

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	5705 BEARD	7/14/2008	150,000		150,000	0%	107,069	107,069	214,138	71%	-30%
RS	5579 BRYCE	5/1/2008	159,900		159,900	0%	93,398	78,503	186,796	58%	-14%
RS	5541 WILDCAT	6/25/2008	110,000	3,300	106,700	3%	75,098	62,289	150,196	70%	-29%
RS	4821 ATKINS	10/1/2007	125,500	3,765	121,735	3%	71,596	71,596	143,192	59%	-15%
RS	4960 ATKINS	6/13/2008	185,000		185,000	0%	93,612	83,739	187,224	51%	-1%
RS	5258 BEARD	10/30/2007	120,000	3,600	116,400	3%	70,160	70,160	140,320	60%	-17%
RS	3623 CAMPBELL	8/5/2008	125,000		125,000	0%	74,682	44,155	149,364	60%	-16%
RS	3350 CRANBERRY	2/25/2008	101,000		101,000	0%	73,405	73,405	146,810	73%	-31%
RS	4442 CRIBBINS	8/6/2008	150,000		150,000	0%	112,798	101,685	225,596	75%	-34%
RS	3381 DEERWOOD	8/6/2008	90,000		90,000	0%	82,764	82,764	165,528	92%	-46%
RS	5428 FRED J BAKER	10/11/2007	225,000	6,750	218,250	3%	160,351	160,351	320,702	73%	-32%
RS	5297 FRED J BAKER LN	12/27/2007	207,000	6,210	200,790	3%	164,515	164,515	329,030	82%	-39%
RS	4829 IROQUOIS TRAIL	7/3/2008	125,000		125,000	0%	80,777	68,327	161,554	65%	-23%
RS	4950 IROQUOIS TRAIL	12/19/2007	135,000		135,000	0%	77,472	77,472	154,944	57%	-13%
RS	3088 MAUMEE	5/16/2008	73,500	6,600	66,900	9%	79,986	79,986	159,972	120%	-58%
RS	3107 MAUMEE	2/7/2008	135,000	8,100	126,900	6%	79,408	78,303	158,816	63%	-20%
VL	5189 MCINTYRE	8/20/2008	158,900		158,900	0%	129,463	129,463	258,926	81%	-39%
RS	4091 MCLAIN	6/25/2008	145,900	10,213	135,687	7%	98,661	73,884	197,322	73%	-31%
RS	3144 NEGAUNEE	10/11/2007	121,200		121,200	0%	74,173	74,173	148,346	61%	-18%
RS	5272 PONDEROSA	8/13/2008	45,000		45,000	0%	79,614	62,473	159,228	177%	-72%
RS	5294 PONDEROSA	4/17/2008	135,000	4,050	130,950	3%	84,875	84,875	169,750	65%	-23%
RS	5400 PONDEROSA	10/18/2007	125,900	6,295	119,605	5%	73,091	73,091	146,182	61%	-18%
RS	5455 PONDEROSA	4/14/2008	145,000		145,000	0%	96,711	93,007	193,422	67%	-25%
RS	4271 RABIDUE	4/1/2008	114,000	5,600	108,400	5%	48,510	48,510	97,020	45%	12%
RS	3400 RIDGEVIEW DR	7/29/2008	285,000		285,000	0%	187,840	135,170	375,680	66%	-24%
RS	5240 ROBINWOOD	7/29/2008	125,000		125,000	0%	93,720	91,630	187,440	75%	-33%
RS	3419 TIMBERLINE	5/6/2008	195,900	7,000	188,900	4%	138,861	117,150	277,722	74%	-32%
RS	3170 VINCENT	3/24/2008	48,000		48,000	0%	76,579	76,579	153,158	160%	-69%
RS	3111 WADHAMS	7/24/2008	74,900	3,200	71,700	4%	58,969	58,969	117,938	82%	-39%
RS	3413 WADHAMS	1/15/2008	184,900	5,547	179,353	3%	103,748	100,722	207,496	58%	-14%
RS	4081 WADHAMS	5/29/2008	25,000		25,000	0%	57,408	57,408	114,816	230%	-78%
RS	4999 WALKER ROAD	6/17/2008	202,000		202,000	0%	129,055	128,500	258,110	64%	-22%

RS	4932 WATER	8/4/2008	224,000		224,000	0%	114,465	109,156	228,930	51%	-2%
RS	4810 WILDCAT	5/1/2008	360,000		360,000	0%	182,174	174,459	364,348	51%	-1%
RS	6467 BRYCE	12/21/2007	125000		125,000	0%	72,333	72,333	144,666	58%	-14%
RS	6758 RYNN	12/20/2007	115000	2800	112,200	2%	81,327	81,327	162,654	72%	-31%
RS	7238 BEARD	3/13/2008	107000		107,000	0%	50,907	46,660	101,814	48%	5%
RS	7330 AVOCA	10/25/2007	68000		68,000	0%	82,516	82,516	165,032	121%	-59%
RS	7414 AVOCA	6/24/2008	141,000	8,460	132,540	6%	90,858	76,504	181,716	69%	-27%

Barb Cutcher 39 16 138,385 2% 94,947 88,535 189,895 69% -27%
Pct of Properties with Sales Concessions 41%

Blended Millage	23.879	Tax Value	Tax	City SEV	230,659,350	Tax
Average		88,535	2,114	City Taxable Val	170,295,886	4,066,553
Corrected		69,192	1,652	City Corrected	168,091,813	4,013,921
"Overage"		19,343	462	"Overage"	2,204,073	52,632

Clyde Township has two school districts ranging from a millage of 21.5753 to 26.5753 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 25.000. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
PH	2007 Taxable Value - Homestead	130,928,092	21.5753
PH	2007 Tax Value - Non HomeStead	13,515,674	39.5753
Yale	2007 Taxable Value - Homestead	17,867,125	26.5753
Yale	2007 Tax Value - Non HomeStead	1,998,114	44.5753
	Blended Rate	164,309,005	23.8793