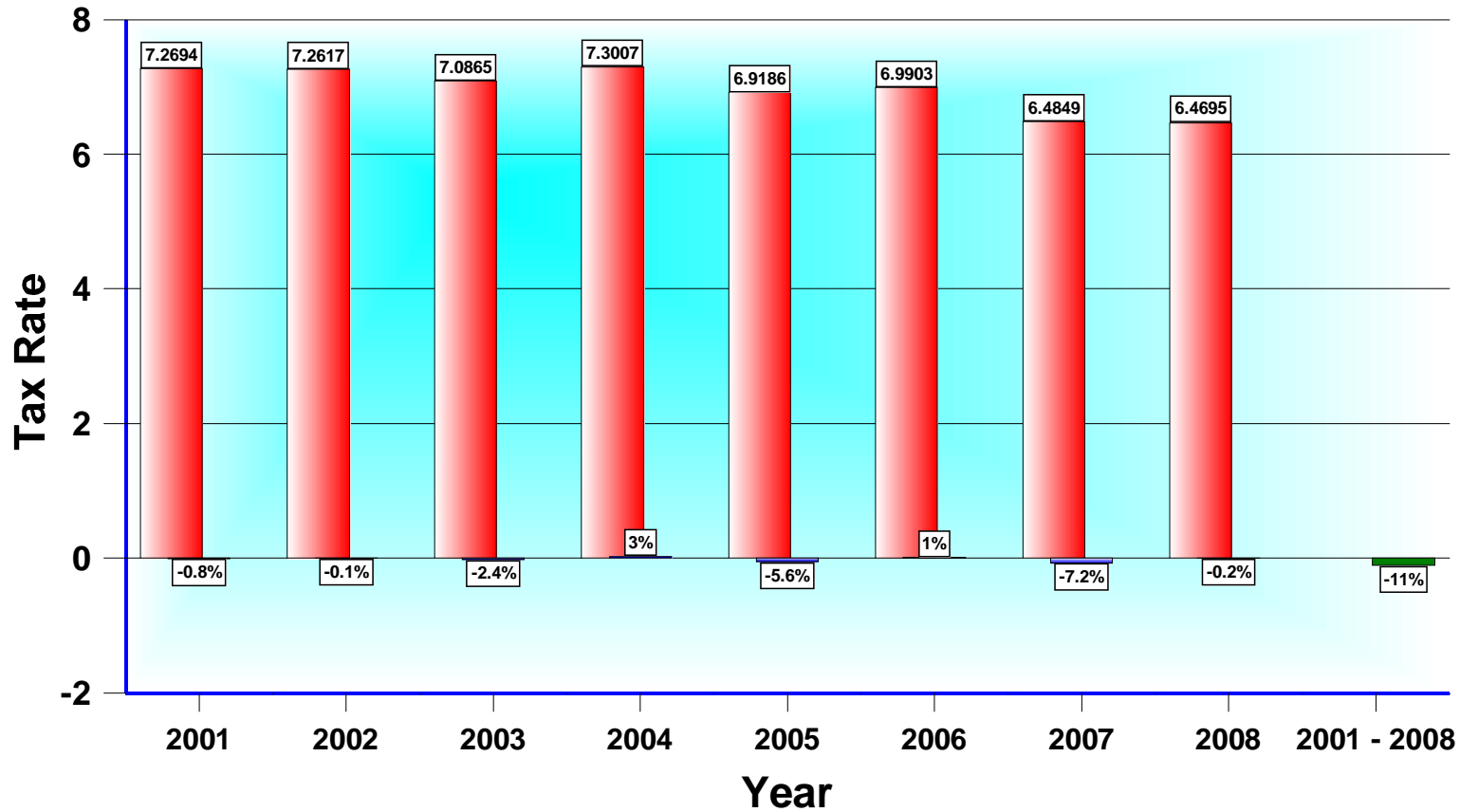


City of St. Louis - Historical Tax Rates



- Tax Rate
- % Change
- % Change 2001 - 2008

EFFECT OF HOUSING MIX ON SALE PRICE #2

4 x \$200K	\$800K	
4 x \$100K	\$400K	
	\$1200K	÷ 8 = \$150K Average Price

2 x \$200K	\$400K	
4 x \$100K	\$400K	
2 x \$50K	\$100K	
	\$900K	÷ 8 = \$112,500 Average Price

Decline of 25%

EFFECT OF HOUSING MIX ON SALE PRICE

4 x \$200K \$800K
4 x \$100K \$400K
\$1200K ÷ 8 = \$150K Average Price

2 x \$200K \$400K
6 x \$100K \$600K
\$1000K ÷ 8 = \$125K Average Price

Decline of 16 2/3%