

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	9452 AVOCA	12/26/2007	53,900		53,900	0%	72,400	72,400	144,800	134%	-63%
RS	9452 AVOCA	6/27/2008	87,500	7,733	79,767	9%	72,400	72,400	144,800	91%	-45%
RS	9618 BEARD	6/3/2008	168,000	8,000	160,000	5%	92,300	92,300	184,600	58%	-13%
RS	10151 BEARD	6/25/2008	66,500	1,950	64,550	3%	56,700	56,700	113,400	88%	-43%
RS	5080 BRICKER	3/12/2008	126,600	7,596	119,004	6%	58,700	23,553	117,400	49%	1%
RS	5935 CRIBBINS	1/30/2008	27,000		27,000	0%	39,000	35,831	78,000	144%	-65%
RS	7810 IMLAY CITY	10/16/2007	228,000		228,000	0%	119,300	119,300	238,600	52%	-4%
RS	9953 IMLAY CITY	4/23/2008	174,000		174,000	0%	22,400	22,400	44,800	13%	288%
CM	8950 LAPEER	10/18/2007	135,000		135,000	0%	70,400	70,400	140,800	52%	-4%
RS	4641 MERICLE	1/4/2008	95,000	5,700	89,300	6%	48,600	48,600	97,200	54%	-8%
RS	10041 METCALF	12/5/2007	225,000		225,000	0%	117,500	117,500	235,000	52%	-4%
RS	7550 RYNN	4/23/2008	110,000	2,200	107,800	2%	98,100	98,100	196,200	91%	-45%
RS	8829 WILLOW	1/15/2008	31,000		31,000	0%	71,600	71,600	143,200	231%	-78%

Paul Vincent 13 6 114,948 2% 72,262 69,314 144,523 63% -20%
Pct of Properties with Sales Concessions 46%

Blended Millage	30.255	Tax Value	Tax	City SEV	113,151,700	Tax
Average		69,314	2,097	City Taxable Val	80,968,906	2,449,718
Corrected		57,474	1,739	City Corrected	-	-
"Overage"		11,840	358	"Overage"	-	-

Kenockee has three school districts with a millages ranging from 22.8671 to 27.8671 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 30.2550. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
Mem	2007 Taxable Value - Homestead	910,584	27.8671
Mem	2007 Tax Value - Non HomeStead	14,521	45.8671
PH	2007 Taxable Value - Homestead	171,962	22.8671

PH	2007 Tax Value - Non HomeStead	3,114	40.8671
Yale	2007 Taxable Value - Homestead	67,604,748	27.8671
Yale	2007 Tax Value - Non HomeStead	10,544,527	45.8671
	Blended Rate	79,249,456	30.2550