LENGTH	800,000	800,000	322,700	40.34	
D-04-36-385-002	407	08/25/2025	5601 278	WD WARRANTY DEED	DAVISON JEANNE T	03-YEAR'S LENGTH	599,900	599,900	272,300	45.39	
Totals 04/01/2025 - 09/30/2025							35	21,094,300	8,808,300	41.76	1.
Totals 10/01/2024 - 09/30/2025							66	33,733,400	13,975,700	41.43	1.

*** Statistics for this group (66 in sample) ***

Statistical Means 41.486 Median= 40.925 Maximum= 90.514 Minimum= 18.629

*** Statistics about Mean ***

Normalized Average Deviation = 0.15577 (Coefficient of Dispersion)

Average Squared Deviation = 95.39224 (Variance)

Square Root of Squared Deviation = 9.76690 (Standard Deviation)

Normalized Standard Deviation = 0.23543 (Coefficient of Variation)

2 Standard Deviation Range (Low) = 21.95243 (High) = 61.02001

*** Statistics about Median ***

Normalized Average Deviation = 0.15710 (Coefficient of Dispersion)

Average Squared Deviation = 95.71153 (Variance)

Square Root of Squared Deviation = 9.78323 (Standard Deviation)

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County: 81 - WASHTEENAW
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	M
	Normalized Standard Deviation	=	21.35901	(High)	=	60.49191				
	2 Standard Deviation Range (Low)	=	21.35901	(High)	=	60.49191				
	Price Related Differential (PRD)	:	1.00136			PRD >1 regressive, < 1 progressive.				

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

Parcel Number	Class	Sale Date	Label/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Price Assessment	Ratio	M
Totals	04/01/2023 - 03/31/2025		Conventional				172	76,708,699	30,066,100	42.52	1.

*** Statistics for this group (172 in sample) ***

Statistical Mean= 43.269 Median= 41.277 Maximum= 79.646 Minimum= 22.667

*** Statistics about Mean ***

Normalized Average Deviation = 0.18177 (Coefficient of Dispersion)
Average Squared Deviation = 118.39000 (Variance)
Square Root of Squared Deviation = 10.88072 (Standard Deviation)
Normalized Standard Deviation = 0.29147 (Covariance)
2 Standard Deviation Range (Low) = 21.50740 (High) = 65.03027

*** Statistics about Median ***

Normalized Average Deviation = 0.18634 (Coefficient of Dispersion)
Average Squared Deviation = 122.38222 (Variance)
Square Root of Squared Deviation = 11.06265 (Standard Deviation)
Normalized Standard Deviation = 0.28801 (Covariance)
2 Standard Deviation Range (Low) = 19.15130 (High) = 63.40190

Price Related Differential (PRD): 1.01759 PRD >1 regressive, < 1 progressive.

County: 81 - WASHTEENAW
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 M

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

Class	# of Sales	Assessments	Sale Prices	Ratio
Conventional	207	39,875,000	91,802,999	42.35
Creative	0	0	0	50.00
Totals:	207	39,875,000	91,802,999	42.35 (Weighted)

*** ** Statistics for this group (207 in sample) *** **

Statistical Means 43.103 Median= 41.628 Maximum= 80.514 Minimum= 18.629

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

Normalized Average Deviation = 0.17733 (Coefficient of Dispersion)
Average Squared Deviation = 114.87420 (Variance)
Square Root of Squared Deviation = 10.71794 (Standard Deviation)
Normalized Standard Deviation = 0.24886 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = 21.66720 (High) = 64.53895

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

Normalized Average Deviation = 0.17942 (Coefficient of Dispersion)
Average Squared Deviation = 117.06183 (Variance)
Square Root of Squared Deviation = 10.81981 (Standard Deviation)
Normalized Standard Deviation = 0.25991 (Coefficient of Dispersion)
2 Standard Deviation Range (Low) = 19.98986 (High) = 63.26661