

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	3335 SIMPSON	6/30/2008	115,000		115,000	0%	84,600	81,107	169,200	74%	-32%
CO	4014 FAIRWAY	6/27/2008	85,000		85,000	0%	70,200	57,088	140,400	83%	-39%
RS	4223 PINE GROVE	6/30/2008	59,500		59,500	0%	57,200	33,078	114,400	96%	-48%
VL	4152 PARK	11/5/2007	40,000		40,000	0%	27,800	27,800	55,600	70%	-28%
RS	4877 LAKESHORE	2/22/2008	70,000		70,000	0%	96,000	94,461	192,000	137%	-64%
RS	4155 JANICE	5/1/2008	157,000		157,000	0%	48,100	48,100	96,200	31%	63%
RS	3316 LOMAR	5/1/2008	175,000		175,000	0%	105,000	105,000	210,000	60%	-17%
RS	2740 GRACE	8/13/2008	100,000	3,000	97,000	3%	54,600	43,797	109,200	56%	-11%
RS	3700 TEEPLE	9/27/2007	126,000		126,000	0%	75,700	75,700	151,400	60%	-17%
RS	2650 GRACE	10/8/2007	159,954	9,054	150,900	6%	67,400	67,400	134,800	45%	12%
RS	5412 BAYWOOD	10/10/2007	241,800		241,800	0%	139,800	139,800	279,600	58%	-14%
RS	3720 CAMPBELL	10/11/2007	145,000		145,000	0%	79,900	79,900	159,800	55%	-9%
RS	3664 GUIZAR	10/11/2007	125,000	1,875	123,125	2%	78,700	78,700	157,400	64%	-22%
RS	4091 JAMES	10/15/2007	188,000		188,000	0%	112,500	112,500	225,000	60%	-16%
RS	4072 JANICE	10/18/2007	175,075		175,075	0%	85,800	85,800	171,600	49%	2%
RS	3271 KRAFFT	10/26/2007	89,500		89,500	0%	62,400	62,400	124,800	70%	-28%
RS	4041 LANCASTER	10/31/2007	199,900		199,900	0%	112,350	111,780	224,700	56%	-11%
RS	4435 NORTH RIVER RD	11/2/2007	171,000		171,000	0%	93,800	93,800	187,600	55%	-9%
VL	3918 CAPITAL	11/5/2007	40,000		40,000	0%	29,200	29,200	58,400	73%	-32%
VL	3974 CAPITAL	11/5/2007	40,000		40,000	0%	27,120	27,120	54,240	68%	-26%
VL	3944 CAPITAL	11/5/2007	40,000		40,000	0%	28,500	28,500	57,000	71%	-30%
VL	3978 CAPITAL	11/5/2007	40,000		40,000	0%	27,700	27,700	55,400	69%	-28%
VL	3905 CAPITAL	11/5/2007	40,000		40,000	0%	23,000	23,000	46,000	58%	-13%
RS	4063 PARKER	11/14/2007	120,000	36,000	84,000	30%	83,400	83,400	166,800	99%	-50%
RS	4169 OLD FORGE	11/15/2007	190,000	5,709	184,291	3%	92,000	92,000	184,000	50%	0%
RS	3934 ARLINGTON	11/15/2007	224,000		224,000	0%	132,000	132,000	264,000	59%	-15%
RS	4070 STONEY CREEK	11/16/2007	222,900	6,000	216,900	3%	125,600	125,600	251,200	58%	-14%
RS	4046 KEWAHDIN	11/19/2007	75,000	4,500	70,500	6%	47,500	47,500	95,000	67%	-26%
RS	3785 CARRIGAN	11/27/2007	80,500		80,500	0%	82,500	82,500	165,000	102%	-51%
RS	3957 STONEY RIDGE	11/28/2007	220,000		220,000	0%	118,100	118,100	236,200	54%	-7%
RS	5409 BAYWOOD	11/28/2007	535,000		535,000	0%	222,400	222,400	444,800	42%	20%
RS	4295 FAIRWAY	11/30/2007	365,000		365,000	0%	204,900	204,900	409,800	56%	-11%
RS	4076 PINE RIDGE	12/4/2007	239,000	3,500	235,500	1%	132,600	132,600	265,200	56%	-11%
RS	4097 JANICE	12/7/2007	198,900		198,900	0%	89,000	89,000	178,000	45%	12%
CO	2636 KEWAHDIN	12/12/2007	65,000		65,000	0%	43,500	43,500	87,000	67%	-25%
RS	3840 KRAFFT	12/12/2007	136,000	7,140	128,860	5%	76,500	76,500	153,000	59%	-16%
RS	3376 LAKE	12/14/2007	125,000		125,000	0%	78,500	78,500	157,000	63%	-20%
RS	3525 CONNIE	12/14/2007	115,000		115,000	0%	64,100	64,100	128,200	56%	-10%

RS	4141 BONISTEEL	12/14/2007	117,000		117,000	0%	58,600	58,600	117,200	50%	0%
RS	5607 TICE	12/21/2007	149,500		149,500	0%	82,200	82,200	164,400	55%	-9%
RS	3943 STONEY RIDGE	1/3/2008	185,000		185,000	0%	105,400	105,400	210,800	57%	-12%
RS	4010 KRAFFT	1/10/2008	59,900		59,900	0%	43,400	39,232	86,800	72%	-31%
RS	3754 STATE	1/10/2008	95,900		95,900	0%	76,800	76,800	153,600	80%	-38%
RS	4074 LANCASTER	1/21/2008	224,000		224,000	0%	90,800	90,800	181,600	41%	23%
RS	3079 SIMPSON	1/25/2008	280,000		280,000	0%	139,300	124,250	278,600	50%	1%
RS	4013 GRATIOT	2/1/2008	192,000		192,000	0%	63,100	50,618	126,200	33%	52%
RS	4022 JANICE	2/21/2008	162,500		162,500	0%	66,200	66,200	132,400	41%	23%
RS	4108 JANICE	3/3/2008	169,900		169,900	0%	72,300	72,300	144,600	43%	17%
RS	3948 ARLINGTON	3/3/2008	245,000		245,000	0%	122,000	121,146	244,000	50%	0%
RS	3778 CEDAR RIDGE	3/6/2008	158,000	4,500	153,500	3%	106,800	87,668	213,600	70%	-28%
RS	3886 LOTON	3/7/2008	125,000		125,000	0%	81,100	79,421	162,200	65%	-23%
RS	2655 WHITNEY	3/13/2008	437,000		437,000	0%	249,200	196,661	498,400	57%	-12%
RS	3293 SHOREWOOD	4/4/2008	255,000		255,000	0%	177,400	177,400	354,800	70%	-28%
RS	4073 JANICE	4/4/2008	179,900		179,900	0%	62,900	62,900	125,800	35%	43%
RS	4114 JANICE	4/18/2008	231,900	3,000	228,900	1%	53,900	53,900	107,800	24%	112%
RS	2979 SHOREWOOD	4/30/2008	225,000		225,000	0%	137,300	137,300	274,600	61%	-18%
RS	3251 SHOREVIEW	5/6/2008	125,000		125,000	0%	94,000	92,983	188,000	75%	-34%
RS	4015 KRAFFT	5/9/2008	89,900	4,345	85,555	5%	82,700	82,700	165,400	97%	-48%
RS	5977 SAN JUAN	5/9/2008	149,900		149,900	0%	75,200	75,200	150,400	50%	0%
RS	4007 PINE GROVE	5/12/2008	50,000		50,000	0%	71,600	71,281	143,200	143%	-65%
RS	4084 HELEN	5/16/2008	60,000		60,000	0%	45,000	39,449	90,000	75%	-33%
RS	5428 BAYWOOD	5/19/2008	255,000	7,000	248,000	3%	159,900	159,900	319,800	64%	-22%
RS	4320 NORTH RIVER	5/22/2008	87,500		87,500	0%	80,100	63,130	160,200	92%	-45%
RS	5555 STATE	5/22/2008	200,000		200,000	0%	129,300	118,363	258,600	65%	-23%
RS	3139 LINCOLN	5/23/2008	77,500	7,050	70,450	9%	61,400	61,400	122,800	87%	-43%
RS	3080 MAPLEWOOD	5/28/2008	60,000		60,000	0%	40,900	40,900	81,800	68%	-27%
RS	3708 TEEPLE	5/29/2008	127,750	7,290	120,460	6%	94,700	94,317	189,400	79%	-36%
RS	4380 CAMPBELL	5/30/2008	160,000	4,800	155,200	3%	102,200	102,200	204,400	66%	-24%
RS	4130 KEEWAHDIN	6/4/2008	60,000		60,000	0%	53,300	53,300	106,600	89%	-44%
RS	2875 BARDAMAR	6/4/2008	290,000		290,000	0%	175,100	175,100	350,200	60%	-17%
RS	4156 OLD FORGE	6/4/2008	156,500		156,500	0%	91,900	91,900	183,800	59%	-15%
RS	3565 STATE	6/20/2008	85,000		85,000	0%	73,300	73,300	146,600	86%	-42%
RS	3403 KRAFFT	6/24/2008	99,900	1,640	98,260	2%	65,300	65,300	130,600	66%	-25%
RS	4047 LANCASTER	6/24/2008	190,000	15,500	174,500	8%	105,500	105,500	211,000	60%	-17%
RS	4145 GRATIOT	6/30/2008	90,000	1,000	89,000	1%	106,700	81,138	213,400	120%	-58%
RS	4102 PARK	7/2/2008	209,900		209,900	0%	113,700	107,915	227,400	54%	-8%
RS	3424 OAK LEAF	7/3/2008	145,000	9,625	135,375	7%	90,000	90,000	180,000	66%	-25%

RS	2966 SHOREWOOD	7/7/2008	250,000		250,000	0%	160,700	158,820	321,400	64%	-22%
RS	4048 JANICE	7/7/2008	164,900		164,900	0%	26,200	26,200	52,400	16%	215%
VL	4244 PARKER	7/11/2008	20,000		20,000	0%	30,100	29,610	60,200	151%	-67%
RS	4351 PINE GROVE	7/17/2008	57,500		57,500	0%	55,500	55,500	111,000	97%	-48%
RS	4121 RIVER	7/17/2008	122,000	7,320	114,680	6%	98,100	96,658	196,200	86%	-42%
RS	4010 DEVONSHIRE	7/23/2008	89,500		89,500	0%	83,700	71,504	167,400	94%	-47%
RS	4689 LAKESHORE	7/25/2008	182,500	14,020	168,480	8%	122,900	122,900	245,800	73%	-31%
RS	3945 CARRIGAN	7/25/2008	214,000		214,000	0%	113,200	107,830	226,400	53%	-5%
RS	5350 SHOREWOOD	7/30/2008	270,000		270,000	0%	127,300	127,300	254,600	47%	6%
RS	3368 LAKE	8/1/2008	134,000		134,000	0%	79,700	69,347	159,400	59%	-16%
RS	2856 BARDAMAR	8/4/2008	345,000		345,000	0%	210,000	210,000	420,000	61%	-18%
RS	3470 KRAFFT	8/18/2008	52,000		52,000	0%	66,000	44,764	132,000	127%	-61%
RS	3540 MILTON	8/18/2008	83,500		83,500	0%	70,500	70,500	141,000	84%	-41%
RS	3918 STONEY RIDGE	8/20/2008	75,000		75,000	0%	128,000	128,000	256,000	171%	-71%
RS	5594 TICE	8/20/2008	70,000	1,000	69,000	1%	54,000	39,760	108,000	78%	-36%
RS	3918 STONEY RIDGE	8/20/2008	75,000		75,000	0%	128,000	128,200	256,000	171%	-71%
RS	5684 STATE	8/21/2008	140,000	4,200	135,800	3%	57,100	39,003	114,200	42%	19%
RS	5837 CAMPFIRE	8/29/2008	143,000		143,000	0%	59,500	59,500	119,000	42%	20%

Mike Kavanaugh	95	24	148,571	1%	90,010	86,735	180,020	61%	-17%
<input type="checkbox"/> Pct of Properties with Sales Concessions		25%							

Blended Millage	32.047	TV	Tax	City SEV	556,662,900	Tax
Average		86,735	2,780	City Taxable Val	479,591,059	15,369,533
Corrected		74,285	2,381	City Corrected	459,413,238	14,722,891
"Overage"		12,449	399	"Overage"	20,177,821	646,642

Fort Gratiot has a millage of 24.8744 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used an "Estimated Average Millage" of 46.1264. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
PH	2007 Taxable Value - Homestead	280,789,079	24.8744
PH	2007 Tax Value - Non HomeStead	186,015,486	42.8744
	Blended Rate	466,804,565	32.0472