

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	7179 BIG HAND	3/28/2008	134,900		134,900	0%	166,100	133,665	332,200	123%	-59%
RS	6412 BIG HAND	7/30/2008	190,000		190,000	0%	138,500	98,748	277,000	73%	-31%
RS	2375 BIRCH DR	8/28/2008	195,000	12,000	183,000	6%	123,800	114,064	247,600	68%	-26%
RS	210 BARTLETT	3/3/2008	94,000	2,820	91,180	3%	76,400	59,359	152,800	84%	-40%
RS	280 ALLEN	6/2/2008	124,000		124,000	0%	57,100	46,480	114,200	46%	9%
RS	680 BARTLETT	10/1/2007	245,000		245,000	0%	160,600	160,600	321,200	66%	-24%
RS	4181 BLUE RIVER	11/9/2007	165,000	4,950	160,050	3%	86,600	86,600	173,200	54%	-8%
RS	4241 BLUE RIVER DR.	8/25/2008	239,000	15,170	223,830	6%	109,900	106,279	219,800	49%	2%
RS	4956 BOWMAN	10/5/2007	218,400		218,400	0%	120,000	120,000	240,000	55%	-9%
RS	510 CARNEY DR	10/29/2007	129,000		129,000	0%	107,800	107,800	215,600	84%	-40%
RS	2606 COX RD	7/16/2008	52,901		52,901	0%	95,200	87,347	190,400	180%	-72%
RS	5338 DAVIS RD	12/3/2007	147,225	9,332	137,893	6%	95,200	95,200	190,400	69%	-28%
RS	1218 FRED MOORE	3/11/2008	30,000		30,000	0%	34,400	34,400	68,800	115%	-56%
RS	1573 GARDEN CRT	8/14/2008	155,000		155,000	0%	83,700	80,213	167,400	54%	-7%
RS	3 GOLFSIDE	3/14/2008	417,000	8,340	408,660	2%	230,400	230,400	460,800	56%	-11%
RS	6206 GRATIOT	8/18/2008	102,000	3,500	98,500	3%	69,800	54,804	139,600	71%	-29%
RS	6302 GRATIOT	2/28/2008	95,000	5,700	89,300	6%	77,200	77,200	154,400	86%	-42%
RS	1670 KENNEDY	10/17/2007	155,000	5,000	150,000	3%	100,600	100,600	201,200	67%	-25%
RS	949 MAYER	8/29/2008	282,000		282,000	0%	188,700	163,589	377,400	67%	-25%
RS	1323 MAYER	12/7/2007	208,000	12,301	195,699	6%	125,000	125,000	250,000	64%	-22%
RS	12 OLD COURSE	10/19/2007	385,000		385,000	0%	201,700	201,700	403,400	52%	-5%
RS	15 OLD COURSE	10/23/2007	250,000		250,000	0%	137,400	137,400	274,800	55%	-9%
RS	1585 PUG	8/14/2008	144,000	4,000	140,000	3%	78,200	77,340	156,400	56%	-10%
CO	1769 PUG ROAD	7/7/2008	275,000		275,000	0%	107,800	94,684	215,600	39%	28%
RS	1350 RANGE	7/18/2008	229,900	14,197	215,703	6%	147,500	95,468	295,000	68%	-27%
RS	5889 RATTLE RUN	6/13/2008	152,000		152,000	0%	69,500	63,588	139,000	46%	9%
RS	5840 RATTLE RUN RD	1/15/2008	118,000		118,000	0%	69,000	69,000	138,000	58%	-14%
RS	460 RICHMAN	10/1/2007	265,000		265,000	0%	159,600	159,600	319,200	60%	-17%
RS	421 RICHMAN RD	5/22/2008	115,000	8,258	106,742	7%	63,600	47,780	127,200	60%	-16%
RS	1103 RIVER	7/24/2008	370,875		370,875	0%	232,800	189,704	465,600	63%	-20%
RS	1201 RIVER	5/30/2008	360,000		360,000	0%	287,000	171,692	574,000	80%	-37%
RS	1239 RIVER	8/12/2008	400,000		400,000	0%	176,300	135,233	352,600	44%	13%

CO	1501 RIVER	1/15/2008	123,000	4,000	119,000	3%	73,569	58,269	147,138	62%	-19%
CO	1935 RIVER	3/21/2008	147,500		147,500	0%	105,800	105,800	211,600	72%	-30%
RS	2138 RIVER	6/4/2008	216,000		216,000	0%	103,700	133,700	207,400	48%	4%
RS	1157 RIVER POINTE	12/6/2007	225,000	1,945	223,055	1%	162,500	162,500	325,000	73%	-31%
RS	1310 RIVER POINTE	2/10/2008	1,500		1,500	0%	114,200	111,593	228,400	#####	-99%
RS	1346 RIVER POINTE	4/28/2008	254,000		254,000	0%	117,000	117,000	234,000	46%	9%
CO	1940 RIVER RD. #11	7/8/2008	96,500		96,500	0%	37,000	35,592	74,000	38%	30%
RS	4092 SCOTT B DRIVE	4/30/2008	270,000		270,000	0%	190,400	148,287	380,800	71%	-29%
RS	4100 VIOLET	10/9/2007	122,000	3,660	118,340	3%	74,700	74,700	149,400	63%	-21%
RS	4112 VIOLET	8/8/2008	128,000	3,000	125,000	2%	68,200	67,917	136,400	55%	-8%
RS	4169 VIOLET	2/7/2008	179,000		179,000	0%	88,600	88,600	177,200	49%	1%
RS	475 WADHAMS	3/24/2008	95,000	2,850	92,150	3%	118,000	118,000	236,000	128%	-61%
RS	1844 WADHAMS	3/4/2008	155,000	4,650	150,350	3%	106,200	52,103	212,400	71%	-29%
RS	2550 WADHAMS	7/11/2008	240,000		240,000	0%	140,200	89,874	280,400	58%	-14%
RS	4245 YANKEE	4/28/2008	215,000		215,000	0%	158,500	122,522	317,000	74%	-32%

Debbie Rickert	47	19	186,915	2%	119,914	106,638	239,828	64%	-22%
Pct of Properties with Sales Concessions		40%							

Blended Millage	26.532	TV	Tax	City SEV	410,500,260	Tax
Average		106,638	2,829	City Taxable Val	309,321,509	8,206,893
Corrected		93,458	2,480	City Corrected	319,932,232	8,488,416
"Overage"		13,180	350	"Overage"	(10,610,723)	(281,523)

St. Clair Township has two school districts with millages of 22.3850 and 26.3850 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used an "Blended Millage" of 26.5319. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
EC	2007 Taxable Value - Homestead	195,593,519	22.3850
EC	2007 Tax Value - Non HomeStead	30,739,331	40.3850
M	2007 Taxable Value - Homestead	53,654,568	26.3850

M	2007 Tax Value - Non HomeStead	22,021,897	44.3850
	Blended Rate	302,009,315	26.5319