

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	8362 BROADBRIDGE RD	3/20/2008	85,000	1,000	84,000	1%	51,600	51,600	103,200	61%	-19%
RS	6860 CHURCH	7/7/2008	121,540	3,540	118,000	3%	131,500	87,176	263,000	111%	-55%
RS	8396 DIXIE	3/18/2008	145,000	8,590	136,410	6%	81,300	47,699	162,600	60%	-16%
RS	8501 DIXIE	8/6/2008	144,000		144,000	0%	134,000	120,820	268,000	93%	-46%
RS	9241 DIXIE	4/15/2008	124,000		124,000	0%	96,100	96,100	192,200	78%	-35%
RS	9819 DIXIE	6/5/2008	145,000		145,000	0%	75,617	75,617	151,234	52%	-4%
RS	9709 DIXIE HIGHWAY	12/17/2007	280,000		280,000	0%	134,000	134,000	268,000	48%	4%
RS	9577 DIXIE HWY	5/27/2008	384,500	9,500	375,000	2%	147,600	109,330	295,200	39%	27%
RS	7751 DYKE	12/17/2007	38,100		38,100	0%	58,282	58,282	116,564	153%	-67%
RS	7863 HARMONY CT.	4/2/2008	130,000		130,000	0%	101,100	101,100	202,200	78%	-36%
RS	7882 LONG ISLAND	12/7/2007	139,900		139,900	0%	57,400	57,400	114,800	41%	22%
RS	7850 LONG ISLAND CT	11/30/2007	165,000		165,000	0%	65,600	65,600	131,200	40%	26%
RS	7054 MELDRUM RD	1/18/2008	127,200	7,450	119,750	6%	102,600	102,600	205,200	86%	-42%
RS	7372 SHANNA	10/15/2007	162,000		162,000	0%	80,600	80,600	161,200	50%	0%
RS	7356 SHANNA LN	6/27/2008	133,850	13,950	119,900	10%	85,400	85,400	170,800	71%	-30%
RS	9572 SHORT CUT	4/11/2008	133,000	3,990	129,010	3%	108,800	108,800	217,600	84%	-41%
RS	7529 SWAN CREEK	1/2/2008	55,000		55,000	0%	69,300	69,300	138,600	126%	-60%
RS	8790 VERNIER	11/7/2007	92,000	5,210	86,790	6%	70,900	70,900	141,800	82%	-39%

John Jones 18 8 141,770 2% 91,761 84,574 183,522 65% -23%  
Pct of Properties with Sales Concessions 44%

Blended Millage	32.774	Tax Value	Tax	City SEV	242,237,055	Tax
Average		84,574	2,772	City Taxable Val	187,638,976	6,149,743
Corrected		70,885	2,323	City Corrected	187,127,028	6,132,964
"Overage"		13,689	449	"Overage"	511,948	16,779

Ira Township has three school districts and the millage ranges between 24.8205 and 29.4448 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Average Millage" of 32.7743. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
AB	2007 Taxable Value - Homestead	38,683,066	29.4448
AB	2007 Tax Value - Non HomeStead	32,859,204	47.4448
EC	2007 Taxable Value - Homestead	18,770,116	24.8205
EC	2007 Tax Value - Non HomeStead	5,901,896	42.8205
Alg	2007 Taxable Value - Homestead	64,286,350	25.0705
Alg	2007 Tax Value - Non HomeStead	22,531,849	43.0705
	Blended Rate	183,032,481	32.7743