

PT	Address		CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	184	BELLE RIVER	8/20/2008	46,500	5,975	40,525	13%	56,000	43,760	112,000	138%	-64%
RS	630	BELLE RIVER	11/2/2007	69,100	2,073	67,027	3%	58,200	58,200	116,400	87%	-42%
RS	635	BELLE RIVER	2/11/2008	27,500		27,500	0%	36,300	31,552	72,600	132%	-62%
RS	1114	BELLE RIVER	1/25/2008	124,000		124,000	0%	63,900	56,393	127,800	52%	-3%
RS	405	BRUCE	10/30/2007	31,500		31,500	0%	38,300	38,300	76,600	122%	-59%
RS	259	BUTLER	5/30/2008	85,000		85,000	0%	55,900	45,584	111,800	66%	-24%
RS	808	CARROLL	10/26/2007	45,000		45,000	0%	36,000	36,000	72,000	80%	-38%
RS	906	CARROLL	4/29/2008	15000		15,000	0%	37,200	15,536	74,400	248%	-80%
RS	903	CARROLL ST	11/30/2007	27000		27,000	0%	22,600	13,997	45,200	84%	-40%
RS	812	CHARTIER	3/24/2008	31,000		31,000	0%	59,700	59,500	119,400	193%	-74%
RS	120	DEGURSE	6/23/2008	128,305	2,500	125,805	2%	70,000	70,000	140,000	56%	-10%
RS	167	ELIZABETH	1/21/2008	42250		42,250	0%	38,700	28,136	77,400	92%	-45%
RS	167	ELIZABETH	6/30/2008	75000		75,000	0%	38,700	28,136	77,400	52%	-3%
RS	411	GLADYS	12/7/2007	125000	3,750	121,250	3%	62,500	62,500	125,000	52%	-3%
CO	169	HANOVER	1/9/2008	60000		60,000	0%	32,200	32,200	64,400	54%	-7%
RS	248	HILL	6/11/2008	46,000		46,000	0%	56,100	41,969	112,200	122%	-59%
RS	241	HOLLAND	5/15/2008	127500	8,400	119,100	7%	85,700	85,700	171,400	72%	-31%
CO	260	HURON LANE	8/27/2008	90500		90,500	0%	60,100	52,381	120,200	66%	-25%
VL	0	KING ROAD	11/15/2007	300000		300,000	0%	97,432	97,432	194,864	32%	54%
CM	6347	KING ROAD	2/27/2008	265000		265,000	0%	87,000	35,169	174,000	33%	52%
RS	259	MAIN	7/24/2008	65,600	7,936	57,664	12%	92,900	92,900	185,800	161%	-69%
RS	318	MAIN	6/9/2008	50,000		50,000	0%	50,100	50,100	100,200	100%	-50%
RS	341	MAIN	3/14/2008	100,000		100,000	0%	85,000	85,000	170,000	85%	-41%
RS	341	MAIN	10/22/2007	57,143		57,143	0%	85,000	85,000	170,000	149%	-66%
RS	591	MAIN	7/29/2008	175,000		175,000	0%	111,800	67,210	223,600	64%	-22%
RS	812	MAIN	5/30/2008	50,000		50,000	0%	50,700	48,319	101,400	101%	-51%
RS	122	MARKET	5/14/2008	48,000		48,000	0%	53,700	49,408	107,400	112%	-55%
RS	137	MARY	6/9/2008	35,000		35,000	0%	58,800	58,800	117,600	168%	-70%
RS	223	MARY	11/14/2007	106,920	8,553	98,367	8%	61,200	61,200	122,400	62%	-20%
RS	119	MURRAY CT	1/11/2008	131,000		131,000	0%	68,700	64,845	137,400	52%	-5%
RS	540	PEARL	11/30/2007	42,750	1,282	41,468	3%	45,400	45,400	90,800	109%	-54%

RS	424	PITTSBURG	5/12/2008	85,000		85,000	0%	44,300	30,445	88,600	52%	-4%
RS	310	PITTSBURGH	10/29/2007	55,000		55,000	0%	43,800	43,800	87,600	80%	-37%
RS	6551	RIVER	7/1/2008	350,000		350,000	0%	211,600	211,600	423,200	60%	-17%
RS	162	ROBERTSON	5/27/2008	56,550		56,550	0%	50,200	50,200	100,400	89%	-44%
RS	529	ROBERTSON	5/2/2008	43,000		43,000	0%	57,300	52,486	114,600	133%	-62%
RS	704	ROBERTSON	10/3/2007	87,600	2,600	85,000	3%	43,400	43,400	86,800	51%	-2%
RS	716	ROBERTSON	4/23/2008	40,000		40,000	0%	67,000	62,037	134,000	168%	-70%
RS	120	SCOTT	7/18/2008	56,500	1,695	54,805	3%	63,500	63,500	127,000	116%	-57%
RS	308	SCOTT	7/18/2008	44,676	2,676	42,000	6%	66,200	66,200	132,400	158%	-68%
CO	221	SUPERIOR	6/9/2008	79,000	2,100	76,900	3%	62,900	61,009	125,800	82%	-39%
RS	335	THIRD STREET	3/7/2008	115,000	5,500	109,500	5%	54,800	54,800	109,600	50%	0%
RS	160	WARD ST	2/19/2008	63,000	3,600	59,400	6%	33,400	33,400	66,800	56%	-11%
RS	442	WASHINGTON	7/8/2008	63,000	5,670	57,330	9%	42,900	27,290	85,800	75%	-33%
RS	676	WATER	5/2/2008	57,500		57,500	0%	60,700	60,700	121,400	106%	-53%
RS	680	WATER	6/6/2008	132,500		132,500	0%	60,400	38,710	120,800	46%	10%
RS	238	WEST	4/22/2008	56,000		56,000	0%	52,200	50,324	104,400	93%	-46%
RS	1100	WEST	10/17/2007	122,100		122,100	0%	66,600	66,600	133,200	55%	-8%
RS	228	WEST BLVD	8/22/2008	45,000		45,000	0%	53,500	53,500	107,000	119%	-58%
RS	608	WESTMINSTER	10/15/2007	45,000		45,000	0%	68,800	68,800	137,600	153%	-67%
RS	323	WILLIAM	8/13/2008	18,000		18,000	0%	27,800	27,800	55,600	154%	-68%
RS	337	WILLIAM	11/5/2007	57,500		57,500	0%	44,800	48,000	89,600	78%	-36%
RS	380	WOODWORTH	3/26/2008	52,250		52,250	0%	60,900	60,900	121,800	117%	-57%
		SCC Equalization		53	15	80,801	2%	60,242	55,021	120,484	75%	-33%
		Pct of Properties with Sales Concessions					28%					

Blended Millage	48.048	TV	Tax	City SEV	154,654,402	Tax
Average		55,021	2,644	City Taxable Val	132,154,124	6,349,779
Corrected		40,400	1,941	City Corrected	103,716,273	4,983,389
"Overage"		14,621	703	"Overage"	28,437,851	1,366,390

The city of Marine City has a millage of 40.0266 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 48.0483. Total SEV for the Municipality is from the St. Clair County Equalization Report -

2008.

Dist.			
EC	2007 Taxable Value - Homestead	72,740,562	40.0226
EC	2007 Tax Value - Non HomeStead	58,529,570	58.0226
	Blended Rate	131,270,132	48.0483