

| PT | Address | | CLOSED | SOLDPRICE | CONCESSION | NET PRICE | Con % | SEV | Tax Value | CASH VALUE | % of AV | Adjustment |
|----|---------|-------------------|------------|-----------|------------|-----------|-------|---------|-----------|------------|---------|------------|
| RS | 7179 | MACDONALD | 6/30/2008 | 222,000 | | 222,000 | 0% | 101,600 | 75,334 | 203,200 | 46% | 9% |
| RS | 9097 | MAPLE | 7/22/2008 | 67,000 | | 67,000 | 0% | 78,100 | 71,181 | 156,200 | 117% | -57% |
| RS | 8254 | LITTLE FISHER HWY | 4/23/2008 | 87,500 | | 87,500 | 0% | 34,500 | 12,981 | 69,000 | 39% | 27% |
| RS | 204 | BEAUREGARD ST. | 4/21/2008 | 65,900 | | 65,900 | 0% | 81,900 | 79,902 | 163,800 | 124% | -60% |
| RS | 218 | BEAUREGARD | 7/1/2008 | 134,000 | 5,000 | 129,000 | 4% | 66,500 | 60,713 | 133,000 | 52% | -3% |
| RS | 223 | LA CROIX | 7/9/2008 | 132,900 | | 132,900 | 0% | 85,600 | 65,247 | 171,200 | 64% | -22% |
| RS | 1255 | CHANNEL | 11/6/2007 | 83,900 | | 83,900 | 0% | 94,400 | 94,400 | 188,800 | 113% | -56% |
| RS | 1388 | GORE DR | 4/11/2008 | 63,000 | | 63,000 | 0% | 48,100 | 30,253 | 96,200 | 76% | -35% |
| RS | 2246 | HARRIS | 11/28/2007 | 78,970 | | 78,970 | 0% | 75,500 | 75,500 | 151,000 | 96% | -48% |
| RS | 2460 | COTTAGE | 8/18/2008 | 152,000 | 2,500 | 149,500 | 2% | 81,900 | 52,614 | 163,800 | 55% | -9% |
| RS | 2662 | COTTAGE LANE | 5/15/2008 | 85,000 | | 85,000 | 0% | 46,100 | 29,247 | 92,200 | 54% | -8% |
| RS | 2918 | FRUIT | 10/24/2007 | 103,000 | 3,060 | 99,940 | 3% | 62,200 | 62,200 | 124,400 | 62% | -20% |
| RS | 6298 | BENOIT | 3/18/2008 | 24,900 | | 24,900 | 0% | 29,100 | 24,328 | 58,200 | 117% | -57% |
| RS | 6303 | BENOIT | 10/15/2007 | 120,000 | | 120,000 | 0% | 66,600 | 66,600 | 133,200 | 56% | -10% |
| RS | 6304 | BENOIT RD | 1/31/2008 | 97,000 | 500 | 96,500 | 1% | 79,900 | 56,837 | 159,800 | 83% | -40% |
| RS | 6425 | GENAW | 10/17/2007 | 137,000 | 4,200 | 132,800 | 3% | 74,100 | 74,100 | 148,200 | 56% | -10% |
| RS | 6527 | GENAW | 6/13/2008 | 217,500 | | 217,500 | 0% | 126,300 | 126,300 | 252,600 | 58% | -14% |
| RS | 6904 | GREEN DRIVE | 8/22/2008 | 400,000 | | 400,000 | 0% | 161,500 | 97,923 | 323,000 | 40% | 24% |
| CO | 7208 | HARBOR DRIVE UNIT | 8/8/2008 | 100,000 | 5,000 | 95,000 | 5% | 71,900 | 71,900 | 143,800 | 76% | -34% |
| RS | 7214 | BLUEBILL | 7/28/2008 | 227,500 | | 227,500 | 0% | 132,400 | 109,172 | 264,800 | 58% | -14% |
| RS | 7248 | BLUEBILL | 10/12/2007 | 240,000 | | 240,000 | 0% | 122,500 | 122,500 | 245,000 | 51% | -2% |
| RS | 7278 | AUDUBON | 7/25/2008 | 131,000 | | 131,000 | 0% | 76,200 | 60,434 | 152,400 | 58% | -14% |
| RS | 7289 | AQUA ISLE | 8/25/2008 | 240,000 | | 240,000 | 0% | 140,800 | 140,800 | 281,600 | 59% | -15% |
| RS | 7291 | AQUA ISLE | 5/9/2008 | 160,000 | | 160,000 | 0% | 108,100 | 88,931 | 216,200 | 68% | -26% |
| RS | 7316 | EDLANE | 12/20/2007 | 166,900 | | 166,900 | 0% | 104,900 | 104,900 | 209,800 | 63% | -20% |
| RS | 7326 | BEALANE | 11/29/2007 | 67,775 | | 67,775 | 0% | 40,200 | 40,200 | 80,400 | 59% | -16% |
| RS | 7336 | BEALANE | 4/17/2008 | 47,750 | | 47,750 | 0% | 69,400 | 49,770 | 138,800 | 145% | -66% |
| RS | 7422 | DYKE | 11/1/2007 | 84,000 | | 84,000 | 0% | 78,500 | 78,500 | 157,000 | 93% | -46% |
| RS | 7434 | DYKE RD | 2/25/2008 | 71,000 | | 71,000 | 0% | 89,200 | 59,361 | 178,400 | 126% | -60% |
| RS | 7524 | COLONY DR | 3/28/2008 | 187,000 | | 187,000 | 0% | 153,200 | 153,200 | 306,400 | 82% | -39% |
| RS | 7800 | LAKE | 12/11/2007 | 168,300 | 8,500 | 159,800 | 5% | 86,600 | 86,600 | 173,200 | 54% | -8% |
| RS | 7819 | LAKE | 2/8/2008 | 78,200 | 2,346 | 75,854 | 3% | 68,000 | 64,514 | 136,000 | 90% | -44% |
| RS | 7823 | INGLEWOOD | 5/22/2008 | 75,000 | | 75,000 | 0% | 59,500 | 46,610 | 119,000 | 79% | -37% |

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|----|------|-----------------|------------|---------|-------|---------|----|---------|---------|---------|------|------|
| RS | 7833 | LAKE | 5/7/2008 | 140,000 | 4,200 | 135,800 | 3% | 136,300 | 136,300 | 272,600 | 100% | -50% |
| RS | 7859 | LAKE | 5/6/2008 | 33,000 | | 33,000 | 0% | 49,300 | 49,300 | 98,600 | 149% | -67% |
| RS | 8128 | BATES HWY | 8/11/2008 | 145,700 | | 145,700 | 0% | 88,038 | 35,733 | 176,076 | 60% | -17% |
| RS | 8252 | ANCHOR BAY | 5/23/2008 | 170,100 | | 170,100 | 0% | 124,400 | 124,400 | 248,800 | 73% | -32% |
| RS | 8359 | COLONY | 7/8/2008 | 305,000 | | 305,000 | 0% | 151,000 | 138,964 | 302,000 | 50% | 1% |
| RS | 8453 | COLONY | 7/2/2008 | 380,000 | | 380,000 | 0% | 173,900 | 152,924 | 347,800 | 46% | 9% |
| RS | 8616 | ANCHOR BAY | 6/5/2008 | 200,000 | | 200,000 | 0% | 109,000 | 74,225 | 218,000 | 55% | -8% |
| RS | 8962 | FOLKERT | 8/12/2008 | 116,000 | 6,000 | 110,000 | 5% | 95,500 | 69,594 | 191,000 | 87% | -42% |
| VL | 8965 | FOLKERT | 10/31/2007 | 72,000 | | 72,000 | 0% | 37,100 | 37,100 | 74,200 | 52% | -3% |
| RS | 9083 | ISLAND | 10/31/2007 | 43,000 | | 43,000 | 0% | 46,800 | 46,800 | 93,600 | 109% | -54% |
| RS | 9085 | ISLAND | 10/22/2007 | 103,000 | 5,362 | 97,638 | 5% | 51,000 | 51,000 | 102,000 | 52% | -4% |
| RS | 9110 | ISLAND DR | 8/12/2008 | 65,000 | | 65,000 | 0% | 57,800 | 57,800 | 115,600 | 89% | -44% |
| RS | 9201 | ISLAND | 6/11/2008 | 79,500 | 2,547 | 76,953 | 3% | 65,800 | 59,112 | 131,600 | 86% | -42% |
| RS | 9219 | ISLAND | 3/11/2008 | 76,000 | | 76,000 | 0% | 61,600 | 61,600 | 123,200 | 81% | -38% |
| RS | 9283 | ISLAND | 4/28/2008 | 87,000 | 5,000 | 82,000 | 6% | 90,700 | 48,660 | 181,400 | 111% | -55% |
| RS | 9329 | FIELD | 12/5/2007 | 27,500 | | 27,500 | 0% | 18,800 | 18,800 | 37,600 | 68% | -27% |
| RS | 9365 | LAKEPOINTE | 4/9/2008 | 52,500 | | 52,500 | 0% | 75,988 | 71,825 | 151,976 | 145% | -65% |
| RS | 9365 | LAKEPOINTE | 8/1/2008 | 114,900 | 3,447 | 111,453 | 3% | 76,900 | 73,476 | 153,800 | 69% | -28% |
| RS | 9431 | ISLAND | 1/4/2008 | 119,900 | 6,357 | 113,543 | 5% | 84,400 | 84,400 | 168,800 | 74% | -33% |
| RS | 9435 | ISLAND DR | 4/7/2008 | 107,500 | 7,700 | 99,800 | 7% | 84,700 | 83,247 | 169,400 | 85% | -41% |
| RS | 9574 | LAKEPOINTE | 7/21/2008 | 120,000 | | 120,000 | 0% | 67,600 | 64,311 | 135,200 | 56% | -11% |
| RS | 9630 | LAKEPOINTE BLVD | 7/1/2008 | 105,000 | | 105,000 | 0% | 63,200 | 60,248 | 126,400 | 60% | -17% |
| RS | 8185 | MARSH | 7/17/2008 | 58,001 | | 58,001 | 0% | 88,600 | 64,334 | 177,200 | 153% | -67% |
| RS | 8550 | MARSH | 1/10/2008 | 117,450 | | 117,450 | 0% | 95,900 | 95,900 | 191,800 | 82% | -39% |
| RS | 7031 | MARTZ HWY | 10/4/2007 | 195,000 | | 195,000 | 0% | 98,000 | 98,000 | 196,000 | 50% | -1% |
| RS | 9482 | MAYNARD | 4/15/2008 | 53,000 | | 53,000 | 0% | 60,500 | 60,260 | 121,000 | 114% | -56% |
| RS | 9345 | MIDDLE CHANNEL | 5/2/2008 | 200,000 | | 200,000 | 0% | 97,300 | 58,348 | 194,600 | 49% | 3% |
| RS | 8245 | MORROW RD | 7/11/2008 | 257,500 | 5,000 | 252,500 | 2% | 139,500 | 114,943 | 279,000 | 55% | -9% |
| RS | 2165 | NORTH CHANNEL | 3/25/2008 | 74,400 | 2,300 | 72,100 | 3% | 60,200 | 56,780 | 120,400 | 83% | -40% |
| RS | 9343 | NORTH RIVER | 1/28/2008 | 185,000 | 5,550 | 179,450 | 3% | 139,900 | 139,900 | 279,800 | 78% | -36% |
| RS | 9377 | NORTH RIVER | 4/7/2008 | 225,000 | | 225,000 | 0% | 162,800 | 141,709 | 325,600 | 72% | -31% |
| RS | 7289 | PARK LANE | 4/28/2008 | 220,000 | | 220,000 | 0% | 166,700 | 166,700 | 333,400 | 76% | -34% |
| RS | 7330 | PARKLANE | 5/1/2008 | 266,000 | | 266,000 | 0% | 149,700 | 149,700 | 299,400 | 56% | -11% |
| RS | 9560 | PEARL BEACH | 8/11/2008 | 41,500 | | 41,500 | 0% | 67,800 | 57,529 | 135,600 | 163% | -69% |
| RS | 9079 | PHELPS RD | 10/25/2007 | 210,000 | 6,300 | 203,700 | 3% | 139,000 | 139,000 | 278,000 | 68% | -27% |

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|----|-------|--|------------|-------------|---------|------------------|----|-------------|---------|------------|------|------|
| RS | 4087 | POINTE TREMBLE | 10/12/2007 | 236,842 | | 236,842 | 0% | 185,900 | 185,900 | 371,800 | 78% | -36% |
| RS | 4873 | POINTE TREMBLE | 9/26/2007 | 420,000 | | 420,000 | 0% | 217,700 | 217,700 | 435,400 | 52% | -4% |
| RS | 5275 | POINTE TREMBLE | 12/5/2007 | 165,000 | 1,000 | 164,000 | 1% | 94,700 | 94,700 | 189,400 | 58% | -13% |
| RS | 9659 | RIVER | 10/15/2007 | 320,000 | 7,000 | 313,000 | 2% | 150,100 | 150,100 | 300,200 | 48% | 4% |
| RS | 9491 | RIVER RD | 3/12/2008 | 54,000 | | 54,000 | 0% | 73,300 | 74,474 | 146,600 | 136% | -63% |
| RS | 10553 | SAINT JOHN | 12/31/2007 | 287,000 | | 287,000 | 0% | 170,300 | 170,300 | 340,600 | 59% | -16% |
| RS | 6788 | SOUTH CHANNEL | 7/18/2008 | 300,000 | 1,400 | 298,600 | 0% | 120,601 | 112,411 | 241,202 | 40% | 24% |
| RS | 1552 | SOUTH CHANNEL DR | 10/10/2007 | 739,900 | | 739,900 | 0% | 170,960 | 103,934 | 341,920 | 23% | 116% |
| RS | 9821 | ST JOHN DR | 8/22/2008 | 73,000 | | 73,000 | 0% | 55,900 | 41,974 | 111,800 | 77% | -35% |
| RS | 7868 | STARK | 7/28/2008 | 168,474 | | 168,474 | 0% | 111,200 | 98,047 | 222,400 | 66% | -24% |
| RS | 8531 | STONE RD | 10/25/2007 | 150,000 | 4,300 | 145,700 | 3% | 105,300 | 150,300 | 210,600 | 72% | -31% |
| RS | 6848 | SWARTOUT | 12/4/2007 | 510,000 | | 510,000 | 0% | 258,956 | 258,866 | 517,912 | 51% | -2% |
| RS | 4913 | TAFT | 6/20/2008 | 115,000 | 6,400 | 108,600 | 6% | 92,900 | 50,416 | 185,800 | 86% | -42% |
| RS | 9768 | VENTURA | 2/20/2008 | 41,270 | 1,520 | 39,750 | 4% | 40,800 | 40,800 | 81,600 | 103% | -51% |
| RS | 1947 | WASHINGTON | 6/13/2008 | 110,000 | 3,000 | 107,000 | 3% | 67,500 | 67,500 | 135,000 | 63% | -21% |
| | | | | | | | | | | | | |
| | | Barb Schutt | | 83 | 27 | 152,487 | 1% | 96,231 | 86,667 | 192,461 | 63% | -21% |
| | | Pct of Properties with Sales Concessions | | | 33% | | | | | | | |
| | | | | | | | | | | | | |
| | | Blended Millage | 32.677 | TV | Tax | City SEV | | 639,355,800 | | Tax | | |
| | | Average | | 86,667 | 2,832 | City Taxable Val | | 498,072,871 | | 16,275,646 | | |
| | | Corrected | | 76,244 | 2,491 | City Corrected | | 506,562,249 | | 16,553,055 | | |
| | | "Overage" | | 10,424 | 341 | "Overage" | | (8,489,378) | | (277,409) | | |
| | | | | | | | | | | | | |
| | | Clay Township has a millage of 26.7832 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used an "Blended Millage" of 32.6772. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008. | | | | | | | | | | |
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| | Dist. | | | | | | | | | | | |
| | Mem | 2007 Taxable Value - Homestead | | 325,257,960 | 26.7832 | | | | | | | |
| | Mem | 2007 Tax Value - Non HomeStead | | 158,358,588 | 44.7832 | | | | | | | |
| | | Blended Rate | | 483,616,548 | 32.6772 | | | | | | | |