

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	7360 ARNOLD	5/30/2008	200,000		200,000	0%	126,000	78,078	252,000	63%	-21%
RS	6042 ARNOLD RD	11/28/2007	120,000		120,000	0%	88,300	88,300	176,600	74%	-32%
RS	7115 ARNOLD RD	11/12/2007	184,653	5,700	178,953	3%	114,200	114,200	228,400	64%	-22%
RS	1009 BRUCE	10/17/2007	57,000	1,710	55,290	3%	58,600	58,600	117,200	106%	-53%
RS	6319 LOZON	6/3/2008	50,000		50,000	0%	52,200	52,200	104,400	104%	-52%
RS	5335 MARINE CITY	12/17/2007	215,000	5,541	209,459	3%	151,700	151,700	303,400	72%	-31%
RS	6867 MARINE CITY	6/27/2008	142,000		142,000	0%	91,600	56,875	183,200	65%	-22%
CM	7025 MARINE CITY HIGHW/	3/28/2008	450,000		450,000	0%	148,500	148,500	297,000	33%	52%
RS	443 MARTINDALE	8/28/2008	15,000		15,000	0%	38,400	38,400	76,800	256%	-80%
RS	6985 MAYER	8/22/2008	137,000	6,000	131,000	4%	77,800	77,800	155,600	59%	-16%
RS	6761 MCKINLEY	11/5/2007	134,900		134,900	0%	105,200	105,200	210,400	78%	-36%
RS	7149 MCKINLEY RD	6/20/2008	127,000		127,000	0%	89,500	89,500	179,000	70%	-29%
RS	2101 PLANK	2/15/2008	100,000	3,000	97,000	3%	77,800	63,076	155,600	80%	-38%
RS	7075 RIVER	1/30/2008	900,000		900,000	0%	379,300	271,391	758,600	42%	19%
RS	7529 RIVER	8/18/2008	179,900		179,900	0%	144,900	105,794	289,800	81%	-38%
RS	7075 RIVER RD	1/30/2008	900,000		900,000	0%	379,300	271,391	758,600	42%	19%
RS	7143 RIVER ROAD	8/26/2008	450,000		450,000	0%	282,500	211,150	565,000	63%	-20%
RS	7151 RIVER ROAD	6/27/2008	400,000		400,000	0%	262,500	172,718	525,000	66%	-24%
RS	1135 ROBERTS	12/21/2007	119,000	3,570	115,430	3%	83,500	83,500	167,000	72%	-31%
RS	7392 SHEA RD	2/1/2008	45,000		45,000	0%	47,100	29,308	94,200	105%	-52%
RS	5900 SHORT CUT RD	1/25/2008	130,000	3,900	126,100	3%	118,500	116,708	237,000	94%	-47%

Barb Schutt 21 7 239,382 1% 138,924 113,542 277,848 58% -14%
Pct of Properties with Sales Concessions 33%

Blended Millage	25.313	TV	Tax	City SEV	183,208,600	Tax
Average		113,542	2,874	City Taxable Val	139,457,188	3,530,036
Corrected		119,691	3,030	City Corrected	157,845,255	3,995,488
"Overage"		(6,149)	(156)	"Overage"	(18,388,067)	(465,451)

The city of Port Huron has a millage of 22.3370 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 25.3127. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.



Dist.			
EC	2007 Taxable Value - Homestead	113,149,414	22.3370
EC	2007 Tax Value - Non HomeStead	22,410,162	40.3370
	Blended Rate	135,559,576	25.3127