

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	6969 FARGO	8/15/2008	60,000		60,000	0%	52,643	47,941	105,286	88%	-43%
VL	7400 DUCE	12/28/2007	60,000		60,000	0%	34,429	26,667	68,858	57%	-13%
RS	6905 EDISON	11/27/2007	70,000		70,000	0%	30,907	30,907	61,814	44%	13%
RS	7677 HEWITT	8/12/2008	140,000		140,000	0%	80,563	79,396	161,126	58%	-13%
RS	7890 METCALF	5/2/2008	97,500	2,925	94,575	3%	103,593	102,066	207,186	110%	-54%
RS	8179 LOGANA	8/11/2008	165,000	9,900	155,100	6%	140,065	33,769	280,130	90%	-45%
RS	8698 KILGORE	12/20/2007	101,000	1,624	99,376	2%	66,634	66,634	133,268	67%	-25%
RS	8931 BROWN	1/7/2008	80,000		80,000	0%	63,406	62,472	126,812	79%	-37%
RS	9650 OATMAN	11/28/2007	145,000	2,804	142,196	2%	69,709	69,709	139,418	49%	2%
VL	9845 YALE	6/8/2008	136,400		136,400	0%	159,856	55,772	319,712	117%	-57%

Paul Vincent 10 4 103,765 1% 80,181 57,533 160,361 77% -35%
Pct of Properties with Sales Concessions 40%

Blended Millage	34.303	Tax Value	Tax	City SEV	157,337,286	Tax
Average		57,533	1,974	City Taxable Val	128,153,608	4,396,058
Corrected		51,882	1,780	City Corrected	101,808,147	3,492,329
"Overage"		5,651	194	"Overage"	26,345,461	903,729

Greenwood has two school districts with millages of 21.7910 and 28.6146 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 46.6146. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
Yale	2007 Taxable Value - Homestead	37,626,586	21.7910
Yale	2007 Tax Value - Non HomeStead	87,372,356	39.7910
Clex	2007 Taxable Value - Homestead	1,686,388	28.6146
Clex	2007 Tax Value - Non HomeStead	71,629	46.6146

Blended Rate

126,756,959

34.3030