

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	3040 BREEN	7/29/2008	228,000	4,300	223,700	2%	137,500	137,500	275,000	61%	-19%
RS	3423 BREEN	4/23/2008	117,200		117,200	0%	95,500	95,500	191,000	81%	-39%
RS	3130 PATRICK	5/29/2008	27,500		27,500	0%	59,100	54,390	118,200	215%	-77%
RS	3566 RELIFORD	4/4/2008	175,500	10,905	164,595	6%	56,600	41,365	113,200	34%	45%
RS	3712 CONNORS	6/17/2008	67,500		67,500	0%	29,800	24,682	59,600	44%	13%
RS	3766 SHERIDAN	7/13/2007	46,500		46,500	0%	28,100	28,100	56,200	60%	-17%
RS	5011 SHERIDAN	6/27/2008	125,000		125,000	0%	100,700	100,700	201,400	81%	-38%
RS	5987 WELCH	10/31/2007	194,000		194,000	0%	109,200	109,200	218,400	56%	-11%
RS	10598 BRYCE	6/10/2008	59,000		59,000	0%	78,100	70,773	156,200	132%	-62%
RS	10771 KENNEDY	2/13/2008	180,000		180,000	0%	123,400	123,400	246,800	69%	-27%
RS	10817 JOSEPH	4/25/2008	10,000		10,000	0%	28,300	19,812	56,600	283%	-82%
RS	10832 METCALF	11/19/2007	194,000	9,401	184,599	5%	188,000	188,000	376,000	102%	-51%
RS	11004 BRYCE	5/29/2008	62,500	5,000	57,500	8%	79,000	79,000	158,000	137%	-64%
RS	11222 DUNNIGAN	9/27/2007	206,210	6,186	200,024	3%	151,800	151,800	303,600	76%	-34%
RS	11295 FOLEY	4/7/2008	104,000		104,000	0%	86,700	86,700	173,400	83%	-40%
RS	11367 RYNN	3/13/2008	150,000		150,000	0%	107,200	89,771	214,400	71%	-30%
RS	12012 RYNN	3/7/2008	160,400	5,500	154,900	3%	104,600	104,600	209,200	68%	-26%
RS	12100 BRYCE	5/1/2008	230,000		230,000	0%	107,200	106,965	214,400	47%	7%
RS	12340 FOLEY	11/21/2007	72,000		72,000	0%	50,100	50,100	100,200	70%	-28%
RS	12685 BRYCE	12/20/2007	139,000	10,000	129,000	7%	90,500	90,500	181,000	70%	-29%
RS	12732 FOLEY	10/26/2007	99,900		99,900	0%	84,900	84,900	169,800	85%	-41%
RS	13122 ATWELL	2/29/2008	206,000		206,000	0%	106,700	106,700	213,400	52%	-3%

Paul Vincent 22 7 127,405 2% 91,045 88,384 182,091 71% -30%
Pct of Properties with Sales Concessions 32%

Blended Millage	27.476	Tax Value	Tax	City SEV	116,437,553	Tax
Average		88,384	2,428	City Taxable Val	80,188,634	2,203,300
Corrected		63,703	1,750	City Corrected	-	-
"Overage"		24,682	678	"Overage"	-	-

Emmett and Emmett Twp are combined and are parts of two school districts with a millage ranging between 23.3087 and 33.4087 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 27.4765. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
Capac	2007 Taxable Value - Homestead	40,065,990	23.3087
Capac	2007 Tax Value - Non HomeStead	3,330,871	41.3087
Yale	2007 Taxable Value - Homestead	23,653,328	26.4087
Yale	2007 Tax Value - Non HomeStead	4,588,312	44.4087
Village	2007 Taxable Value - Homestead	6,342,493	38.2732
Yale			
	Blended Rate	77,980,994	27.4765