

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	1614 26TH	1/8/2008	41,500		41,500	0%	49,400	49,400	98,800	119%	-58%
RS	1813 27TH	7/14/2008	75,500	7,000	68,500	9%	33,200	33,200	66,400	48%	3%
RS	3455 32ND	1/25/2008	89,500	2,561	86,939	3%	51,800	51,800	103,600	60%	-16%
RS	1396 40TH	5/6/2008	95,000		95,000	0%	74,100	74,100	148,200	78%	-36%
RS	3176 ABERDEEN	1/18/2008	255,000		255,000	0%	136,400	136,400	272,800	53%	-7%
CO	3107 ABERDEEN CT VACAN	2/15/2008	266,150		266,150	0%	132,900	132,900	265,800	50%	0%
RS	3401 ANCIENT	3/3/2008	282,500		282,500	0%	133,900	133,900	267,800	47%	5%
RS	3415 ANCIENT	11/6/2007	300,000		300,000	0%	150,100	150,100	300,200	50%	0%
RS	4146 ATKINS	8/26/2008	112,500		112,500	0%	80,100	80,100	160,200	71%	-30%
RS	4475 ATKINS	3/7/2008	119,000	3,597	115,403	3%	69,200	63,056	138,400	60%	-17%
RS	2474 BEACH	11/14/2007	63,000		63,000	0%	50,000	50,000	100,000	79%	-37%
RS	2584 BEACH	8/15/2008	74,900	1,498	73,402	2%	47,800	31,333	95,600	65%	-23%
RS	2595 BEACH	4/11/2008	117,000	7,270	109,730	6%	58,500	58,500	117,000	53%	-6%
RS	2700 BEACH	6/30/2008	96,000	5,670	90,330	6%	34,800	34,800	69,600	39%	30%
RS	2910 BEACH	3/26/2008	63,500		63,500	0%	58,200	50,148	116,400	92%	-45%
RS	3320 BERKSHIRE	4/1/2008	147,000		147,000	0%	79,700	54,375	159,400	54%	-8%
RS	3121 BROWNWOOD	1/28/2008	130,000		130,000	0%	69,600	69,600	139,200	54%	-7%
RS	3411 BURWICK	6/13/2008	191,000	3,820	187,180	2%	114,700	114,700	229,400	61%	-18%
RS	3046 CHARMWOOD	1/16/2008	173,500		173,500	0%	84,200	68,595	168,400	49%	3%
RS	3306 CHARMWOOD	6/13/2008	75,000		75,000	0%	66,000	56,481	132,000	88%	-43%
RS	4277 CONIFER	6/20/2008	215,000		215,000	0%	140,800	140,800	281,600	65%	-24%
RS	2985 DARWIN	11/5/2007	97,500		97,500	0%	49,000	49,000	98,000	50%	-1%
RS	2417 DIVISION	8/11/2008	30,000	1,000	29,000	3%	41,100	41,100	82,200	142%	-65%
RS	4334 DOVE	12/14/2007	93,000		93,000	0%	70,400	70,400	140,800	76%	-34%
CO	3215 ELECIA DR. # 23	10/12/2007	149,000		149,000	0%	78,800	78,800	157,600	53%	-5%
RS	2710 EVERGREEN	2/29/2008	200,000		200,000	0%	107,900	107,900	215,800	54%	-7%
RS	3178 FANONE	2/29/2008	175,000		175,000	0%	93,500	89,690	187,000	53%	-6%
RS	3351 FANONE	11/30/2007	159,650		159,650	0%	74,600	74,600	149,200	47%	7%
VL	0 HENRY	11/26/2007	41,000		41,000	0%	14,900	14,900	29,800	36%	38%
RS	1615 HENRY	12/17/2007	85,000		85,000	0%	53,500	53,500	107,000	63%	-21%
RS	1844 HENRY	6/26/2008	145,000		145,000	0%	53,400	46,298	106,800	37%	36%
RS	2604 HENRY	11/13/2007	105,300	6,318	98,982	6%	53,800	53,800	107,600	54%	-8%

RS	4609 HUNTINGTON	7/30/2008	120,000		120,000	0%	73,200	63,798	146,400	61%	-18%
RS	3057 LINDSAY	4/16/2008	170,000		170,000	0%	118,900	116,747	237,800	70%	-29%
RS	3178 LINDSAY	10/19/2007	188,000	5,640	182,360	3%	105,600	105,600	211,200	58%	-14%
RS	3194 LINDSAY	11/23/2007	178,000	5,000	173,000	3%	89,600	89,600	179,200	52%	-3%
RS	2120 MARCHON	7/31/2008	17,500		17,500	0%	39,000	32,221	78,000	223%	-78%
RS	1038 MICHIGAN	3/20/2008	129,000		129,000	0%	70,800	70,800	141,600	55%	-9%
RS	1055 MICHIGAN	10/1/2007	155,000	6,158	148,842	4%	77,600	77,600	155,200	52%	-4%
RS	2242 MICHIGAN	6/24/2008	85,000		85,000	0%	59,600	40,546	119,200	70%	-29%
RS	2441 MICHIGAN	4/3/2008	101,000	5,230	95,770	5%	65,400	62,844	130,800	68%	-27%
RS	2544 MICHIGAN	7/10/2008	51,000	3,000	48,000	6%	55,600	55,600	111,200	116%	-57%
RS	2684 MICHIGAN	4/18/2008	49,500	2,720	46,780	5%	55,000	53,519	110,000	118%	-57%
RS	1041 MINNESOTA	8/7/2008	151,000		151,000	0%	71,700	71,700	143,400	47%	5%
VL	1109 MINNESOTA	7/25/2008	29,000		29,000	0%	11,000	11,000	22,000	38%	32%
VL	1115 MINNESOTA	2/21/2008	30,000		30,000	0%	20,000	11,614	40,000	67%	-25%
VL	1135 MINNESOTA	11/9/2007	30,000		30,000	0%	15,000	15,000	30,000	50%	0%
RS	1411 MINNESOTA	11/2/2007	36,500		36,500	0%	55,600	55,600	111,200	152%	-67%
RS	2545 OAKWOOD	1/4/2008	117,000		117,000	0%	62,700	62,700	125,400	54%	-7%
RS	3005 OAKWOOD	6/16/2008	130,000		130,000	0%	86,700	86,700	173,400	67%	-25%
RS	1077 QUAIN	8/19/2008	87,000		87,000	0%	60,300	60,300	120,600	69%	-28%
RS	3155 RANGE	12/5/2007	140,000	7,000	133,000	5%	66,200	66,200	132,400	50%	0%
MF	3468 RAVENSWOOD	5/29/2008	22,000		22,000	0%	53,100	49,701	106,200	241%	-79%
RS	3035 RIVERWOOD HTS	12/21/2007	89,000		89,000	0%	46,000	46,000	92,000	52%	-3%
RS	2674 ROBBINS	10/11/2007	73,900		73,900	0%	42,700	42,700	85,400	58%	-13%
RS	3176 SPRUCE	11/7/2007	225,000		225,000	0%	112,700	112,700	225,400	50%	0%
RS	3210 SPRUCE	6/11/2008	220,000		220,000	0%	113,200	113,200	226,400	51%	-3%
RS	2600 WALDHEIM	4/10/2008	160,500		160,500	0%	88,000	88,000	176,000	55%	-9%
RS	2825 WALDHEIM	4/18/2008	117,000	3,510	113,490	3%	77,200	76,170	154,400	68%	-26%
RS	2920 WALDHEIM	7/11/2008	412,000		412,000	0%	200,000	185,870	400,000	49%	3%
RS	2606 WATER	12/26/2007	155,500	9,330	146,170	6%	73,800	73,800	147,600	50%	-1%
RS	3791 WATER	7/2/2008	52,500		52,500	0%	58,300	58,300	116,600	111%	-55%
RS	4316 WATER	1/29/2008	260,000		260,000	0%	114,900	86,402	229,800	44%	13%
RS	4420 WATER	5/19/2008	63,000		63,000	0%	58,900	45,730	117,800	93%	-47%
RS	4450 WATER	5/9/2008	65,000		65,000	0%	49,400	49,400	98,800	76%	-34%

RS	3045 WESTHAVEN	4/16/2008	115,000	6,900	108,100	6%	83,700	83,700	167,400	77%	-35%
RS	3058 WESTHAVEN	6/27/2008	134,025	4,025	130,000	3%	67,500	59,449	135,000	52%	-4%
RS	3139 WEXFORD	8/20/2008	215,000		215,000	0%	113,200	113,200	226,400	53%	-5%
RS	2501 WHITE	3/31/2008	58,600	3,516	55,084	6%	38,000	22,600	76,000	69%	-28%
RS	1061 WISCONSIN	2/14/2008	149,500	6,791	142,709	5%	74,900	74,900	149,800	52%	-5%

Terry Sargent 70 22 124,821 1% 73,304 70,083 146,609 59% -15%
Pct of Properties with Sales Concessions 31%

Blended Millage	34.197	TV	Tax	City SEV	326,301,100	Tax
Average		70,083	2,397	City Taxable Val	295,150,454	10,093,226
Corrected		62,411	2,134	City Corrected	277,809,366	9,500,215
"Overage"		7,672	262	"Overage"	17,341,088	593,011

Port Huron Township has a millage of 26.9163 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 34.1969. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			Millage
PH	2007 Taxable Value - Homestead	174,532,315	26.9163
PH	2007 Tax Value - Non HomeStead	118,541,628	44.9163
	Blended Rate	293,073,943	34.1969