

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	6847 EMMETT	8/22/2008	187,500		187,500	0%	116,100	116,100	232,200	62%	-19%
RS	7277 JORDAN	2/20/2008	232,450		232,450	0%	110,800	110,800	221,600	48%	5%
CM	7609 BROCKWAY	39486	215000		215,000	0%	92,800	92,800	185,600	43%	16%
RS	7642 JORDAN	39388	45000		45,000	0%	36,000	36,000	72,000	80%	-38%
RS	8910 JORDAN	6/25/2008	34,000		34,000	0%	53,700	53,700	107,400	158%	-68%
RS	10753 JEDDO	2/8/2008	66,500		66,500	0%	46,200	46,200	92,400	69%	-28%
RS	10935 NORMAN	11/16/2007	170,970	5,129	165,841	3%	91,500	91,500	183,000	55%	-9%
RS	11504 WILKES	12/7/2007	98,500	5,910	92,590	6%	63,400	63,400	126,800	68%	-27%
RS	11547 NORMAN	2/29/2008	150,000		150,000	0%	89,000	89,000	178,000	59%	-16%
RS	11880 SPEAKER	39553	200000		200,000	0%	116,700	84,053	233,400	58%	-14%
RS	12133 JEDDO	11/16/2007	108,800	8,700	100,100	8%	75,200	75,200	150,400	75%	-33%
RS	12737 SPEAKER	12/3/2007	99,900		99,900	0%	99,200	99,200	198,400	99%	-50%
RS	13352 NORMAN	8/28/2008	80,000		80,000	0%	55,400	55,400	110,800	69%	-28%
RS	13485 FISHER	12/6/2007	130,000		130,000	0%	95,400	95,400	190,800	73%	-32%
RS	14076 NORMAN RD.	11/30/2007	70,000	2,150	67,850	3%	40,500	40,500	81,000	60%	-16%

Sue Hansman 15 4 124,449 1% 78,793 76,617 157,587 63% -21%
Pct of Properties with Sales Concessions 27%

Blended Millage	32.655	Tax Value	Tax	City SEV	93,927,644	Tax
Average		76,617	2,502	City Taxable Val	67,000,406	2,187,887
Corrected		62,224	2,032	City Corrected	-	-
"Overage"		14,393	470	"Overage"	-	-

Brockway has two school districts with a millages ranging from 26.9004 to 30.0004 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 32.6548. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.
Capac 2007 Taxable Value - Homestead 470,872 26.9004
Capac 2007 Tax Value - Non HomeStead - 44.9004

Yale	2007 Taxable Value - Homestead	64,983,943	30.0004
Yale	2007 Tax Value - Non HomeStead	11,417,312	48.0004
	Blended Rate	76,872,127	32.6548