

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	805 14TH	6/13/2008	132,000	7,920	124,080	6%	67,000	67,000	134,000	54%	-7%
RS	498 17TH	4/8/2008	79,000		79,000	0%	63,100	63,100	126,200	80%	-37%
RS	720 4 TH ST.	5/22/2008	180000		180,000	0%	94,900	86,887	189,800	53%	-5%
RS	240 4TH	5/22/2008	120,050		120,050	0%	97,362	88,290	194,724	81%	-38%
RS	712 ALEXANDRIA	8/27/2008	87,500		87,500	0%	86,700	86,700	173,400	99%	-50%
RS	692 BUNCE	5/2/2008	125,000		125,000	0%	81,200	81,200	162,400	65%	-23%
RS	788 BUNCE	1/22/2008	149,700		149,700	0%	72,400	66,793	144,800	48%	3%
CO	950 BUNCE	6/6/2008	90,000	2,700	87,300	3%	45,700	45,000	91,400	52%	-4%
CO	950 BUNCE	6/26/2008	80,200	5,207	74,993	6%	46,000	39,773	92,000	61%	-18%
CM	1755 BUSHA HIGHWAY	6/23/2008	300000		300,000	0%	140,800	140,000	281,600	47%	7%
RS	245 CAPITOL	1/10/2008	225,000	6,750	218,250	3%	107,600	93,738	215,200	49%	1%
RS	340 CARDINAL	2/5/2008	64,601		64,601	0%	58,700	58,700	117,400	91%	-45%
RS	40 CAROLINA	8/29/2008	100000		100,000	0%	59,500	59,500	119,000	60%	-16%
RS	643 CAROLINA	4/4/2008	90,630	5,438	85,192	6%	59,500	41,083	119,000	70%	-28%
RS	758 CAROLINA	6/23/2008	90,000		90,000	0%	62,100	40,866	124,200	69%	-28%
RS	774 CAROLINA	10/29/2007	109,900	5,416	104,484	5%	64,100	64,100	128,200	61%	-18%
RS	1321 CAROLINA	10/31/2007	158,000		158,000	0%	75,700	75,700	151,400	48%	4%
RS	1454 CAROLINA	10/19/2007	147,000		147,000	0%	75,300	75,300	150,600	51%	-2%
RS	464 CENTRAL	6/12/2008	129,000		129,000	0%	103,400	103,400	206,800	80%	-38%
RS	712 COLORADO	7/21/2008	135,800	9,506	126,294	7%	64,300	64,300	128,600	51%	-2%
RS	1207 COLORADO	11/21/2007	137,700	4,131	133,569	3%	72,300	72,300	144,600	54%	-8%
RS	595 CONGRESS	4/30/2008	158,000		158,000	0%	97,900	97,900	195,800	62%	-19%
RS	797 CONGRESS	3/12/2008	196,000		196,000	0%	100,100	87,745	200,200	51%	-2%
RS	540 CONNECTICUT	8/7/2008	67,000		67,000	0%	77,500	75,724	155,000	116%	-57%
RS	1634 CONNECTICUT	11/19/2007	127,500		127,500	0%	35,059	35,059	70,118	27%	82%
RS	1743 CONNECTICUT	3/12/2008	124,500	6,050	118,450	5%	63,400	63,400	126,800	54%	-7%
RS	1983 CONNECTICUT	7/1/2008	140,000		140,000	0%	75,300	74,874	150,600	54%	-7%
RS	1080 DELAWARE	8/14/2008	113,500	4,540	108,960	4%	51,700	51,700	103,400	47%	5%
RS	1863 DRAWBRIDGE	3/14/2008	152,000		152,000	0%	97,200	89,032	194,400	64%	-22%
RS	945 EMERALD	7/28/2008	140,000		140,000	0%	86,100	86,100	172,200	62%	-19%
RS	1746 GEORGIA	11/16/2007	128,000	6,994	121,006	5%	68,000	68,000	136,000	56%	-11%
RS	223 GRATIOT	2/27/2008	212,000		212,000	0%	136,000	136,000	272,000	64%	-22%
RS	2138 GRATIOT	3/27/2008	112,000	3,000	109,000	3%	69,400	69,400	138,800	64%	-21%
RS	950 GREENWOOD	12/12/2007	105000		105,000	0%	64,800	64,800	129,600	62%	-19%
RS	105 HARBOR VIEW	3/1/2008	90,235		90,235	0%	59,200	59,200	118,400	66%	-24%
RS	225 HARBOR VIEW	3/14/2008	95,100		95,100	0%	71,900	71,900	143,800	76%	-34%
RS	230 HARBOR VIEW	1/9/2008	97,500		97,500	0%	66,600	66,600	133,200	68%	-27%
CO	1010 HUNTINGTON	12/17/2007	114,400	5,720	108,680	5%	69,600	69,600	139,200	64%	-22%
CO	1020 HUNTINGTON	12/3/2007	85,900		85,900	0%	67,600	67,600	135,200	79%	-36%
RS	172 HURON	10/12/2007	128,000		128,000	0%	72,300	72,300	144,600	56%	-11%
CO	1332 HURON	8/15/2008	81,000		81,000	0%	58,500	58,500	117,000	72%	-31%
CO	1336 HURON	11/15/2007	111,550	3,346	108,204	3%	56,600	56,600	113,200	52%	-4%

RS	955 ILLINOIS	12/20/2007	173,500	8,322	165,178	5%	87,400	87,400	174,800	53%	-6%
RS	825 INDIANA	3/14/2008	62,000		62,000	0%	63,500	63,500	127,000	102%	-51%
RS	895 INDIANA	8/13/2008	99,900	2,000	97,900	2%	82,700	82,700	165,400	84%	-41%
CO	133 JOAN	8/18/2008	86,900		86,900	0%	45,700	42,243	91,400	53%	-5%
RS	1000 JOANWOOD	7/14/2008	152,000	10,366	141,634	7%	81,400	81,400	162,800	57%	-13%
RS	503 KARLA	12/14/2007	270,000		270,000	0%	135,100	135,100	270,200	50%	0%
RS	725 KOULA	3/5/2008	174,900	10,120	164,780	6%	102,100	102,100	204,200	62%	-19%
RS	37 LIBERTY	4/14/2008	210,000		210,000	0%	94,000	88,914	188,000	45%	12%
RS	57 LIBERTY	1/30/2008	244,000		244,000	0%	128,800	128,800	257,600	53%	-5%
RS	72 LIBERTY	7/25/2008	225,000	4,605	220,395	2%	85,400	85,400	170,800	39%	29%
RS	137 LIBERTY	11/21/2007	239,900		239,900	0%	116,800	116,800	233,600	49%	3%
CO	962 LIGHTHOUSE	8/15/2008	1,000		1,000	0%	55,600	55,600	111,200	####	-99%
RS	230 MICHIGAN	4/21/2008	61,500		61,500	0%	55,700	31,435	111,400	91%	-45%
CO	1946 MICHIGAN	5/20/2008	140,000		140,000	0%	75,100	62,165	150,200	54%	-7%
CO	1975 MICHIGAN B-2	5/9/2008	56,000		56,000	0%	36,000	36,000	72,000	64%	-22%
CO	1975 MICHIGAN 46	6/10/2008	65,500		65,500	0%	36,000	36,000	72,000	55%	-9%
CO	1875 MICHIGAN E-3	3/31/2008	42,693	2,562	40,131	6%	21,887	21,887	43,774	55%	-8%
CO	1875 MICHIGAN UNIT B7	3/6/2008	35,000		35,000	0%	21,887	21,887	43,774	63%	-20%
RS	1324 MINNESOTA	8/11/2008	125,000	5,000	120,000	4%	57,300	50,585	114,600	48%	5%
RS	1407 MINNESOTA	10/26/2007	73,000		73,000	0%	55,546	53,395	111,092	76%	-34%
RS	1447 MINNESOTA	11/29/2007	63,000		63,000	0%	44,000	44,000	88,000	70%	-28%
RS	1528 MINNESOTA	7/31/2008	222,500		222,500	0%	104,500	104,500	209,000	47%	6%
RS	1407 MINNESOTA AVE	6/23/2008	105,000	7,500	97,500	7%	52,900	52,900	105,800	54%	-8%
RS	840 MONTANA	12/31/2007	77,000		77,000	0%	72,936	51,265	145,872	95%	-47%
RS	840 MONTANA	6/4/2008	147,000	7,400	139,600	5%	69,200	69,200	138,400	50%	1%
RS	574 MYRTLEWOOD	3/7/2008	52,500		52,500	0%	58,400	58,400	116,800	111%	-55%
RS	1626 NEW HAMPSHIRE	12/3/2007	80,000		80,000	0%	56,000	56,000	112,000	70%	-29%
RS	1642 NEW HAMPSHIRE	4/30/2008	102,000		102,000	0%	60,500	60,500	121,000	59%	-16%
RS	1753 NEW HAMPSHIRE	10/19/2007	58,900	5,301	53,599	9%	45,500	45,500	91,000	85%	-41%
RS	1322 NEW JERSEY	2/15/2008	113000		113,000	0%	67,600	67,600	135,200	60%	-16%
RS	1671 NEW JERSEY	7/7/2008	149,900	3,000	146,900	2%	86,800	86,800	173,600	59%	-15%
RS	1465 NEW YORK	3/20/2008	152,000		152,000	0%	73,500	50,582	147,000	48%	3%
CO	1640 NEW YORK	4/8/2008	105,000		105,000	0%	56,400	45,584	112,800	54%	-7%
RS	1240 OCONNER	6/10/2008	168,000	4,950	163,050	3%	96,100	96,100	192,200	59%	-15%
RS	925 OHIO	3/31/2008	187,000		187,000	0%	85,500	82,313	171,000	46%	9%
RS	640 OREGON	7/28/2008	128,000	8,430	119,570	7%	87,300	87,300	174,600	73%	-32%
CO	1930 ORILEY	10/5/2007	190,000		190,000	0%	95,000	95,000	190,000	50%	0%
RS	1349 PENNSYLVANIA	1/11/2008	52,000		52,000	0%	55,600	55,600	111,200	107%	-53%
RS	1425 PENNSYLVANIA	7/28/2008	77,000		77,000	0%	60,600	60,600	121,200	79%	-36%
RS	1502 PENNSYLVANIA	8/15/2008	59,900		59,900	0%	64,100	60,723	128,200	107%	-53%
RS	1561 PENNSYLVANIA	3/11/2008	35,500		35,500	0%	54,200	54,200	108,400	153%	-67%
RS	1570 PENNSYLVANIA	11/2/2007	88,600	4,600	84,000	5%	56,700	56,700	113,400	68%	-26%
RS	4131 RAVENSWOOD	12/5/2007	86,000		86,000	0%	62,400	62,400	124,800	73%	-31%

CO	1660 RIVER	7/31/2008	117,000		117,000	0%	67,700	67,700	135,400	58%	-14%
CO	1900 RIVER	5/9/2008	83,500		83,500	0%	42,900	40,660	85,800	51%	-3%
RS	2404 RIVER	4/11/2008	183,000		183,000	0%	102,300	102,300	204,600	56%	-11%
CO	2500 RIVER	2/29/2008	145,000		145,000	0%	74,300	74,300	148,600	51%	-2%
CO	1938 RIVER ROAD	5/16/2008	132,900		132,900	0%	62,900	61,809	125,800	47%	6%
RS	378 ROSEWOOD	3/27/2008	160,000		160,000	0%	95,000	95,000	190,000	59%	-16%
RS	576 SAINT JAMES	5/23/2008	84,000	8,200	75,800	10%	76,700	70,467	153,400	101%	-51%
MF	576 SAINT JAMES	5/23/2008	84,000	8,200	75,800	10%	76,700	70,467	153,400	101%	-51%
RS	591 SAINT JAMES	11/20/2007	50,000		50,000	0%	50,311	46,778	100,622	101%	-50%
RS	591 SAINT JAMES	4/3/2008	67,000	1,340	65,660	2%	43,800	43,800	87,600	67%	-25%
CO	992 SAINT JOSEPH	8/18/2008	153,900		153,900	0%	79,300	64,154	158,600	52%	-3%
CO	1028 SAINT JOSEPH	10/30/2007	162,000		162,000	0%	79,300	79,300	158,600	49%	2%
RS	591 ST. JAMES	11/20/2007	50,000		50,000	0%	43,800	43,800	87,600	88%	-43%
RS	1501 VERMONT	2/29/2008	89,000	8,500	80,500	10%	59,200	47,198	118,400	74%	-32%
RS	600 VICTORIAN WOODS	4/29/2008	127,100		127,100	0%	96,300	96,300	192,600	76%	-34%
RS	620 VICTORIAN WOODS	7/21/2008	195,900		195,900	0%	133,400	133,400	266,800	68%	-27%
RS	825 VIRGINIA	11/20/2007	145,000	4,350	140,650	3%	72,100	72,100	144,200	51%	-2%
RS	946 VIRGINIA	12/14/2007	160,000		160,000	0%	79,000	79,000	158,000	49%	1%
RS	1063 VIRGINIA	8/20/2008	75,000	2,841	72,159	4%	69,500	69,500	139,000	96%	-48%
RS	1063 VIRGINIA	8/20/2008	75,000	2,841	72,159	4%	69,500	69,500	139,000	96%	-48%
RS	1326 WISCONSIN	10/17/2007	133,000		133,000	0%	76,600	76,600	153,200	58%	-13%
RS	1346 WISCONSIN	2/15/2008	126,825		126,825	0%	68,300	68,300	136,600	54%	-7%
RS	1459 WISCONSIN	2/6/2008	75,500		75,500	0%	61,300	60,321	122,600	81%	-38%

Ann Ratliff 108 35 118,753 2% 72,466 69,959 144,931 61% -18%  
Pct of Properties with Sales Concessions 32%

Blended Millage	49.856	TV	Tax	City SEV	478,214,800	Tax
Average		69,959	3,488	City Taxable Val	434,744,258	21,674,580
Corrected		59,377	2,960	City Corrected	391,837,513	19,535,425
"Overage"		10,583	528	"Overage"	42,906,745	2,139,156

Marysville has a millage of 41.7309 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used an "Estimated Average Millage" of 49.8559. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			Millage
M	2007 Taxable Value - Homestead	235,524,764	41.7309
M	2007 Tax Value - Non HomeStead	193,787,617	59.7309
	Blended Rate	429,312,381	49.8559