

Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
4533 11TH	8/15/2008	105,000		105,000	0%	62,300	31,163	124,600	59%	-16%
4625 9TH	7/4/2008	25,000		25,000	0%	61,700	61,700	123,400	247%	-80%
871 ALLEN	7/28/2008	118,000	8,000	110,000	7%	91,300	91,300	182,600	83%	-40%
1515 ALLEN	8/22/2008	77,000		77,000	0%	50,900	30,326	101,800	66%	-24%
2215 ALLEN	10/10/2007	150,000		150,000	0%	78,200	78,200	156,400	52%	-4%
2215 ALLEN	10/10/2007	150,000		150,000	0%	82,400	81,497	164,800	55%	-9%
5053 ANGLEWOOD	11/13/2007	137,000		137,000	0%	65,500	65,500	131,000	48%	5%
5319 ATKINS	4/23/2008	38,250		38,250	0%	63,600	28,363	127,200	166%	-70%
6030 BIRCH HILL	10/18/2007	140,000		140,000	0%	71,700	71,700	143,400	51%	-2%
2995 BOB WHITE	10/19/2007	159,850		159,850	0%	76,900	76,900	153,800	48%	4%
5872 BOB WHITE	5/29/2008	200,000	6,000	194,000	3%	113,000	112,632	226,000	58%	-14%
5078 BURMA	7/25/2008	35,000		35,000	0%	50,100	50,100	100,200	143%	-65%
416 BURNS	5/2/2008	114,000	2,000	112,000	2%	66,300	52,887	132,600	59%	-16%
434 BURNS	1/3/2008	45,900		45,900	0%	39,100	31,201	78,200	85%	-41%
1981 BURNS	8/22/2008	115,000		115,000	0%	76,300	55,386	152,600	66%	-25%
4849 CAMELOT	6/2/2008	195,597	5,868	189,729	3%	100,600	100,600	201,200	53%	-6%
4900 CAMELOT	3/14/2008	170,000		170,000	0%	98,000	98,000	196,000	58%	-13%
2048 CARMEN	7/7/2008	85,900		85,900	0%	60,400	26,055	120,800	70%	-29%
4863 CASTLEWOOD	4/30/2008	195,900	5,764	190,136	3%	105,200	105,200	210,400	55%	-10%
2880 COLEMAN	9/17/2007	172,000	5,088	166,912	3%	91,900	91,900	183,800	55%	-9%
4668 DAVIDSON	3/14/2008	117,000	6,000	111,000	5%	46,000	27,112	92,000	41%	21%
5042 DOVE	10/12/2007	72,500	2,175	70,325	3%	59,400	59,400	118,800	84%	-41%
5556 DOVE	6/2/2008	60,000		60,000	0%	82,700	82,700	165,400	138%	-64%
6402 DOVE	2/27/2008	40,000		40,000	0%	73,900	73,900	147,800	185%	-73%
6634 DOVE	7/11/2008	193,500	11,610	181,890	6%	81,700	81,700	163,400	45%	11%
2026 EDWARD	3/3/2008	164,800	4,800	160,000	3%	74,300	63,469	148,600	46%	8%
2046 EDWARD	10/11/2007	179,000	10,740	168,260	6%	97,100	97,100	194,200	58%	-13%
325 EILEEN	11/7/2007	164,500		164,500	0%	74,400	74,400	148,800	45%	11%
2870 ENGLISH ROAD	10/24/2007	105,550		105,550	0%	55,400	55,400	110,800	52%	-5%
6085 FURNESS	12/26/2007	132,000		132,000	0%	99,400	99,400	198,800	75%	-34%
4646 GRISWOLD	10/2/2007	56,000	3,360	52,640	6%	53,700	53,700	107,400	102%	-51%
4694 GRISWOLD	3/24/2008	86,200	2,974	83,226	3%	54,000	44,949	108,000	65%	-23%
4697 GRISWOLD	10/9/2007	106,400	6,400	100,000	6%	51,400	51,400	102,800	51%	-3%

4700 GRISWOLD	6/13/2008	60,000	5,400	54,600	9%	39,000	22,217	78,000	71%	-30%
5235 GRISWOLD	12/17/2007	127,700	7,325	120,375	6%	51,600	51,600	103,200	43%	17%
5394 GRISWOLD	4/22/2008	45,000		45,000	0%	51,900	51,900	103,800	115%	-57%
6824 GRISWOLD	8/11/2008	42,200		42,200	0%	55,600	55,600	111,200	132%	-62%
5984 GRISWOLD ROAD	10/3/2007	79,000	2,370	76,630	3%	52,700	52,700	105,400	69%	-27%
1914 HARVEY	5/28/2008	49,500		49,500	0%	45,000	45,000	90,000	91%	-45%
375 HENRY	10/11/2007	90,000	6,735	83,265	7%	56,400	56,400	112,800	68%	-26%
2872 HIDDEN LAKE	7/25/2008	167,500		167,500	0%	92,400	91,149	184,800	55%	-9%
2982 KINGSBRIDGE	7/2/2008	230,000		230,000	0%	140,200	140,200	280,400	61%	-18%
4584 LA FRANCE	11/27/2007	95,000	5,700	89,300	6%	46,500	46,500	93,000	52%	-4%
2765 LAKE	2/1/2008	184,000		184,000	0%	102,900	98,719	205,800	56%	-11%
2767 LAKE	7/24/2008	250,000		250,000	0%	118,100	115,087	236,200	47%	6%
274 LINCOLN	8/29/2007	66,400	1,992	64,408	3%	63,000	63,000	126,000	98%	-49%
309 LINCOLN	7/28/2008	106,500	3,150	103,350	3%	69,700	69,700	139,400	67%	-26%
4739 LORWOOD	4/15/2008	106,000	3,500	102,500	3%	94,900	94,900	189,800	93%	-46%
4772 LORWOOD	7/16/2008	125,000	4,410	120,590	4%	94,800	94,800	189,600	79%	-36%
7189 MAIN	12/21/2007	115,640	3,469	112,171	3%	84,300	84,300	168,600	75%	-33%
2841 MANCHESTER	4/4/2008	217,000	3,000	214,000	1%	106,500	106,500	213,000	50%	0%
1832 MAPLE	12/19/2007	151,990		151,990	0%	119,900	119,900	239,800	79%	-37%
1980 MAPLE	11/9/2007	125,000		125,000	0%	132,400	132,400	264,800	106%	-53%
1816 MARLETTE	6/4/2008	20,000		20,000	0%	33,200	33,200	66,400	166%	-70%
155 PICKFORD	2/29/2008	41,900		41,900	0%	45,900	45,421	91,800	110%	-54%
386 PICKFORD	10/19/2007	80,000		80,000	0%	48,800	48,800	97,600	61%	-18%
5660 PINE	5/28/2008	240,000		240,000	0%	86,100	80,817	172,200	36%	39%
1321 PINE RIVER	1/25/2008	26,000		26,000	0%	50,800	50,800	101,600	195%	-74%
1342 PINE RIVER	6/27/2008	39,730		39,730	0%	76,200	76,200	152,400	192%	-74%
1371 PINE RIVER	8/15/2008	159,900	9,900	150,000	6%	69,300	61,881	138,600	46%	8%
303 RANGE	6/26/2008	103,950		103,950	0%	27,700	27,211	55,400	27%	88%
2331 RANGE	4/25/2008	26,000		26,000	0%	52,400	52,400	104,800	202%	-75%
5296 RAVENSWOOD	12/10/2007	235,000		235,000	0%	134,000	134,000	268,000	57%	-12%
6823 RAYMANN CT.	12/12/2007	150,000		150,000	0%	108,500	108,500	217,000	72%	-31%
448 RICHMAN	5/6/2008	142,405	4,272	138,133	3%	108,500	104,567	217,000	79%	-36%
1169 RICHMAN	7/17/2008	225,000		225,000	0%	106,100	99,101	212,200	47%	6%
4610 SMITH RD	11/26/2007	45,000		45,000	0%	43,900	43,900	87,800	98%	-49%

4751 SMITHS CREEK	11/16/2007	132,000	7,282	124,718	6%	74,700	74,700	149,400	60%	-17%
4815 SMITHS CREEK	10/9/2007	142,000		142,000	0%	74,100	74,100	148,200	52%	-4%
5024 SMITHS CREEK	6/26/2008	99,900	5,744	94,156	6%	65,200	63,937	130,400	69%	-28%
5759 SMITHS CREEK	5/25/2007	120,000		120,000	0%	74,900	74,900	149,800	62%	-20%
7320 SMITHS CREEK	3/28/2008	55,000		55,000	0%	55,900	55,900	111,800	102%	-51%
7097 SPARLING	5/1/2008	27,000		27,000	0%	50,100	29,048	100,200	186%	-73%
184 STURDEVANT	12/6/2007	187,800		187,800	0%	111,900	111,900	223,800	60%	-16%
1177 STURDEVANT	7/30/2008	122,950		122,950	0%	94,700	52,828	189,400	77%	-35%
4630 WILDWOOD	3/6/2008	128,000	2,000	126,000	2%	71,600	71,600	143,200	57%	-12%
4851 WILLINGTON	12/14/2007	225,000		225,000	0%	104,200	104,200	208,400	46%	8%
4884 WILLINGTON	5/23/2008	212,900	5,000	207,900	2%	98,400	98,400	196,800	47%	6%

Marvin Zimmer 78 31 117,509 2% 75,560 71,489 151,121 64% -22%
Pct of Properties with Sales Concessions 40%

Blended Millage	27.805	Tax Value	Tax	City SEV	350,181,377	Tax
Average		71,489	1,988	City Taxable Val	267,624,071	7,441,236
Corrected		58,754	1,634	City Corrected	-	-
"Overage"		12,734	354	"Overage"	-	-

Kimball Township has a millage of 26.3846 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 27.8048. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
PH	2007 Taxable Value - Homestead	139,994,030	21.3846
PH	2007 Tax Value - Non HomeStead	56,474,795	39.3846
M	2007 Taxable Value - Homestead	42,019,601	26.3846
M	2007 Tax Value - Non HomeStead	18,383,760	44.3846
Mem	2007 Taxable Value - Homestead	209,754	26.3846
Mem	2007 Tax Value - Non HomeStead		44.3846
	Blended Rate	257,081,940	27.8048