

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	408 10TH	8/11/2008	27,000		27,000	0%	57,200	45,086	114,400	212%	-76%
RS	512 10TH	3/28/2008	85,000	7,650	77,350	9%	53,000	53,000	106,000	69%	-27%
RS	513 10TH	8/19/2008	108,000	6,480	101,520	6%	82,700	70,255	165,400	81%	-39%
RS	620 10TH	7/7/2008	79,500		79,500	0%	78,800	74,017	157,600	99%	-50%
RS	803 10TH	6/23/2008	117,000	7,156	109,844	6%	59,000	58,408	118,000	54%	-7%
RS	1172 11TH	12/26/2007	122,000		122,000	0%	97,800	97,800	195,600	80%	-38%
RS	1190 12TH	1/25/2008	83,500	2,700	80,800	3%	76,800	67,394	153,600	95%	-47%
RS	535 3RD	7/8/2008	45,000		45,000	0%	83,400	57,826	166,800	185%	-73%
RS	528 4TH	4/2/2008	96,000	5,760	90,240	6%	63,600	50,402	127,200	70%	-29%
RS	540 5TH	6/23/2008	78,000	7,000	71,000	9%	69,600	55,182	139,200	98%	-49%
RS	625 5TH	4/29/2008	110,000		110,000	0%	52,100	45,611	104,200	47%	6%
RS	216 6TH	12/1/2007	74,000		74,000	0%	80,500	80,500	161,000	109%	-54%
RS	611 6TH	7/31/2008	95,745	5,745	90,000	6%	87,300	79,968	174,600	97%	-48%
RS	315 7TH	10/26/2007	147,900		147,900	0%	60,300	60,300	120,600	41%	23%
RS	843 9TH	1/8/2008	200,000		200,000	0%	139,700	128,099	279,400	70%	-28%
RS	516 ADAMS	3/28/2008	138,825	2,825	136,000	2%	66,400	59,032	132,800	49%	2%
RS	1830 ASH	8/26/2008	146,000		146,000	0%	94,900	94,900	189,800	65%	-23%
RS	1940 ASH	8/1/2008	216,000		216,000	0%	102,300	102,300	204,600	47%	6%
RS	220 BENEDICT ST	4/30/2008	125,000		125,000	0%	59,800	59,800	119,600	48%	5%
RS	870 BIRKDALE	11/29/2007	242,500		242,500	0%	169,500	169,500	339,000	70%	-28%
RS	6530 BRIGGEMAN	4/15/2008	107,000		107,000	0%	86,900	86,900	173,800	81%	-38%
RS	139 BROWN	4/1/2008	170,000	5,000	165,000	3%	88,400	88,400	176,800	54%	-7%
RS	616 BROWN	4/21/2008	100,000		100,000	0%	94,400	62,079	188,800	94%	-47%
RS	400 CARNEY	6/26/2008	198,000		198,000	0%	119,200	118,265	238,400	60%	-17%
RS	510 CARNEY	10/29/2007	129,000		129,000	0%	107,800	107,800	215,600	84%	-40%
RS	1008 CASS	6/19/2008	39,000		39,000	0%	61,800	61,800	123,600	158%	-68%
RS	1116 CEDAR STREET	2/7/2008	136,000	7,000	129,000	5%	95,500	67,186	191,000	74%	-32%
RS	705 CLINTON	6/13/2008	185,000		185,000	0%	120,800	120,800	241,600	65%	-23%
CM	1315 CLINTON	10/22/2007	172,500		172,500	0%	71,200	71,200	142,400	41%	21%
RS	1810 CLINTON	8/15/2008	123,400		123,400	0%	67,600	67,600	135,200	55%	-9%
RS	2120 CLINTON	7/24/2008	127,500		127,500	0%	63,200	57,876	126,400	50%	1%
RS	1407 CLINTON AVE	3/13/2008	84,000	5,040	78,960	6%	60,300	34,550	120,600	76%	-35%

RS	2115 DELANO	3/26/2008	160,000	4,600	155,400	3%	106,900	106,900	213,800	69%	-27%
	1218 FRED MOORE	3/11/2008	30,000		30,000	0%	34,400	34,400	68,800	115%	-56%
RS	1523 GLENDALE	11/5/2007	90,000	2,700	87,300	3%	59,500	59,500	119,000	68%	-27%
RS	1547 GOFFE	11/29/2007	24,900		24,900	0%	50,400	50,400	100,800	202%	-75%
RS	1605 GOFFE	10/25/2007	113,000	6,618	106,382	6%	61,700	61,700	123,400	58%	-14%
RS	1038 HIGHLAND	4/2/2008	225,000		225,000	0%	163,500	163,500	327,000	73%	-31%
RS	1138 HIGHLAND	1/25/2008	170,000		170,000	0%	147,700	135,117	295,400	87%	-42%
RS	1821 JACKSON	8/25/2008	150,000		150,000	0%	79,500	78,600	159,000	53%	-6%
CO	820 JORDAN CREEK	12/3/2007	58,800		58,800	0%	45,900	45,900	91,800	78%	-36%
	949 MAYER	8/29/2008	282,000		282,000	0%	188,700	163,589	377,400	67%	-25%
RS	540 N THIRD STREET	8/15/2008	175,000		175,000	0%	89,800	89,800	179,600	51%	-3%
MF	272 OAK	7/14/2008	78,000		78,000	0%	89,300	79,475	178,600	114%	-56%
RS	1536 OAKLAND	11/1/2007	80,750	3,929	76,821	5%	82,000	80,100	164,000	107%	-53%
RS	1545 OAKLAND	3/24/2008	155,000	5,000	150,000	3%	125,100	125,100	250,200	83%	-40%
VL	12 PINE RIVER CLUB	5/20/2008	21,500		21,500	0%	11,400	11,400	22,800	53%	-6%
RS	7345 RATTLE RUN	4/28/2008	189,500		189,500	0%	184,700	132,302	369,400	97%	-49%
CM	201 RIVERSIDE	6/5/2008	50,000		50,000	0%	24,277	22,974	48,554	49%	3%
RS	613 RIVERSIDE	3/12/2008	240,000		240,000	0%	215,400	215,400	430,800	90%	-44%
RS	729 RIVERSIDE	6/12/2008	252,400	6,400	246,000	3%	135,800	99,954	271,600	55%	-9%
RS	933 RIVERSIDE	6/10/2008	230,000		230,000	0%	193,900	170,729	387,800	84%	-41%
RS	962 RIVERSIDE	7/3/2008	650,000		650,000	0%	357,500	300,008	715,000	55%	-9%
RS	1324 RIVERSIDE	8/12/2008	75,500		75,500	0%	64,900	64,900	129,800	86%	-42%
CO	1627 RIVERSIDE D 9	7/17/2008	31,000	1,000	30,000	3%	26,944	18,310	53,888	90%	-44%
CO	1637 RIVERSIDE E 10	6/20/2008	31,000	1,000	30,000	3%	26,274	17,843	52,548	88%	-43%
RS	722 ROYAL	11/29/2007	99,000	2,970	96,030	3%	60,500	60,500	121,000	63%	-21%
RS	1916 SINCLAIR	4/8/2008	142,000	8,520	133,480	6%	105,000	101,680	210,000	79%	-36%
RS	517 THIRD	12/10/2007	165,000	7,000	158,000	4%	80,300	80,300	160,600	51%	-2%
RS	725 TURNBERRY DRIVE	2/13/2008	215,000	4,300	210,700	2%	168,500	164,491	337,000	80%	-37%
VL	0 V/L SECOND ST.	11/27/2007	56,500		56,500	0%	28,423	26,640	56,846	50%	-1%
RS	113 VICTORIA COURT	2/26/2008	160,000		160,000	0%	105,200	105,200	210,400	66%	-24%
RS	512 VINE	5/14/2008	74,000		74,000	0%	67,100	67,100	134,200	91%	-45%
RS	708 VINE	2/20/2008	48,000		48,000	0%	71,700	57,940	143,400	149%	-67%
RS	1021 VINE	11/2/2007	290,000		290,000	0%	147,900	147,900	295,800	51%	-2%

RS	1985 VINE	2/1/2008	115,000	9,400	105,600	8%	77,400	77,085	154,800	73%	-32%
RS	928 WATERLOO	12/31/2007	63,000	1,890	61,110	3%	73,100	73,100	146,200	120%	-58%
RS	815 WATERLOO ST	2/22/2008	133,000		133,000	0%	88,800	88,800	177,600	67%	-25%
RS	410 WITHERELL	1/29/2008	42,000		42,000	0%	54,700	47,044	109,400	130%	-62%
RS	1935 WOODLAND ESTATES	7/22/2008	175,000		175,000	0%	92,000	91,650	184,000	53%	-5%
RS	1943 WOODLAND ESTATES	7/10/2008	155,000		155,000	0%	92,000	91,650	184,000	59%	-16%

Lynn Houston 71 25 130,655 2% 92,252 85,392 184,505 71% -29%  
Pct of Properties with Sales Concessions 35%

Blended Millage	44.016	TV	Tax	City SEV	275,480,800	Tax
Average		92,252	4,061	City Taxable Val	246,506,238	10,850,187
Corrected		65,328	2,875	City Corrected	195,079,376	8,586,589
"Overage"		26,925	1,185	"Overage"	51,426,862	2,263,598

The city of St. Clair has a millage of 36.9851 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 44.0159. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
EC	2007 Taxable Value - Homestead	150,453,657	36.9851
EC	2007 Tax Value - Non HomeStead	96,433,925	54.9851
	Blended Rate	246,887,582	44.0159