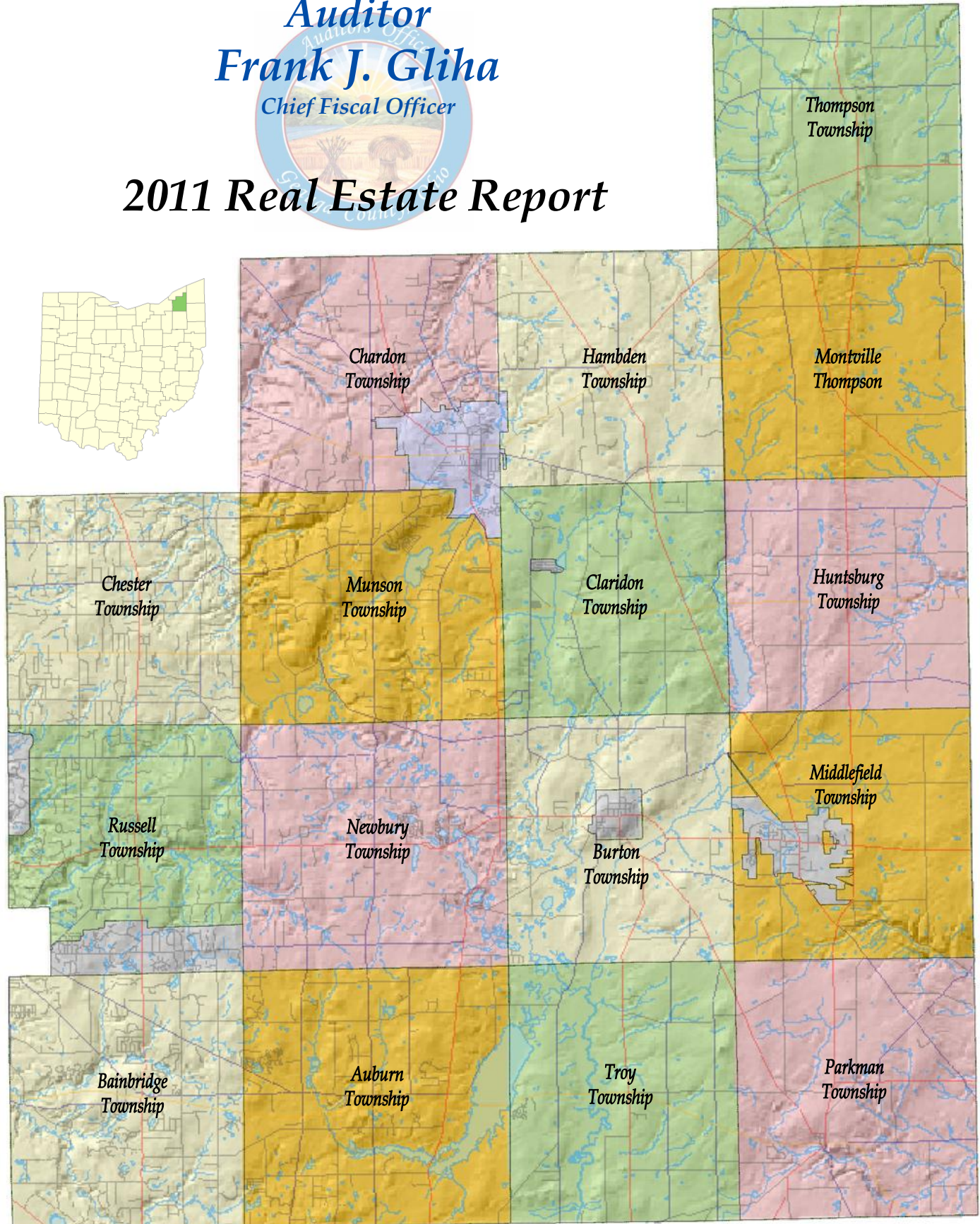


# Geauga County, Ohio

Proudly Serving the Residents of Geauga County

**Auditor**  
**Frank J. Gliha**  
Chief Fiscal Officer

## 2011 Real Estate Report

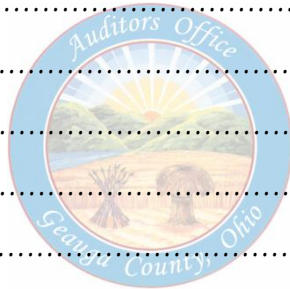


# *Geauga County, Ohio*

## *2011 Real Estate Report*

### *Table of Contents*

<i>Letter from the Geauga County Auditor, Frank J. Gliha .....</i>	<i>Page 3</i>
<i>Single Family Sales Ratios .....</i>	<i>Pages 4 - 5</i>
<i>Geauga County .....</i>	<i>Pages 6 - 7</i>
<i>Auburn Township .....</i>	<i>Pages 8 - 9</i>
<i>Bainbridge Township .....</i>	<i>Pages 10 - 11</i>
<i>Burton Township .....</i>	<i>Pages 12 - 13</i>
<i>Burton Village .....</i>	<i>Pages 14 - 15</i>
<i>Chardon Township .....</i>	<i>Pages 16 - 17</i>
<i>City of Chardon .....</i>	<i>Pages 18 - 19</i>
<i>Chester Township .....</i>	<i>Pages 20 - 21</i>
<i>Claridon Township .....</i>	<i>Pages 22 - 23</i>
<i>Aquilla Village .....</i>	<i>Pages 24 - 25</i>
<i>Hambden Township .....</i>	<i>Pages 26 - 27</i>
<i>Huntsburg Township .....</i>	<i>Pages 28 - 29</i>
<i>Middlefield Township .....</i>	<i>Pages 30 - 31</i>
<i>Middlefield Village .....</i>	<i>Pages 32 - 33</i>
<i>Montville Township .....</i>	<i>Pages 34 - 35</i>
<i>Munson Township .....</i>	<i>Pages 36 - 37</i>
<i>Newbury Township .....</i>	<i>Pages 38 - 39</i>
<i>Parkman Township .....</i>	<i>Pages 40 - 41</i>
<i>Russell Township .....</i>	<i>Pages 42 - 43</i>
<i>Hunting Valley Village .....</i>	<i>Pages 44 - 45</i>
<i>South Russell Village .....</i>	<i>Pages 46 - 47</i>
<i>Thompson Township .....</i>	<i>Pages 48 - 49</i>
<i>Troy Township .....</i>	<i>Pages 50 - 51</i>
<i>Impact Analysis Summary .....</i>	<i>Page 52</i>







**Auditor**  
**Frank J. Gliha**  
*Chief Fiscal Officer*

*To the Residents of Geauga County*

*As Auditor and Chief Fiscal officer of the County, I am required by Ohio Law to establish a current value for each parcel in the county once every six (6) years known as a county-wide reappraisal. The last reappraisal prior to this year (2011) was in 2005. Every third year our office performs an update of values known as a triennial update where values are adjusted en masse based on a recommendation by the Ohio Department of Taxation.*

*This report prepared by the Auditor's Office is the Real Estate Report, where the purpose is to share with our residents and local government officials' meaningful statistics regarding the single family housing market which makes up approximately 80% of Geauga County. It is my hope that this report will provide an insight to our residents why the update of property values are important in maintaining the integrity of the real estate property tax system and to ensure that everyone pays their fair share of the tax burden.*

*My office and a contracted appraisal firm have analyzed the relationship of the market values carried by the Auditor's Office to the sales prices that have occurred over the past three (3) years. While many of our residents are aware of the current economic state of the country, this office has concentrated on the real estate market within Geauga County to analyze and consider local market activity for our 2011 reappraisal. Our focus was the sales that occurred in 2008, 2009, and 2010 to determine what adjustments may or may not be necessary to property values. The property values that are put in place for 2011 will remain until 2014 when the next triennial update will occur. The pages that follow this letter will illustrate how the county's values compare to market sales in 2008, 2009, and 2010.*

*All information contained in this report was compiled using the Geographic Information Systems (G.I.S.) which is available to the public at our office, at any Geauga County public library, or via the Auditor's website at [www.co.geauga.oh.us](http://www.co.geauga.oh.us). The criteria used for this report include single family residences on less than 10 acres that have been marked as valid arm's length transactions that occurred between January 1, 2008, and December 31, 2010, with emphasis on 2010 sales. Criteria used for New Homes Built include single family homes which are 100% complete as of January 1, of each year.*

*I hope you find this information useful and welcome any comments you may have concerning this report.*

*Sincerely,*

A handwritten signature in dark ink that reads "Frank J. Gliha". The signature is fluid and cursive.

**Auditor Frank J. Gliha**

**Chief Fiscal Officer**



### Geauga Single Family Ratios of Value to Sale Price Statistics - 2008-2010\*

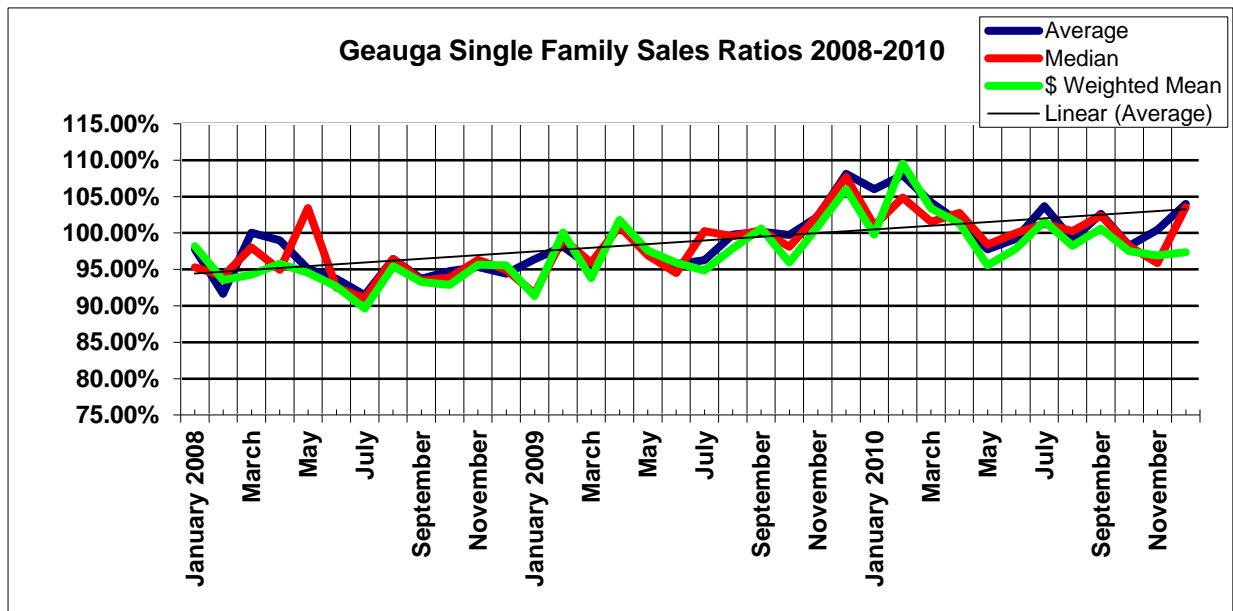
Year	Month	Average	Median	\$ Weighted Mean	# Sales
2008	January 2008	97.76%	95.31%	98.19%	37
2008	February	91.65%	94.04%	93.52%	39
2008	March	100.03%	98.03%	94.26%	40
2008	April	98.98%	94.94%	95.78%	52
2008	May	95.05%	103.42%	94.54%	53
2008	June	93.73%	92.54%	92.66%	61
2008	July	91.49%	91.01%	89.62%	71
2008	August	96.42%	96.42%	95.43%	61
2008	September	93.70%	93.43%	93.26%	51
2008	October	94.76%	93.89%	92.88%	53
2008	November	95.32%	96.28%	95.64%	29
2008	December	94.43%	94.93%	95.56%	22
2009	January 2009	96.38%	91.69%	91.35%	15
2009	February	98.13%	99.21%	100.06%	22
2009	March	95.33%	95.90%	93.78%	27
2009	April	101.22%	100.93%	101.79%	31
2009	May	97.46%	96.92%	97.56%	45
2009	June	95.75%	94.48%	95.92%	44
2009	July	96.26%	100.26%	94.84%	58
2009	August	99.77%	99.55%	97.87%	54
2009	September	100.18%	100.38%	100.59%	36
2009	October	99.71%	98.10%	95.97%	53
2009	November	102.22%	102.43%	100.89%	49
2009	December	108.13%	107.67%	105.99%	32
2010	January 2010	106.02%	101.01%	99.78%	27
2010	February	107.93%	104.85%	109.51%	12
2010	March	104.21%	101.55%	103.39%	31
2010	April	101.48%	102.74%	101.32%	36
2010	May	97.77%	98.39%	95.54%	44
2010	June	99.20%	100.00%	97.86%	81
2010	July	103.67%	101.27%	101.60%	59
2010	August	99.06%	100.26%	98.22%	53
2010	September	102.63%	102.39%	100.62%	36
2010	October	98.23%	98.21%	97.47%	42
2010	November	100.42%	95.85%	96.93%	35
2010	December	104.00%	103.57%	97.34%	30

### Definitions

**Median:** The middle value of the data set.

**Dollar Weighted Mean** is derived by taking the sum of all of the market values of the data set and dividing that by the sum of the sales prices of the data set. This number provides an aggregate ratio for the parcel population being studied.

The Average, Median, and the Dollar Weighted Mean are some of the statistical means used by the Ohio Department of Taxation uses to measure how well a county's market values are holding up to market conditions (sales).

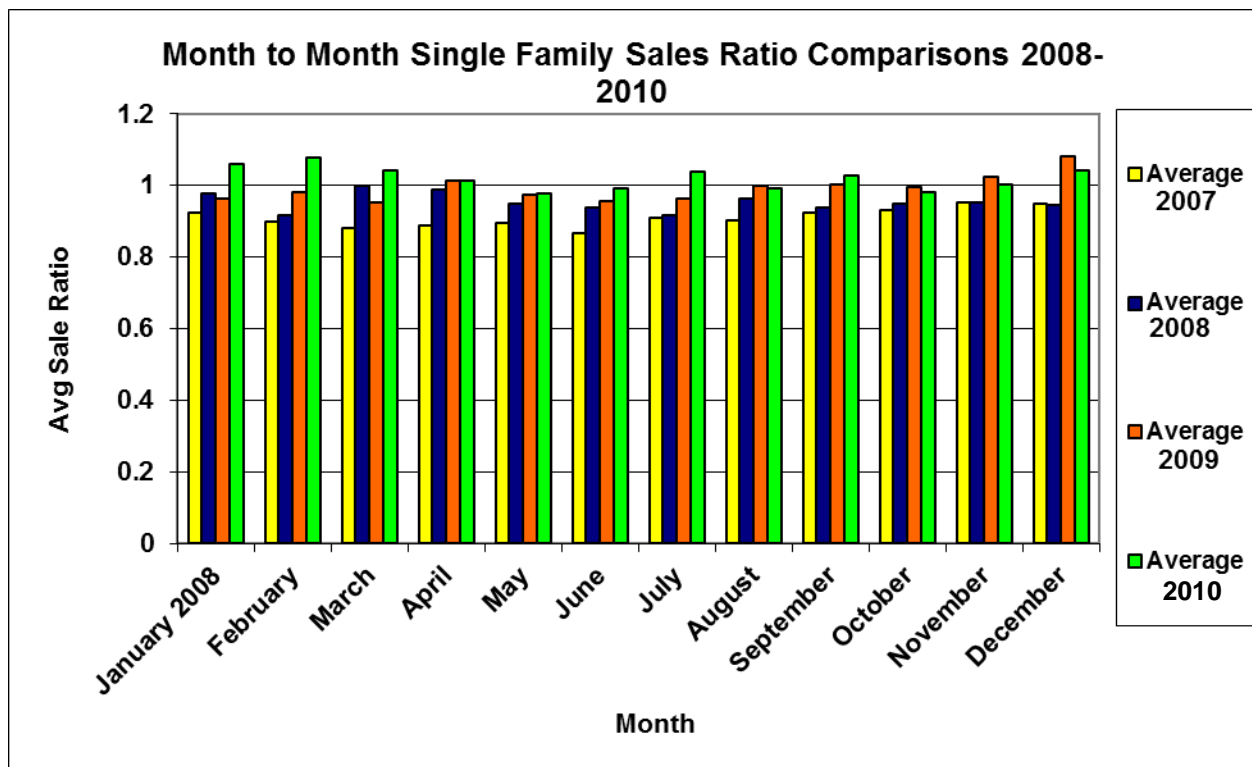


\*January through December 2007 ratios from DTE Appraised to Sale (A/S) Report. January 2008 through December 2010 Value to Sale ratios calculated by the Geauga County Auditor's Office based on valid single family sales for the period.

Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. Jan 4, 2011

Sales selection criteria: All single family sales w/land use 510 and 511 marked as valid arm's length transactions

Sales of newly constructed homes not yet appraised have been omitted at the time chart was made - 1/4/11



Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 4, 2011

All information is deemed reliable but not guaranteed.



# Geauga County, Ohio 2011 Neighborhoods

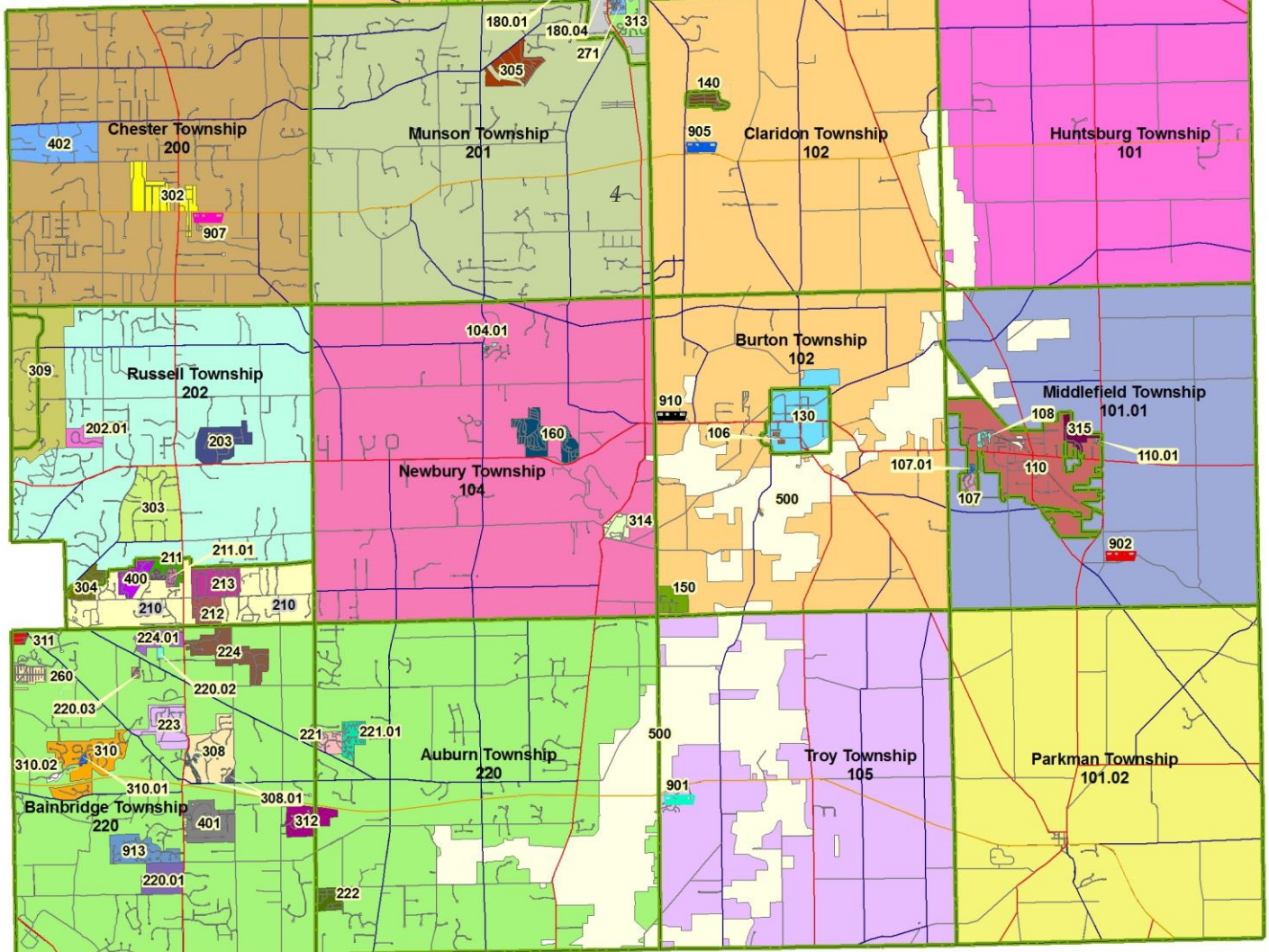
- |                                     |  |   |                                 |
|-------------------------------------|--|---|---------------------------------|
| 100 - Montville & Thompson Twp      | 202.01 - Thistlewood                   | 260 - Chagrin Falls Park                | 315 - Glen Valley               |
| 101 - Huntsburg Twp                 | 203 - Red Raider                       | 270 - Chardon Park Estates              | 400 - White Tail & Emerald Lake |
| 101.01 - Middlefield Twp            | 210 - South Russell Village            | 271 - Burlington Oval                   | 401 - Pilgram Village           |
| 101.02 - Parkman Twp                | 211 - Manorbrook                       | 300 - Hambden Twp                       | 402 - Chester (West Central)    |
| 102 - Burton & Claridon Twp         | 211.01 - Whitetail & Manorbrook Condos | 302 - Chester Center                    | 500 - City of Akron             |
| 104 - Newbury Twp                   | 212 - Kensington Green                 | 303 - Hemlock Hills                     | 901 - Troy Oaks                 |
| 104.01 - Stockton Gardens Condos    | 213 - Bel Meadow                       | 304 - S. Russell Village (West)         | 902 - Middlefield               |
| 105 - Troy Twp                      | 220 - Auburn & Bainbridge Twp          | 305 - Bass Lake                         | 903 - Wilders                   |
| 106 - Indian Ridge & Shannon Ct     | 220.01 - Stoneridge                    | 308 - Tanglewood                        | 904 - Terrace Glen              |
| 107 - Woodsong Estates              | 220.02 - The Trees Condos              | 308.01 - Tanglewood Condos              | 905 - Jacques                   |
| 107.01 - High Pointe Condos         | 220.03 - Chagrin Knolls Condos         | 309 - Hunting Valley Village            | 906 - Rustic Pines              |
| 108 - Nantucket Condos              | 221 - Auburn Lakes                     | 310 - Canyon Lakes                      | 907 - Maywood                   |
| 109 - Bridgewater Condos            | 221.01 - Auburn Lakes II               | 310.01 - Woodedge Condos                | 908 - Leaders                   |
| 110 - Middlefield Village           | 222 - Taborville                       | 310.02 - Edwards Landing & Canyon Manor | 909 - Maple Ridge               |
| 110.01 - Cottonwood Condos          | 223 - Lake Lucerne                     | 311 - Chagrin Falls Village             | 910 - Deer Lake                 |
| 130 - Burton Village                | 224 - Lake In The Woods                | 312 - Weathervane                       | 912 - Thwing Road Estates       |
| 140 - Aquilla Village               | 224.01 - Woods of Wembley              | 313 - Woods of Burlington               | 913 - Laurel Springs            |
| 150 - Burton Lakes                  | 240 - Chardon Twp                      | 314 - Little Punderson                  |                                 |
| 160 - Kiwanis Lakes                 |  |   |                                 |
| 180 - Chardon City                  |  |   |                                 |
| 180.01 - Hidden Glen                |  |   |                                 |
| 180.02 - Colonial Park Condos       |  |   |                                 |
| 180.03 - Village Square Condos      |  |   |                                 |
| 180.04 - Burlington Green Condos    |  |   |                                 |
| 180.05 - Rocky Cellars & Maple Hill |  |   |                                 |
| 200 - Chester Twp                   |  |   |                                 |
| 201 - Munson Twp                    |  |   |                                 |
| 202 - Russell Twp                   |  |   |                                 |



Proudly Serving the Residents of Geauga County



**Auditor**  
**Frank J. Gliha**  
Chief Fiscal Officer



Map prepared by Geauga County GIS on June 14, 2011.  
Gauga County digital data is a representation of collected information for use within the Geographic Information System for purposes of public access and analysis. Gauga County assumes no legal responsibility for this information.

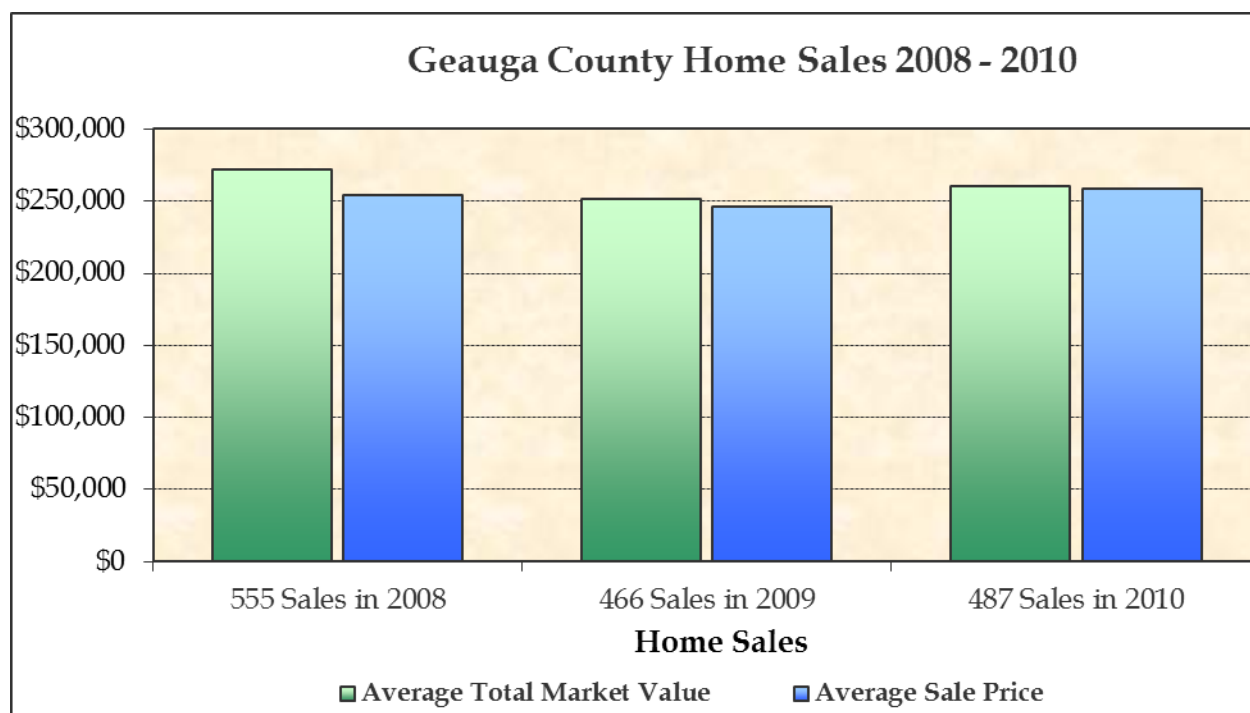
# Geauga County

## New Homes Built

	2008	2009	2010
Number of Homes Built	210	183	73
Average Sq. Footage of New Home	2853	2732	2866
Average Value of New Home	\$452,300	\$440,200	\$406,800
Average Value of Existing Homes	\$226,700	\$228,100	\$228,100
Average Taxes Paid per Year	\$3,877	\$3,939	\$4,054
Total Dollar Amount Added for New Construction	\$53,790,400	\$43,131,000	\$29,694,300

## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	555	466	487
Average Home Sale Price	\$254,200	\$246,600	\$258,500
Average Sq. Foot per Home	2285	2233	2308
Average Sale Price per Sq. Foot*	\$111	\$110	\$112
Avg Market Value of Homes Sold	\$271,800	\$251,300	\$260,600
Average Age of Homes Sold	1971	1971	1974



# Auburn Township

## New Homes Built

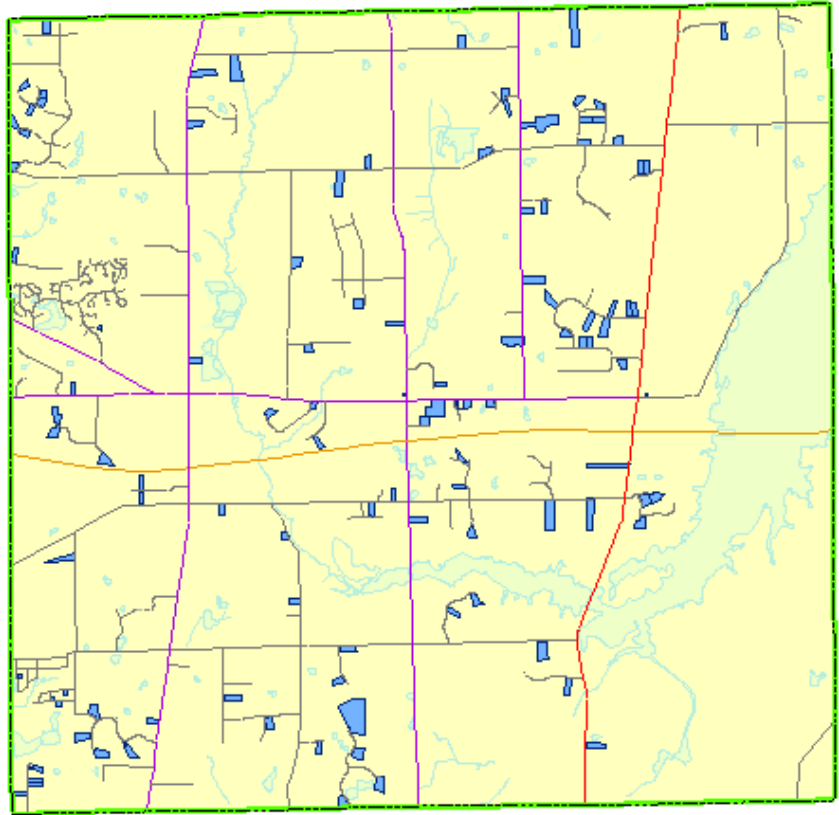
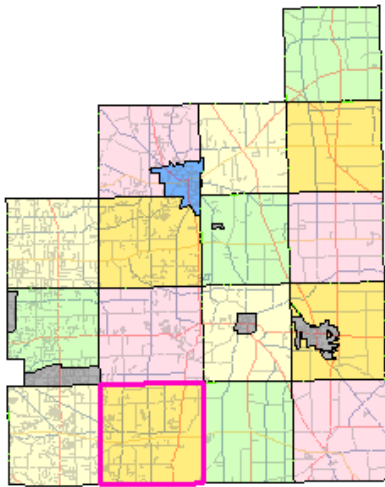
	2008	2009	2010
Number of Homes Built	39	34	15
Average Sq. Footage of New Home	3,350	3,366	3,743
Average Value of New Home*	\$527,300	\$451,100	\$460,500
Average Value of Existing Homes*	\$265,500	\$270,900	\$271,800
Average Taxes Paid per Year	\$4,912	\$4,978	\$5,225
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$11,175,200	\$8,586,000	\$2,815,400

## Existing Home Sales

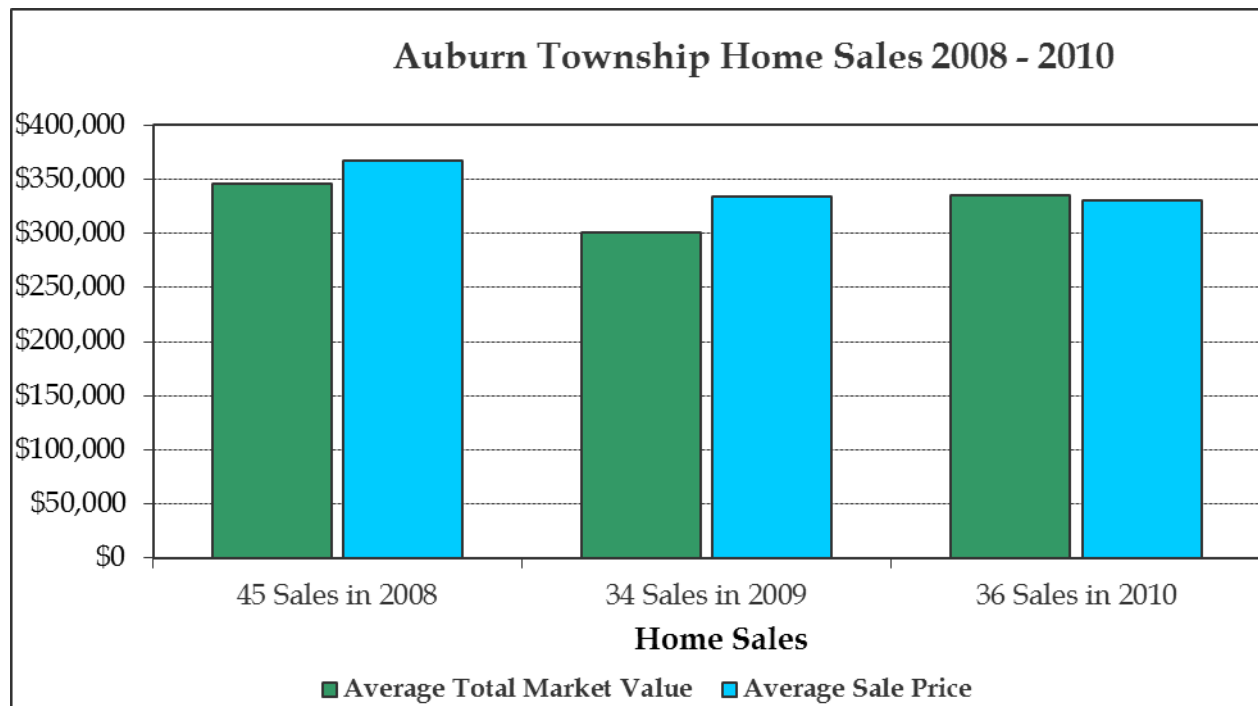
	2008	2009	2010
Number of Homes Sold	45	34	36
Average Home Sale Price	\$367,600	\$334,100	\$330,800
Average Sq. Foot per Home	2,834	2,749	2,785
Average Sale Price per Sq. Foot*	\$130	\$122	\$119
Avg. Market Value of Homes Sold	\$346,300	\$301,400	\$334,700
Average Age of Homes Sold	1994	1986	1991



# Auburn Township



 Homes Sold 2008-2010



# Bainbridge Township

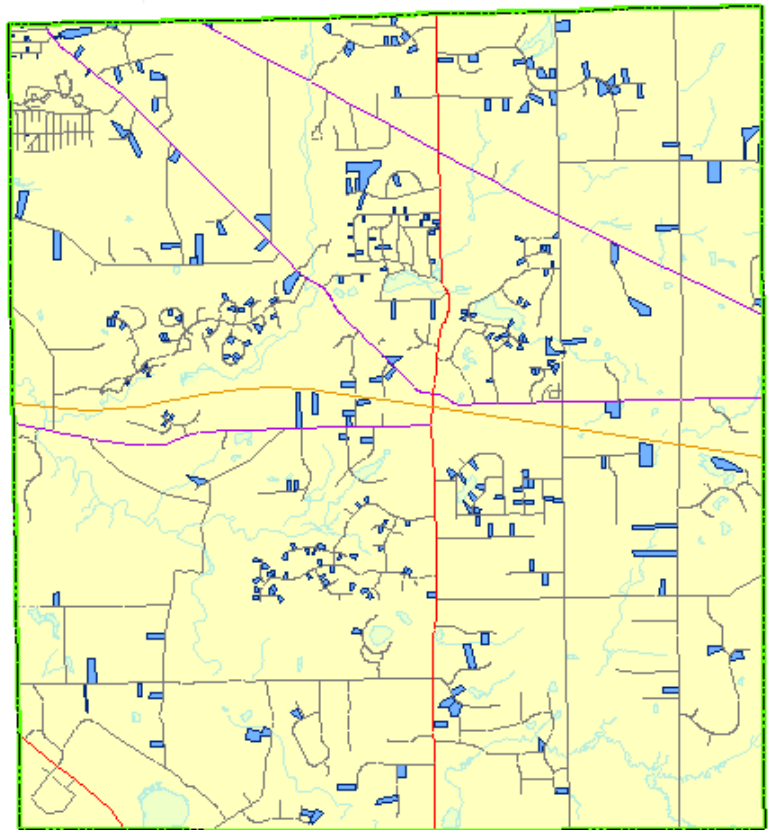
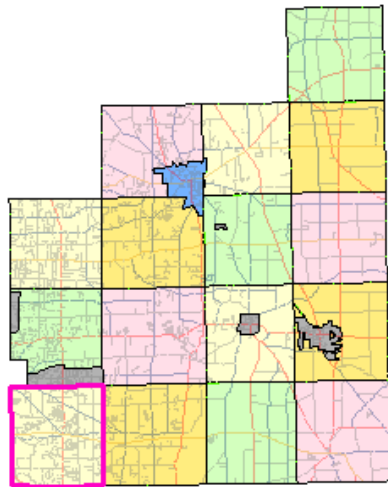
## New Homes Built

	2008	2009	2010
Number of Homes Built	35	37	12
Average Sq. Footage of New Home	4,155	3,864	3,689
Average Value of New Home*	\$695,900	\$682,700	\$568,200
Average Value of Existing Homes*	\$284,500	\$289,200	\$290,100
Average Taxes Paid per Year	\$5,835	\$5,908	\$6,019
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$13,620,300	\$14,294,100	\$4,033,300

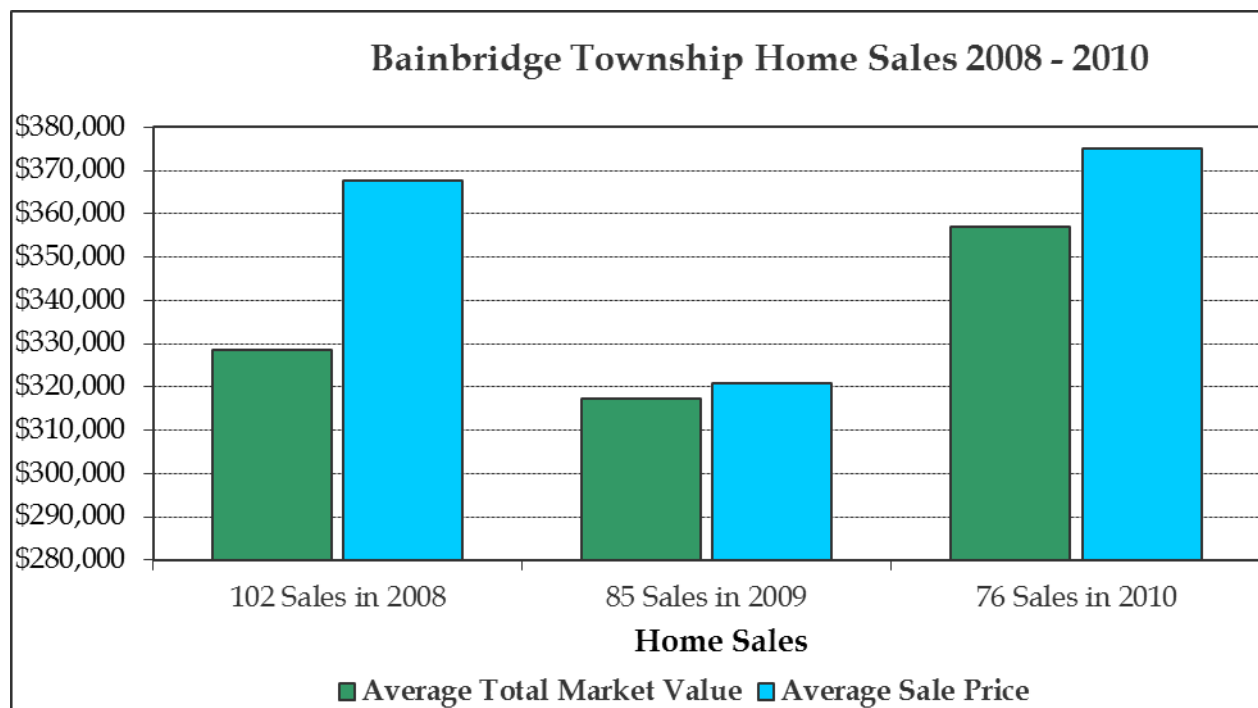
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	102	85	76
Average Home Sale Price	\$367,700	\$320,700	\$375,000
Average Sq. Foot per Home	2,695	2,589	2,856
Average Sale Price per Sq. Foot*	\$136	\$124	\$131
Avg. Market Value of Homes Sold	\$328,400	\$317,300	\$357,100
Average Age of Homes Sold	1976	1975	1982

# Bainbridge Township



 Homes Sold 2008-2010





# Burton Township

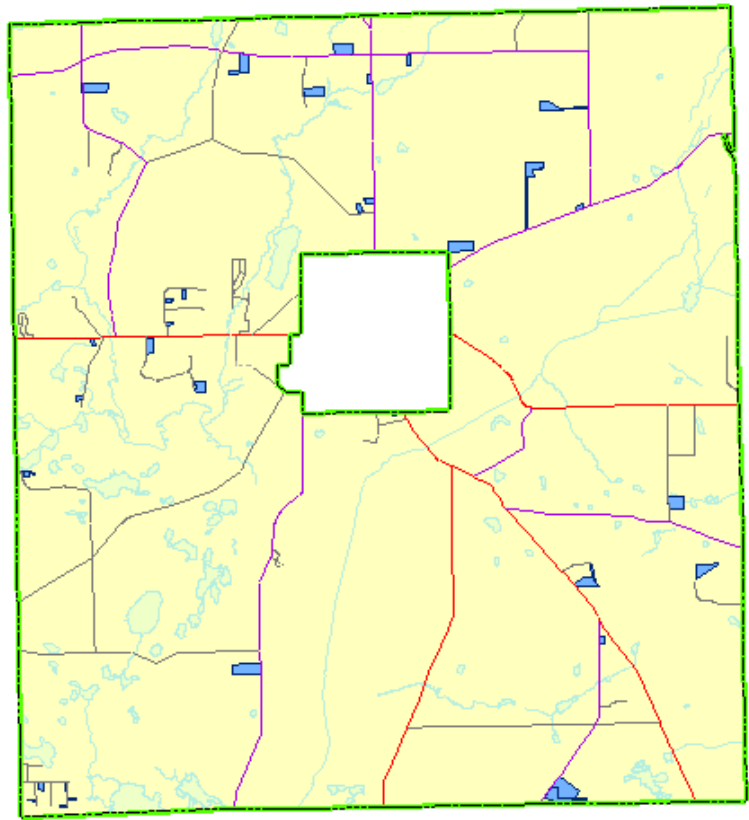
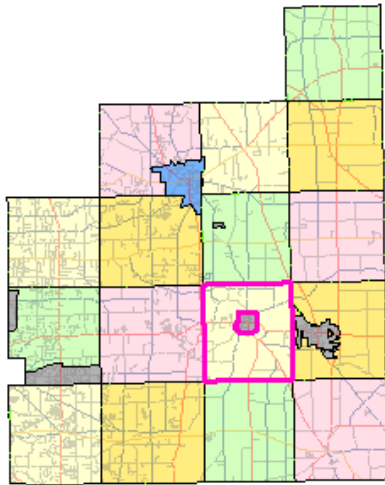
## New Homes Built

	2008	2009	2010
Number of Homes Built	4	5	1
Average Sq. Footage of New Home	1,936	2,489	2,904
Average Value of New Home*	\$230,100	\$326,400	\$271,200
Average Value of Existing Homes*	\$163,900	\$164,000	\$164,400
Average Taxes Paid per Year**	\$2,009	\$2,023	\$2,046
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$713,300	\$704,900	\$111,400

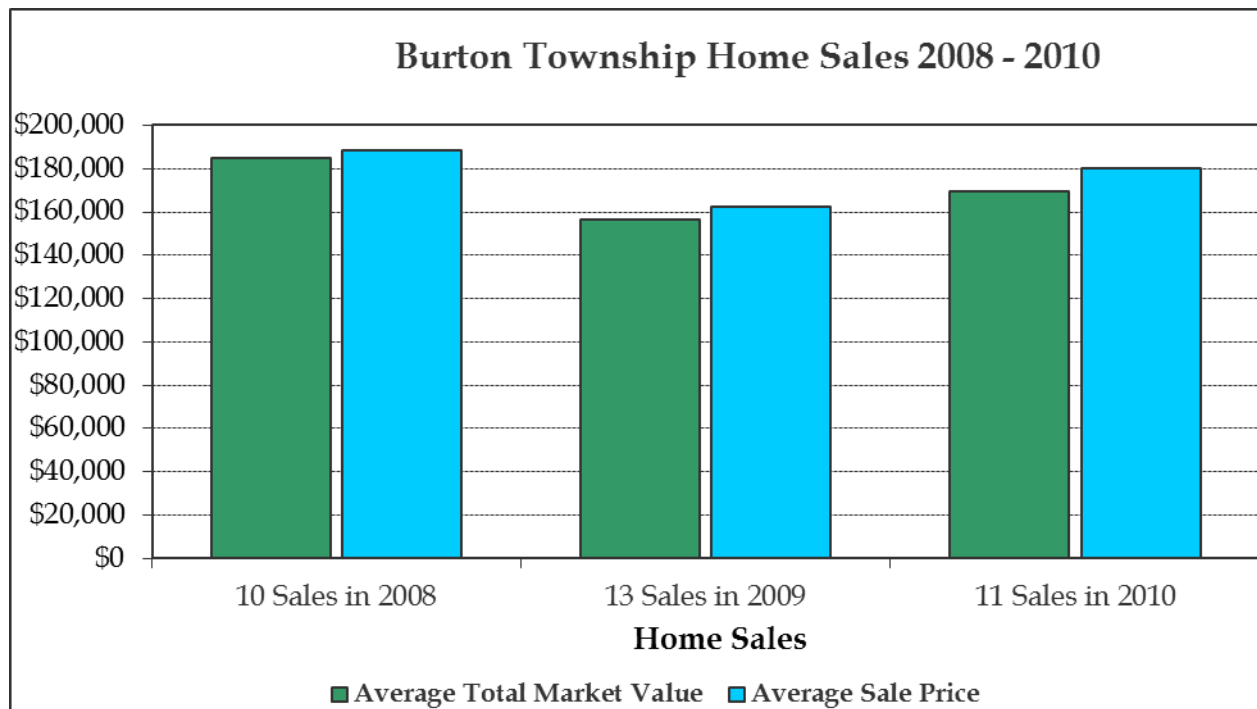
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	10	13	11
Average Home Sale Price	\$188,700	\$162,100	\$180,300
Average Sq. Foot per Home	2,134	1,608	2,110
Average Sale Price per Sq. Foot*	\$88	\$101	\$85
Avg. Market Value of Homes Sold	\$184,800	\$156,400	\$169,400
Average Age of Homes Sold	1953	1962	1977

# Burton Township



 Homes Sold 2008-2010



# Burton Village

## New Homes Built

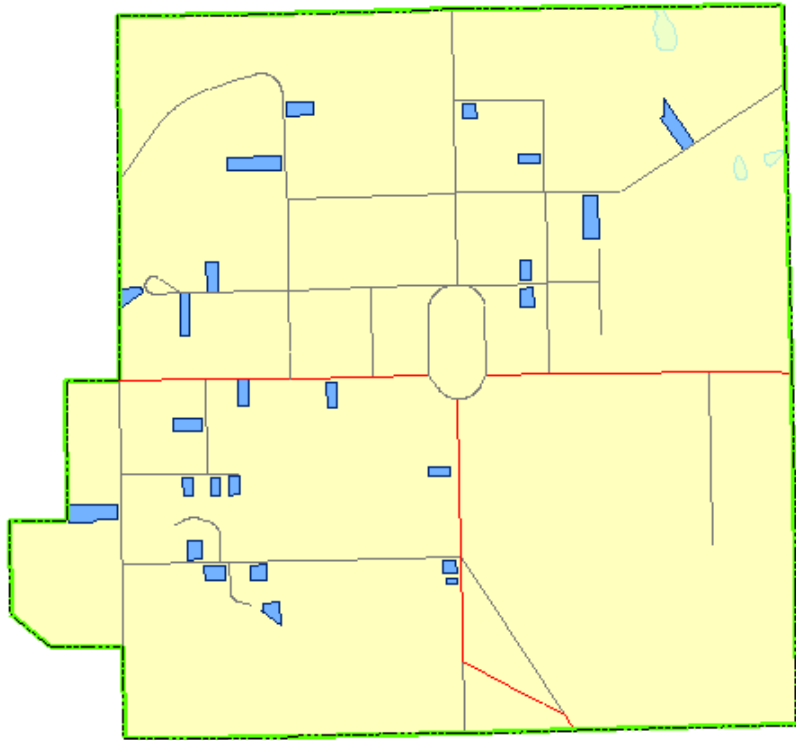
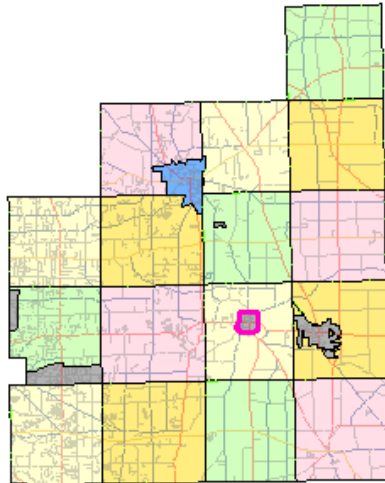
	2008	2009	2010
Number of Homes Built	0	0	0
Average Sq. Footage of New Home	n/a	n/a	n/a
Average Value of New Home*	n/a	n/a	n/a
Average Value of Existing Homes*	\$137,700	\$138,700	\$138,600
Average Taxes Paid	\$1,776	\$1,845	\$1,856
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

## Existing Home Sales

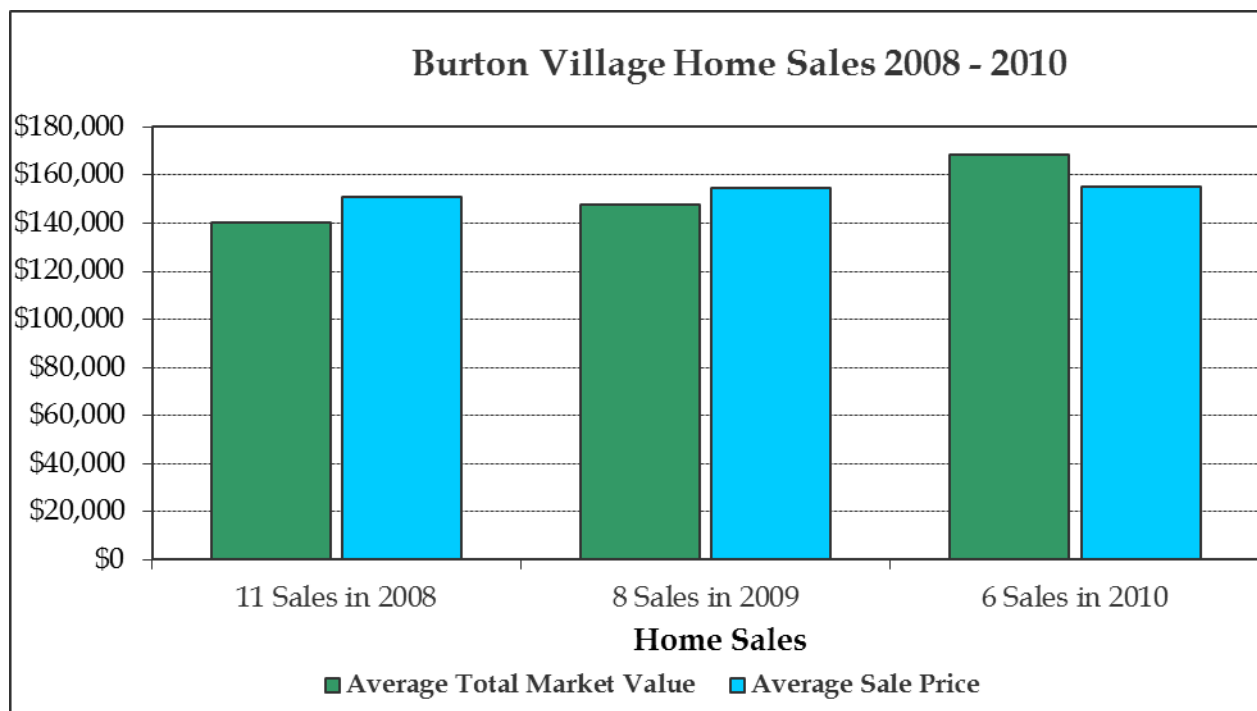
	2008	2009	2010
Number of Homes Sold	11	8	6
Average Home Sale Price	\$150,800	\$154,600	\$155,300
Average Sq. Foot per Home	1,478	1,589	1,562
Average Sale Price per Sq. Foot*	\$102	\$97	\$99
Avg. Market Value of Homes Sold	\$140,200	\$147,500	\$168,400
Average Age of Homes Sold	1933	1957	1970



# Burton Village



 Homes Sold 2008-2010



# Chardon Township

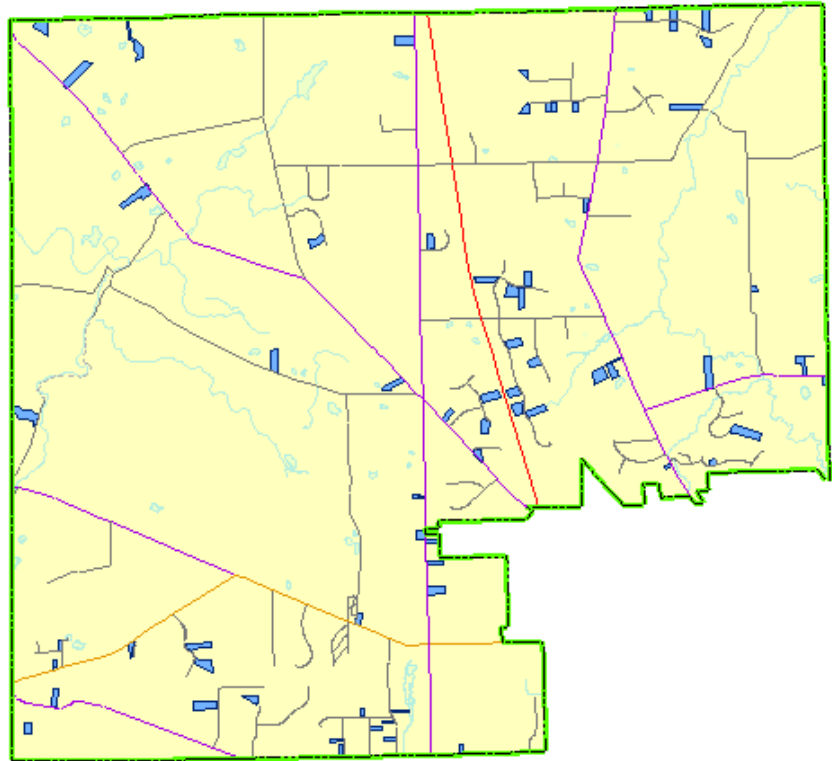
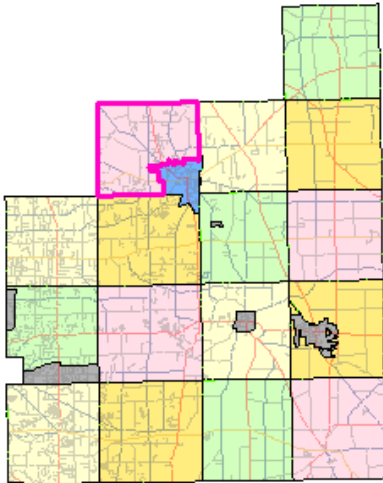
## New Homes Built

	2008	2009	2010
Number of Homes Built	7	6	4
Average Sq. Footage of New Home	3,184	3,206	2,847
Average Value of New Home*	\$446,800	\$531,500	\$366,300
Average Value of Existing Homes*	\$235,600	\$234,000	\$235,200
Average Taxes Paid per Year	\$3,586	\$3,640	\$3,752
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$2,447,400	\$2,217,900	\$868,700

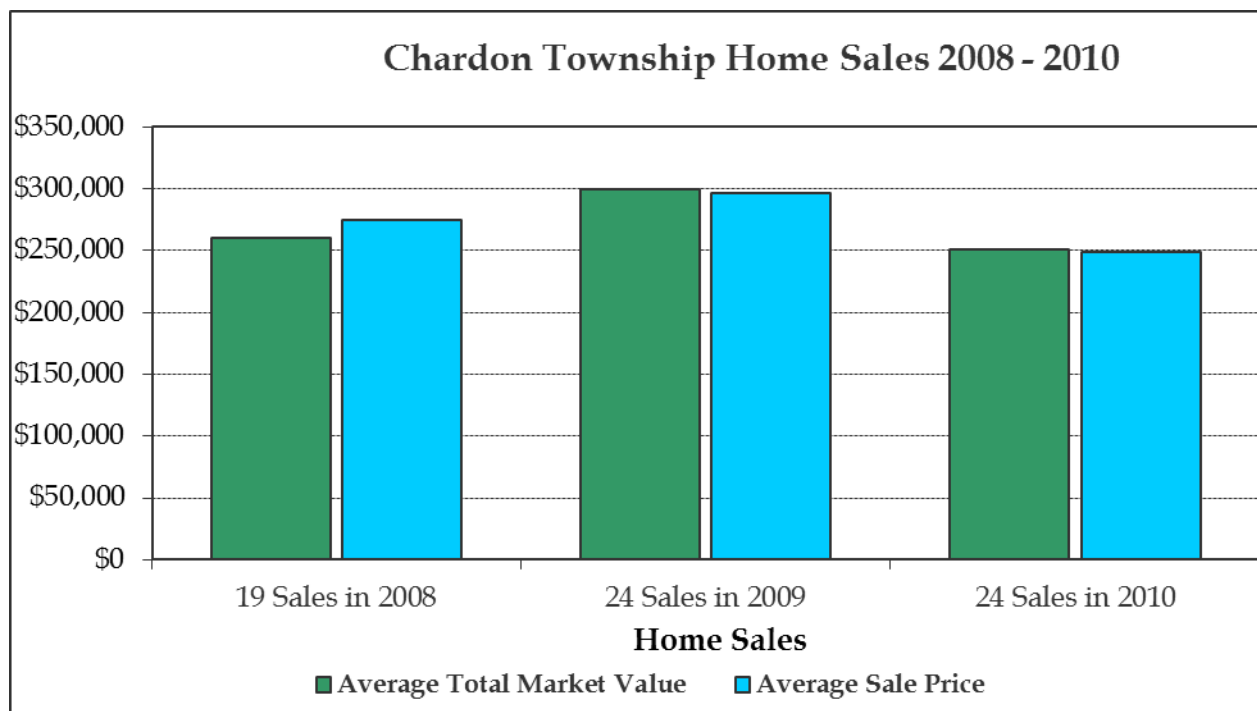
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	19	24	24
Average Home Sale Price	\$274,800	\$296,100	\$248,800
Average Sq. Foot per Home	2,143	2,644	2,158
Average Sale Price per Sq. Foot*	\$128	\$112	\$115
Average Total Market Value of Home	\$260,600	\$300,100	\$251,500
Average Age of Homes Sold	1977	1979	1979

# Chardon Township



 Homes Sold 2008-2010





# City of Chardon

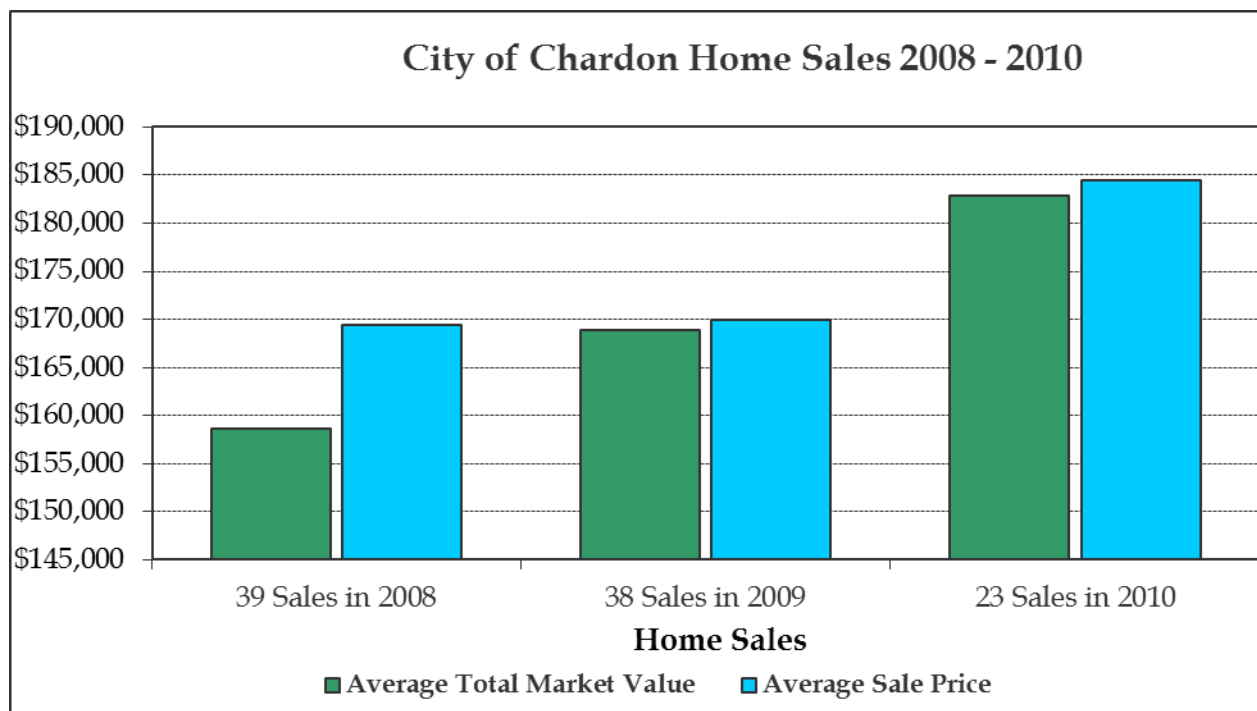
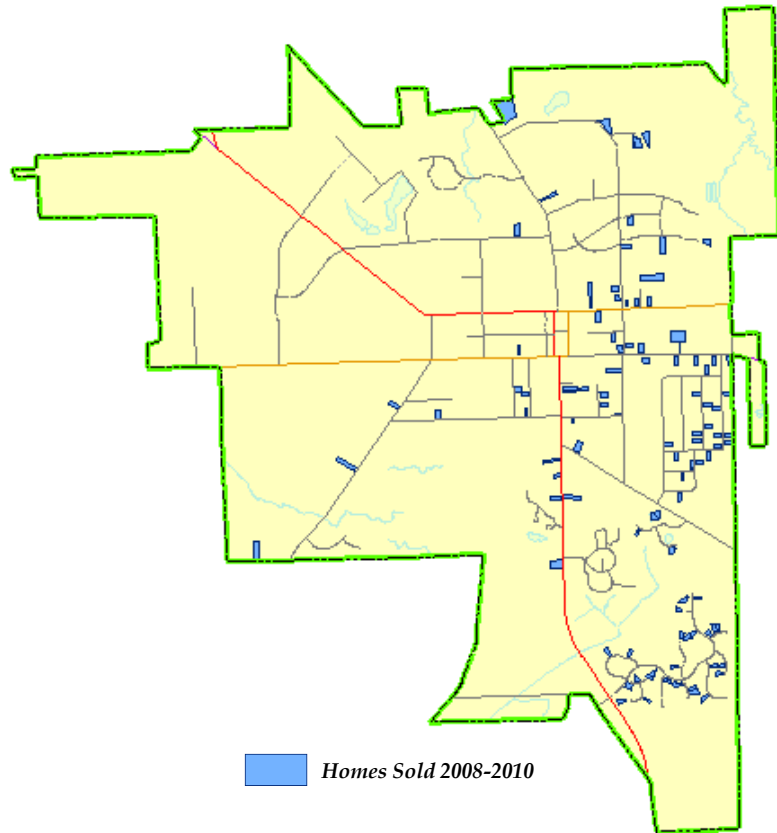
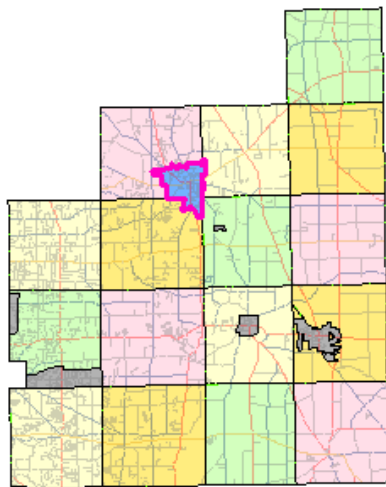
## New Homes Built

	2008	2009	2010
Number of Homes Built	3	8	4
Average Sq. Footage of New Home	2,252	2,526	2,917
Average Value of New Home*	\$254,100	\$344,800	\$298,100
Average Value of Existing Homes*	\$159,900	\$161,300	\$161,400
Average Taxes Paid per Year	\$2,518	\$2,555	\$2,623
Total Dollar Amount Added for New Home Construction	\$458,700	\$2,049,000	\$699,300
(excludes land but may incl partial values)			

## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	39	38	23
Average Home Sale Price	\$169,400	\$170,000	\$184,500
Average Sq. Foot per Home	1,556	1,716	1,905
Average Sale Price per Sq. Foot*	\$109	\$99	\$97
Avg. Market Value of Homes Sold	\$158,600	\$168,900	\$182,800
Average Age of Homes Sold	1964	1951	1955

# City of Chardon



# Chester Township

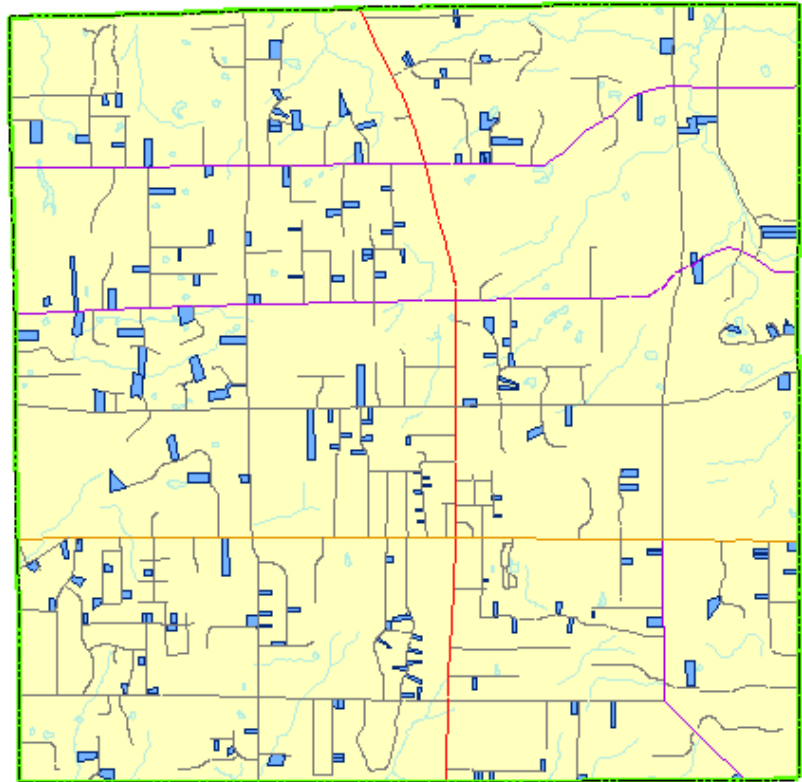
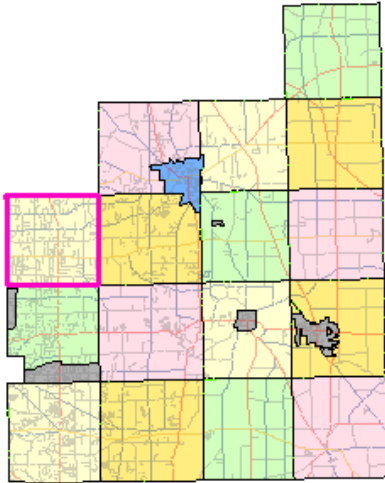
## New Homes Built

	2008	2009	2010
Number of Homes Built	10	4	5
Average Sq. Footage of New Home	3,282	3,194	2,701
Average Value of New Home*	\$546,300	\$454,800	\$315,800
Average Value of Existing Homes*	\$227,800	\$227,600	\$227,200
Average Taxes Paid per Year	\$3,969	\$3,898	\$4,058
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$2,888,400	\$808,000	\$1,165,800

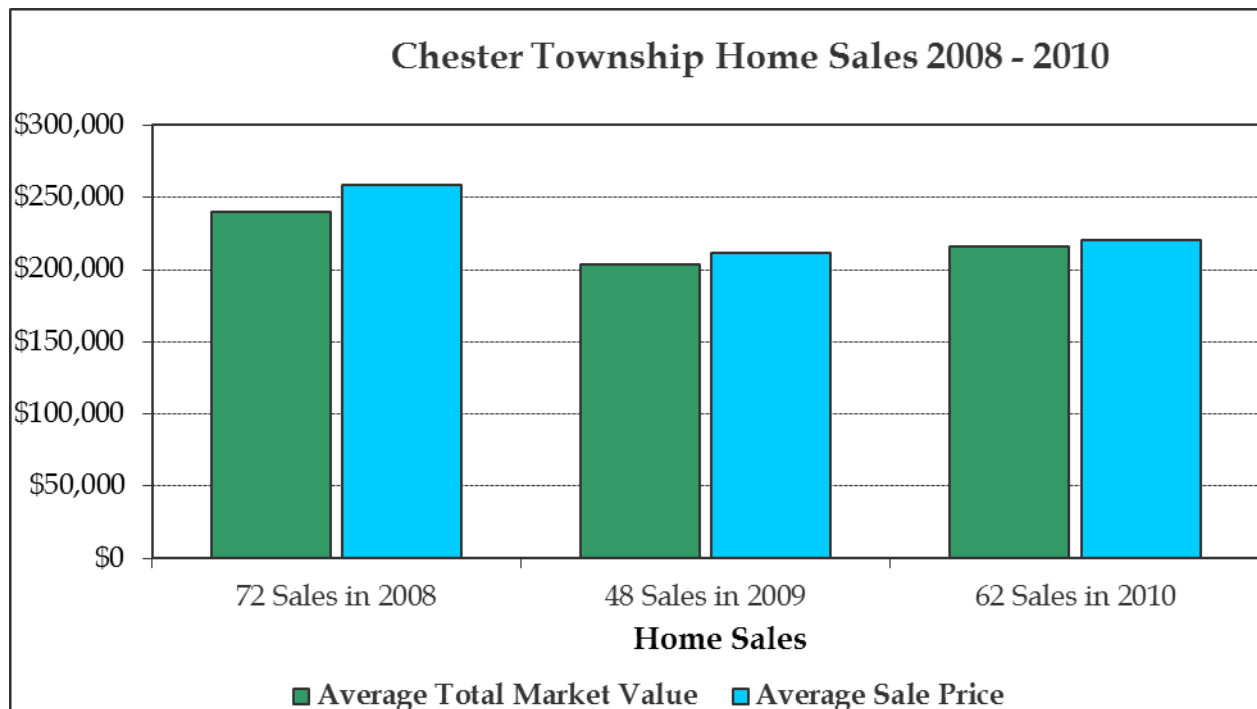
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	72	48	62
Average Home Sale Price	\$258,500	\$211,800	\$220,600
Average Sq. Foot per Home	2,316	1,974	2,045
Average Sale Price per Sq. Foot*	\$112	\$107	\$108
Avg. Market Value of Homes Sold	\$240,100	\$203,800	\$216,200
Average Age of Homes Sold	1966	1966	1964

# Chester Township



 Homes Sold 2008-2010



# Claridon Township

## New Homes Built

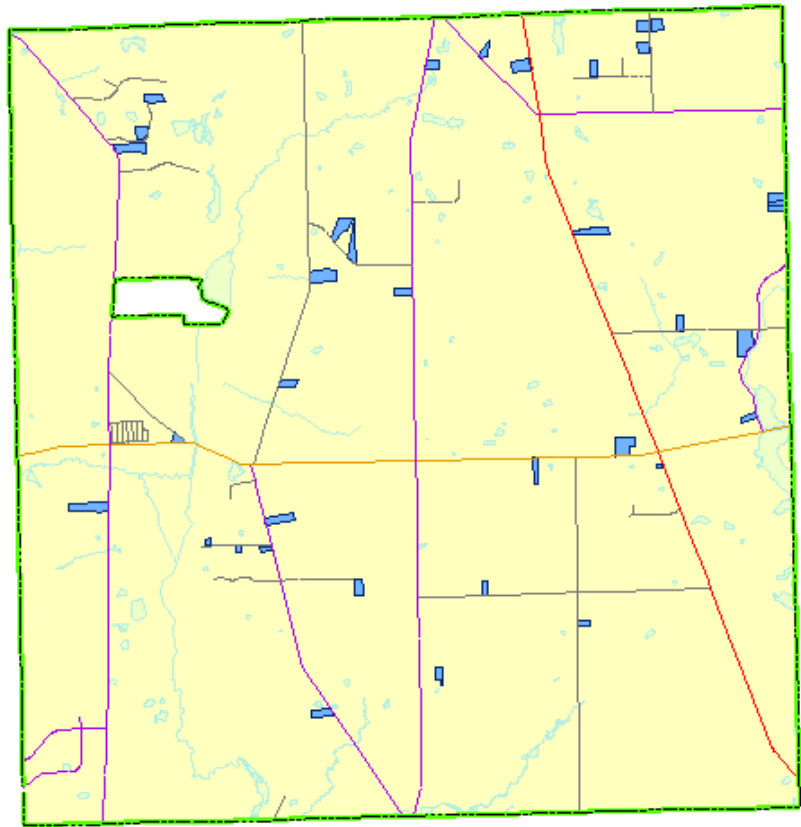
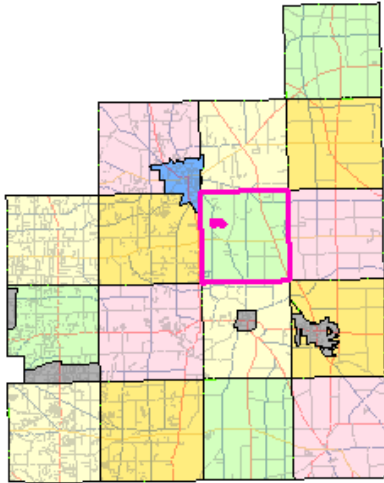
	2008	2009	2010
Number of Homes Built	6	3	1
Average Sq. Footage of New Home	2,649	1,971	2,180
Average Value of New Home*	\$364,300	\$214,900	\$271,500
Average Value of Existing Homes*	\$186,900	\$187,600	\$187,600
Average Taxes Paid per Year	\$2,417	\$2,438	\$2,471
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,412,800	\$329,400	\$214,400

## Existing Home Sales

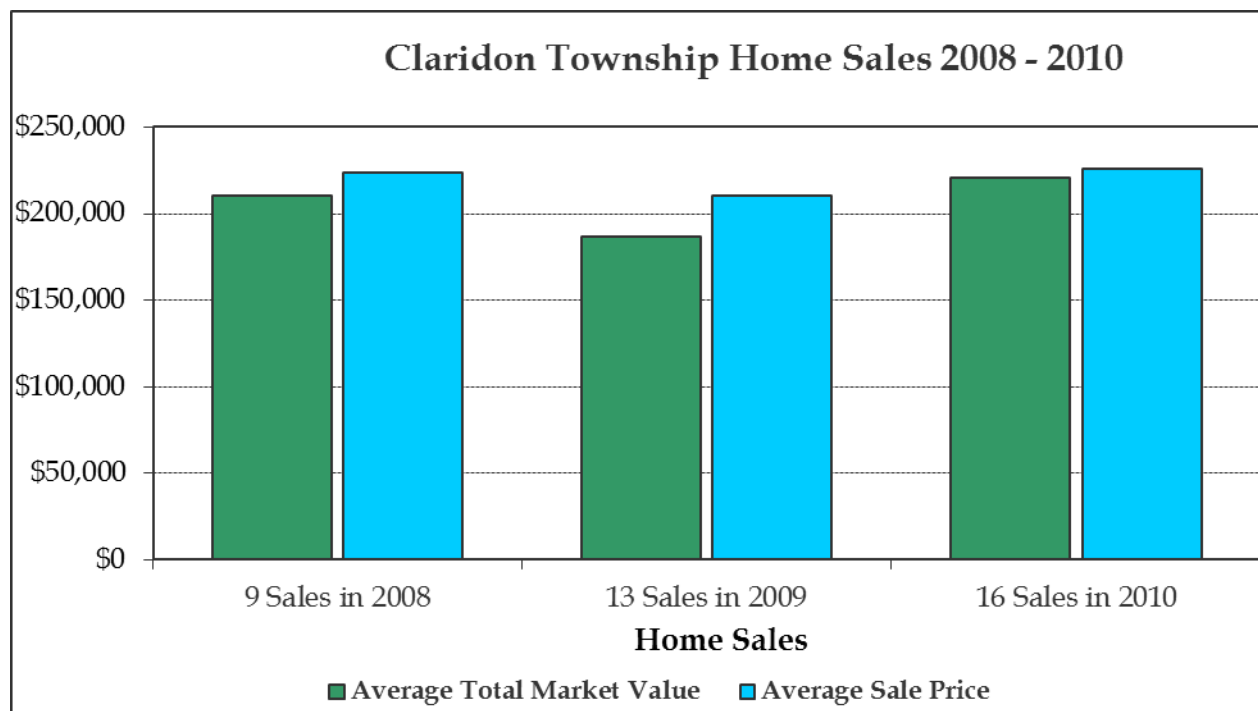
	2008	2009	2010
Number of Homes Sold	9	13	16
Average Home Sale Price	\$223,900	\$210,100	\$226,200
Average Sq. Foot per Home	2,059	2,018	2,176
Average Sale Price per Sq. Foot*	\$109	\$104	\$104
Average Total Market Value of Home	\$210,600	\$186,500	\$220,500
Average Age of Homes Sold	1974	1950	1964



# Claridon Township



 Homes Sold 2008-2010



# Aquila Village

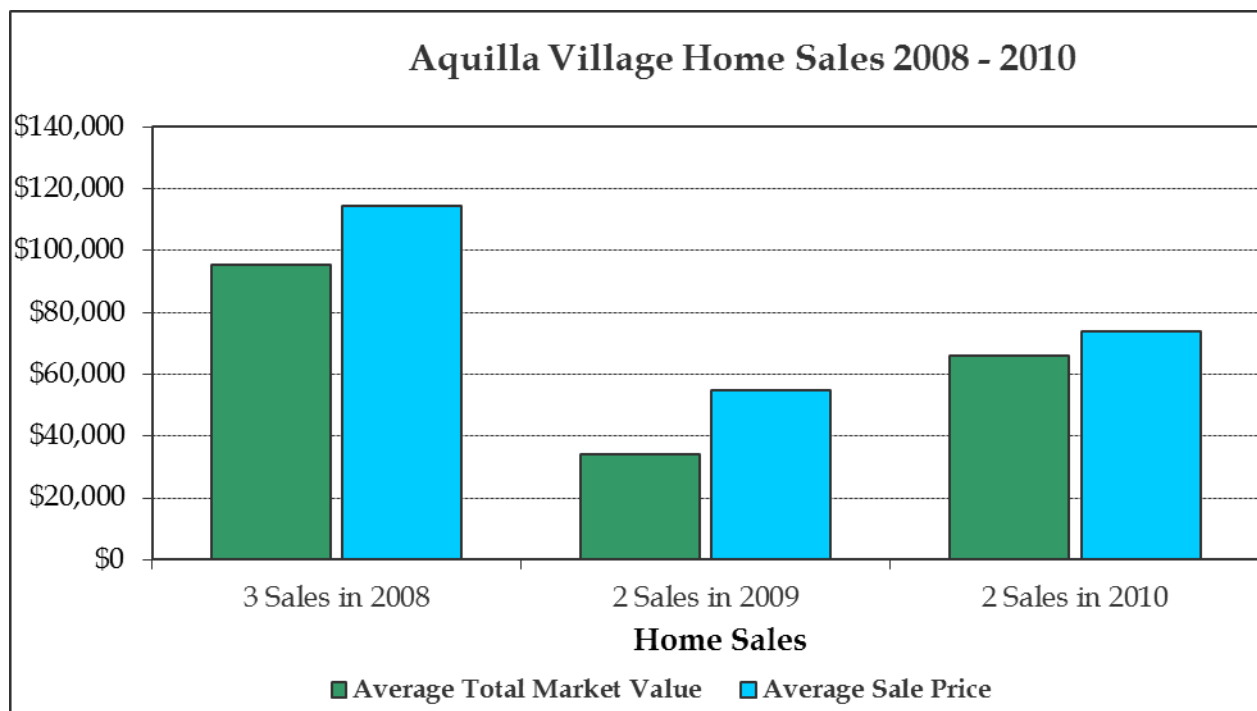
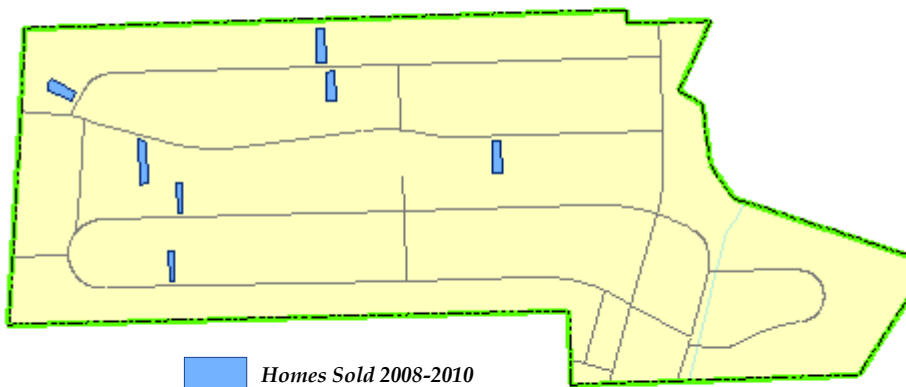
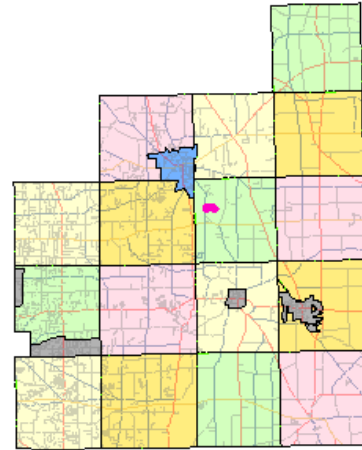
## New Homes Built

	2008	2009	2010
Number of Homes Built	0	0	0
Average Sq. Footage of New Home	n/a	n/a	n/a
Average Value of New Home*	n/a	n/a	n/a
Average Value of Existing Homes*	\$85,000	\$84,500	\$85,000
Average Taxes Paid per Year	\$1,384	\$1,516	\$1,560
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	3	2	2
Average Home Sale Price	\$114,300	\$54,800	\$73,800
Average Sq. Foot per Home	1,281	602	1,210
Average Sale Price per Sq. Foot*	\$74	\$91	\$61
Avg. Market Value of Homes Sold	\$95,300	\$34,300	\$65,900
Average Age of Homes Sold	1963	1935	1972

# Aquila Village



# Hambden Township

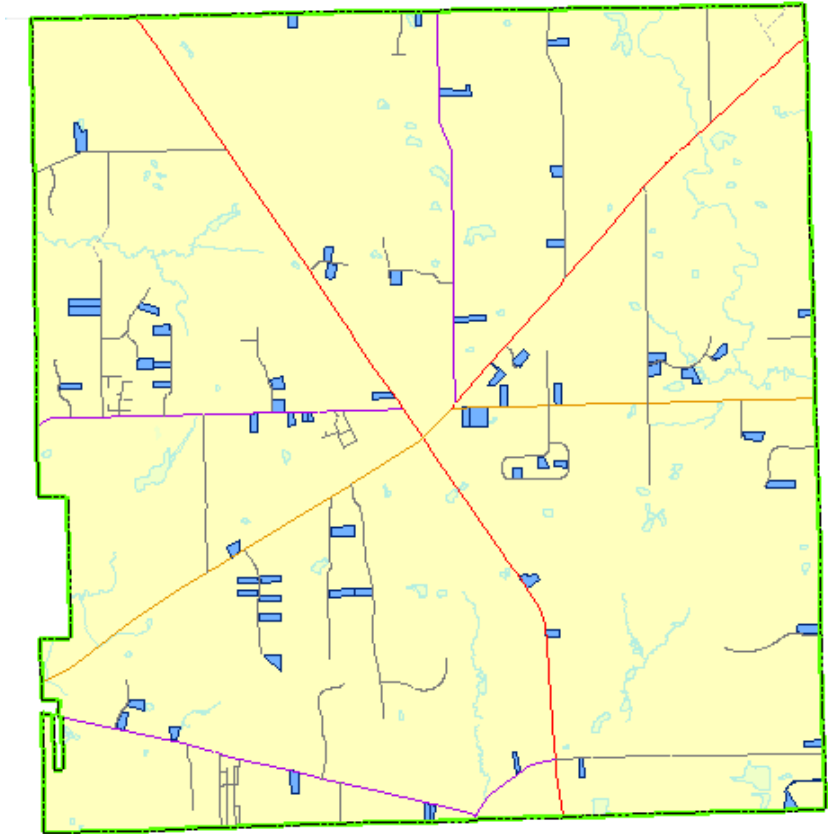
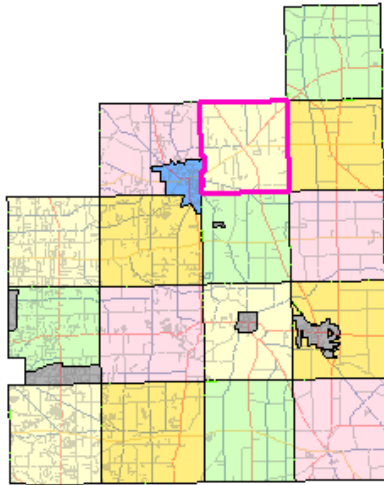
## New Homes Built

	2008	2009	2010
Number of Homes Built	19	14	3
Average Sq. Footage of New Home	2,979	2,710	2,488
Average Value of New Home*	\$361,000	\$338,400	\$336,100
Average Value of Existing Homes*	\$218,300	\$219,600	\$219,200
Average Taxes Paid per Year	\$3,452	\$3,513	\$3,640
Total Dollar Amount Added for New Home Construction	\$3,832,200	\$2,378,800	\$676,100
(excludes land but may incl partial values)			

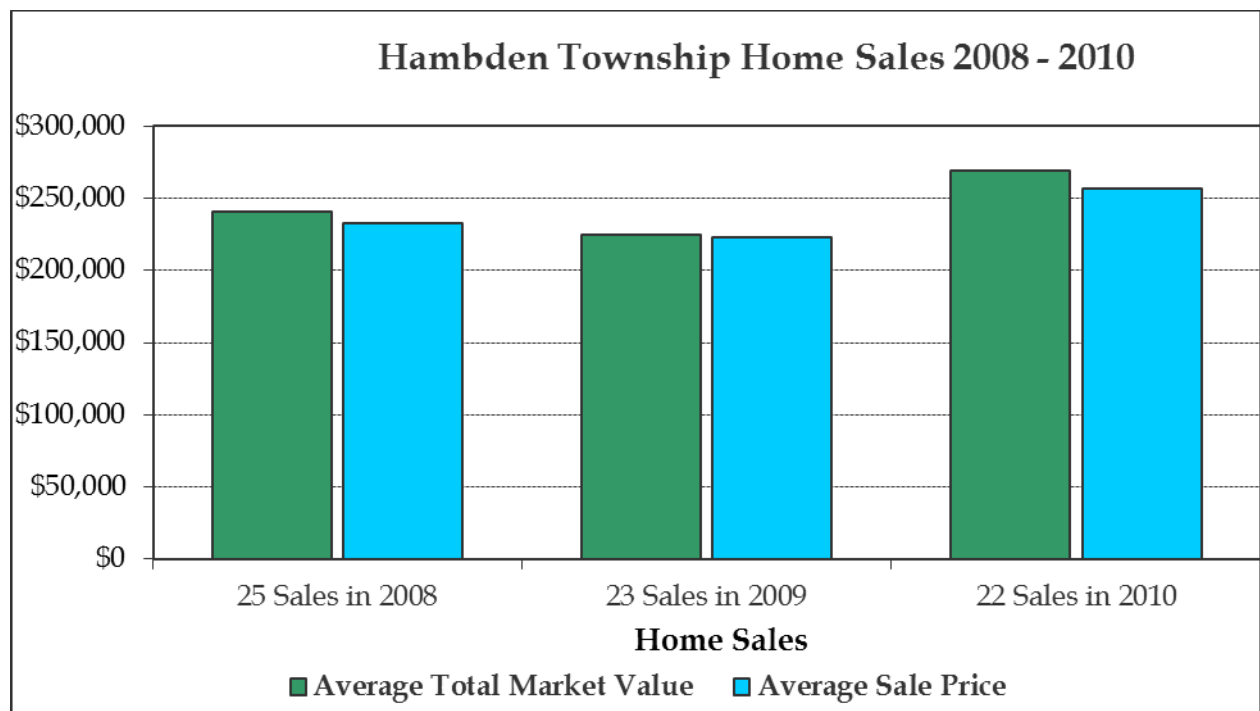
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	25	23	22
Average Home Sale Price	\$233,000	\$223,200	\$256,900
Average Sq. Foot per Home	2,103	2,001	2,382
Average Sale Price per Sq. Foot*	\$111	\$112	\$108
Average Total Market Value of Home	\$240,700	\$224,800	\$269,500
Average Age of Homes Sold	1987	1981	1991

# Hambden Township



 Homes Sold 2008-2010



# Huntsburg Township

## New Homes Built

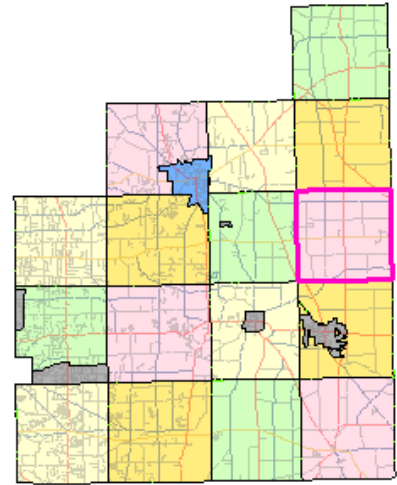
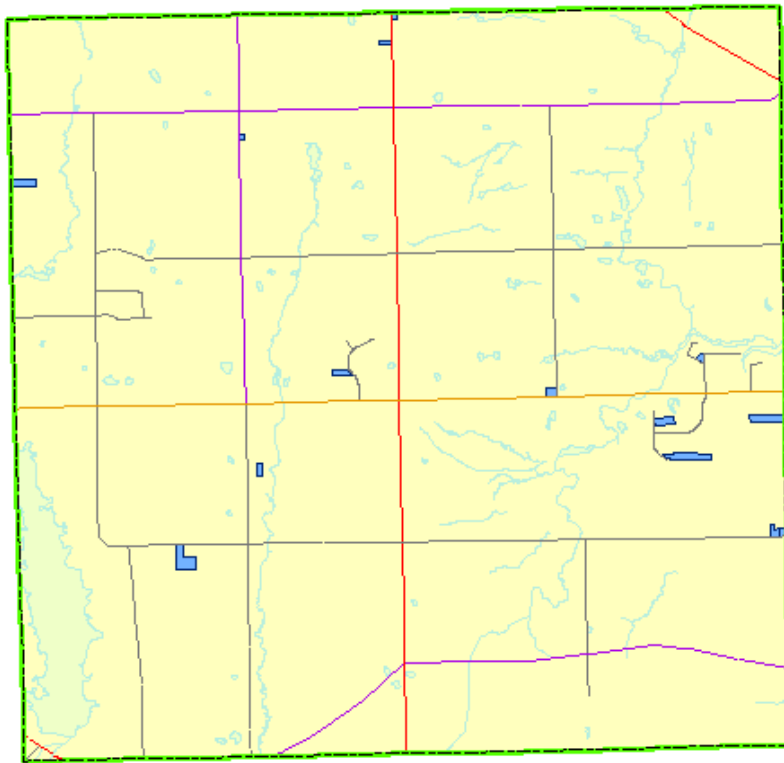
	2008	2009	2010
Number of Homes Built	7	6	4
Average Sq. Footage of New Home	2,218	2,593	1,979
Average Value of New Home*	\$239,000	\$283,900	\$245,300
Average Value of Existing Homes*	\$158,100	\$158,800	\$159,000
Average Taxes Paid per Year	\$2,314	\$2,309	\$2,373
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$888,400	\$1,116,100	\$428,300


## Existing Home Sales

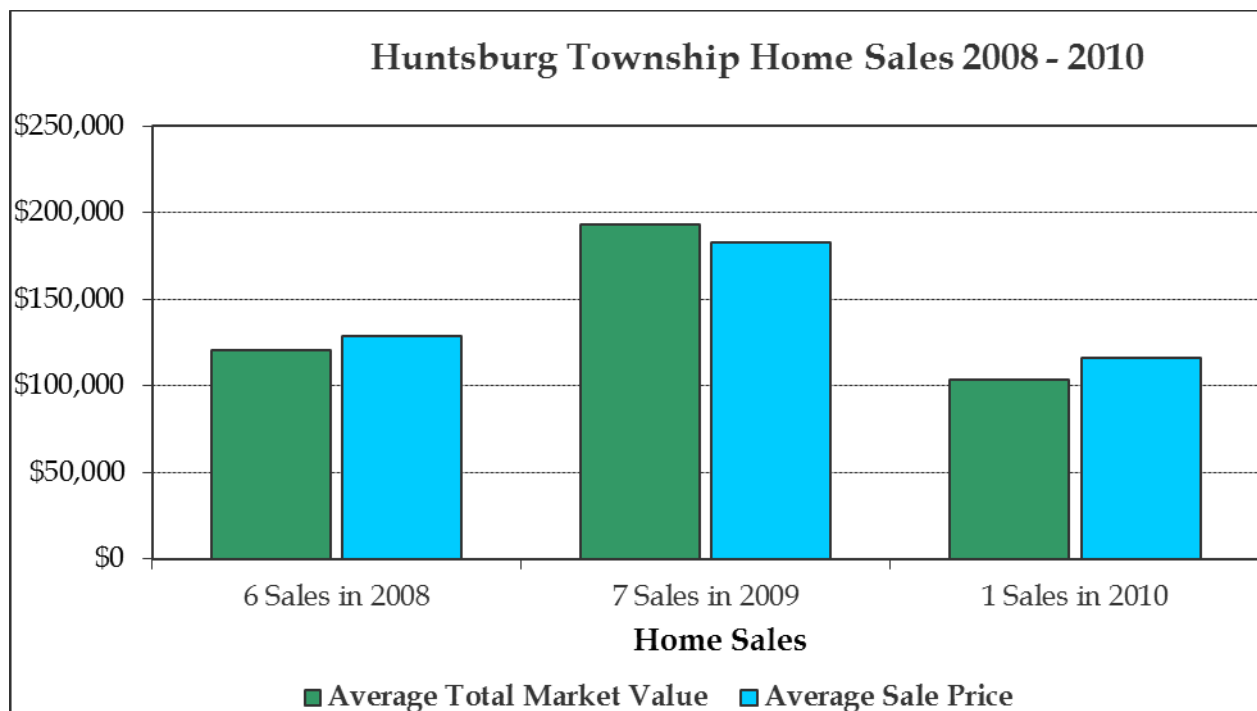
	2008	2009	2010
Number of Homes Sold	6	7	1
Average Home Sale Price	\$128,600	\$182,800	\$116,000
Average Sq. Foot per Home	1,383	1,799	2,132
Average Sale Price per Sq. Foot*	\$93	\$102	\$54
Avg. Market Value of Homes Sold	\$120,700	\$193,000	\$103,900
Average Age of Homes Sold	1969	1990	1948



# Huntsburg Township



 Homes Sold 2008-2010



# Middlefield Township

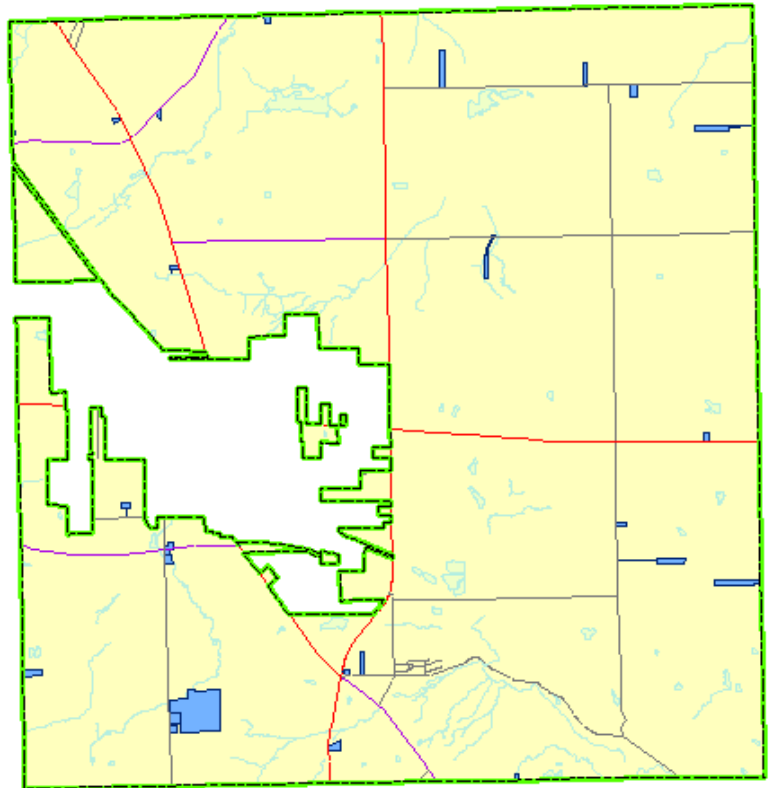
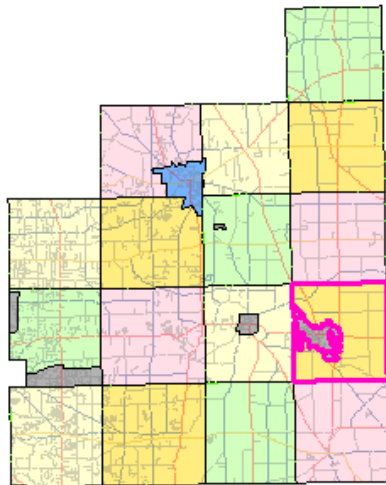
## New Homes Built

	2008	2009	2010
Number of Homes Built	8	3	0
Average Sq. Footage of New Home	1,874	2,288	n/a
Average Value of New Home*	\$171,500	\$262,400	n/a
Average Value of Existing Homes*	\$142,200	\$142,200	\$141,600
Average Taxes Paid per Year	\$1,976	\$1,958	\$2,005
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$591,000	\$434,600	n/a

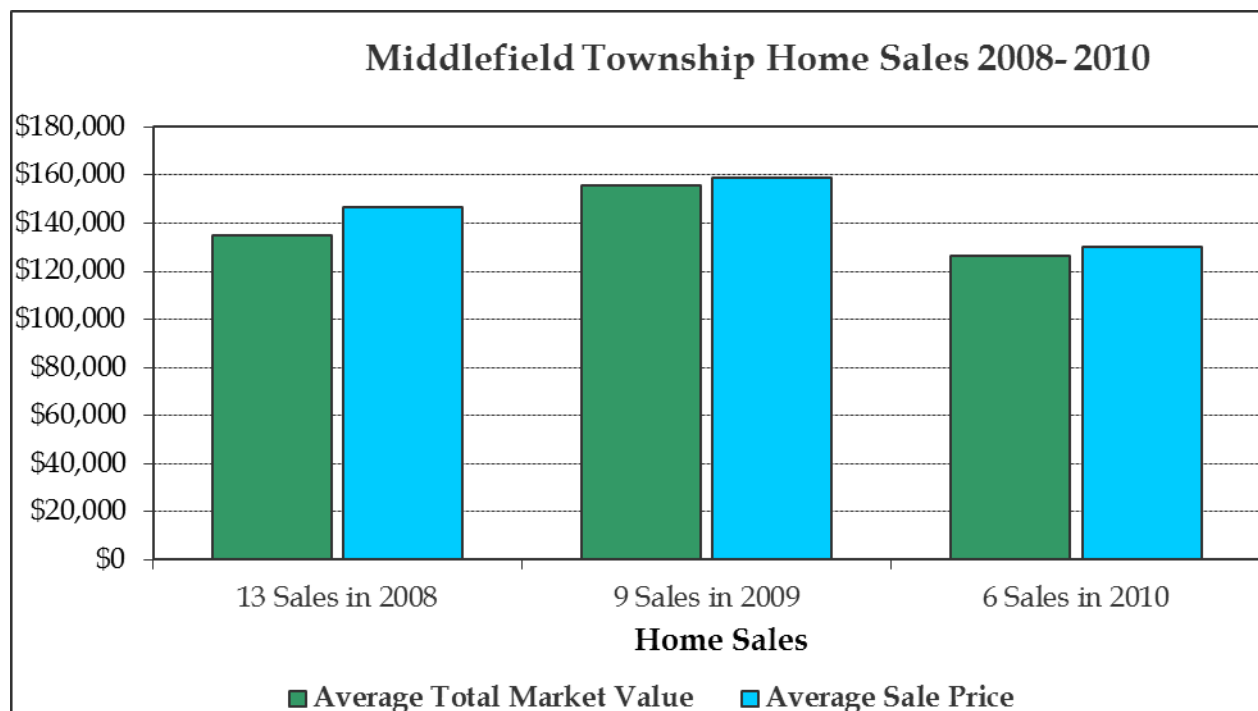
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	13	9	6
Average Home Sale Price	\$146,800	\$159,100	\$130,200
Average Sq. Foot per Home	1,787	1,774	1,703
Average Sale Price per Sq. Foot*	\$82	\$90	\$76
Average Total Market Value of Home	\$135,000	\$155,800	\$126,200
Average Age of Homes Sold	1960	1971	1973

# Middlefield Township



 Homes Sold 2008-2010



# Middlefield Village

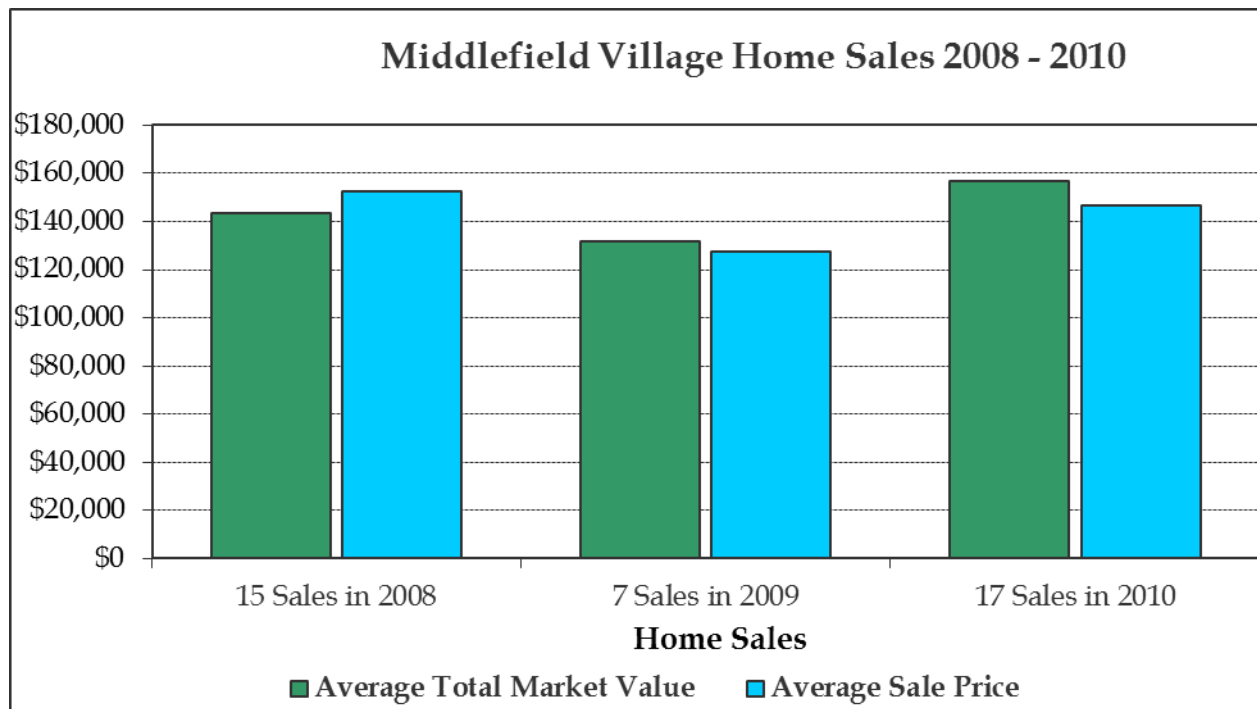
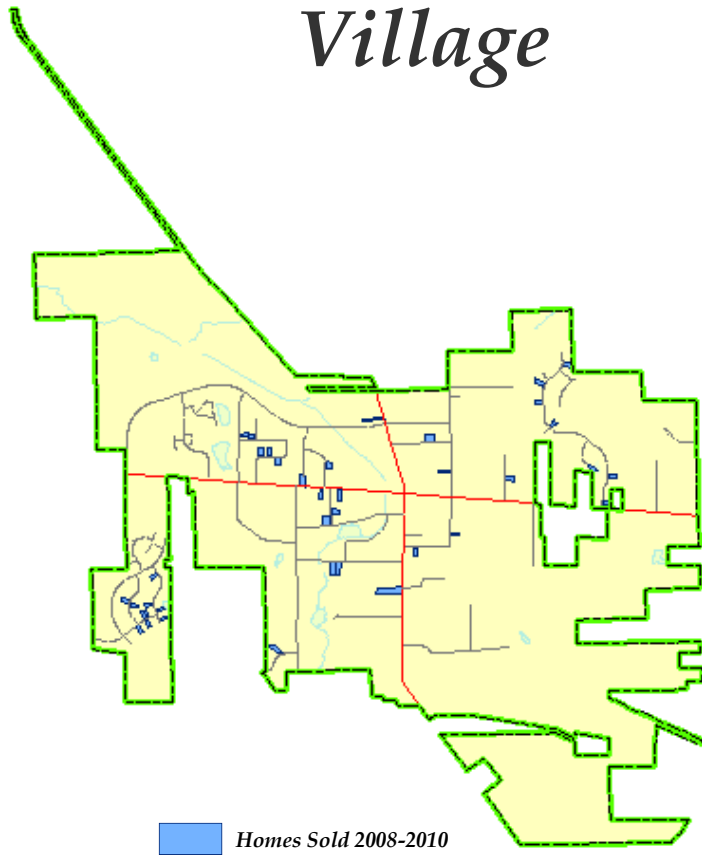
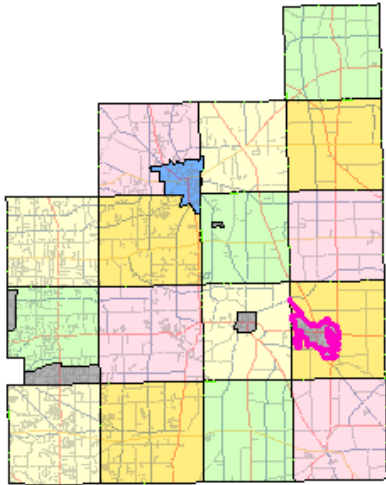
## New Homes Built

	2008	2009	2010
Number of Homes Built	11	8	1
Average Sq. Footage of New Home	1,757	1,561	2,298
Average Value of New Home*	\$190,400	\$193,800	\$211,900
Average Value of Existing Homes*	\$141,900	\$143,200	\$143,000
Average Taxes Paid per Year	\$1,915	\$1,914	\$1,973
Total Dollar Amount Added for New Home Construction	\$1,561,700	\$1,052,600	\$172,200
(excludes land but may incl partial values)			

## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	15	7	17
Average Home Sale Price	\$152,400	\$127,700	\$146,800
Average Sq. Foot per Home	1,656	1,356	1,700
Average Sale Price per Sq. Foot*	\$92	\$94	\$86
Avg. Market Value of Homes Sold	\$143,700	\$131,900	\$156,700
Average Age of Homes Sold	1966	1969	1974

# Middlefield Village



# Montville Township

## New Homes Built

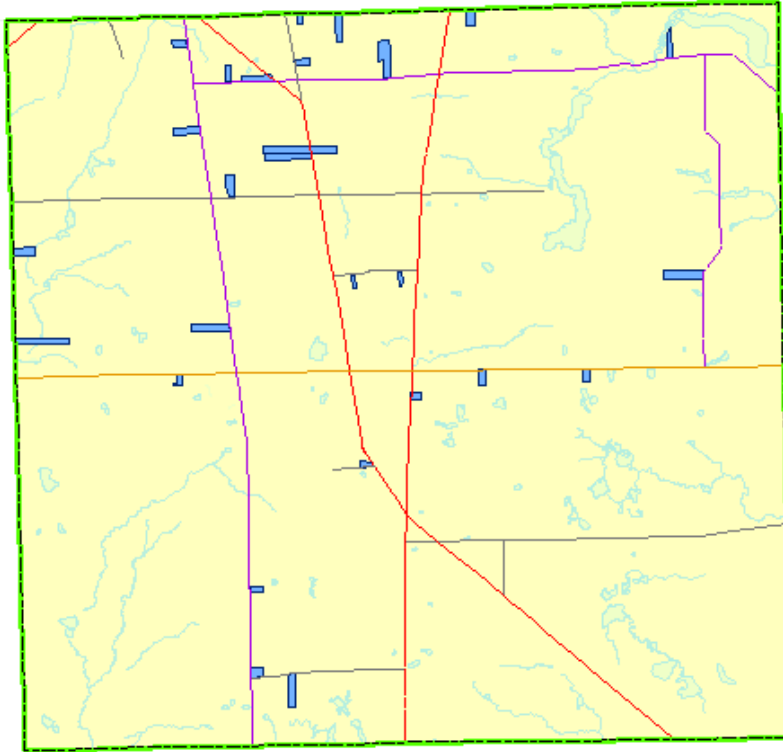
	2008	2009	2010
Number of Homes Built	5	3	2
Average Sq. Footage of New Home	2,198	1,911	2,312
Average Value of New Home*	\$262,600	\$192,100	\$277,800
Average Value of Existing Homes*	\$149,500	\$151,300	\$150,000
Average Taxes Paid per Year	\$1,861	\$1,917	\$1,966
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$770,800	\$460,900	\$116,100

## Existing Home Sales

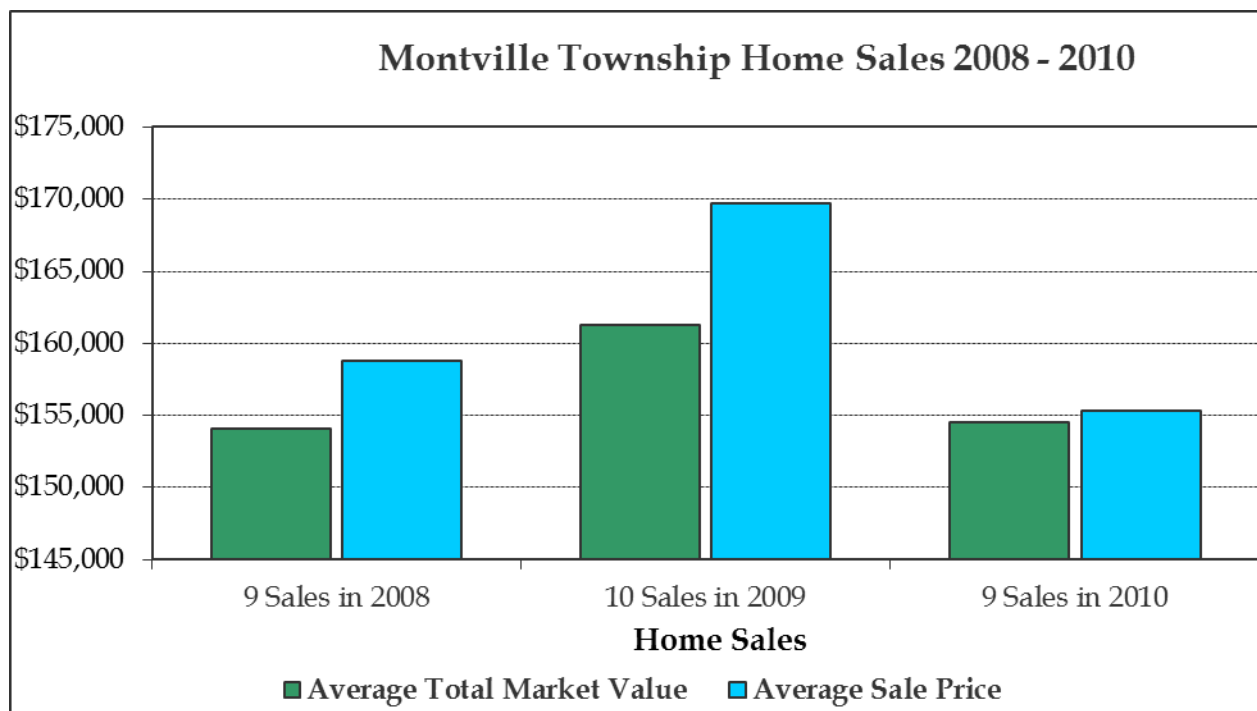
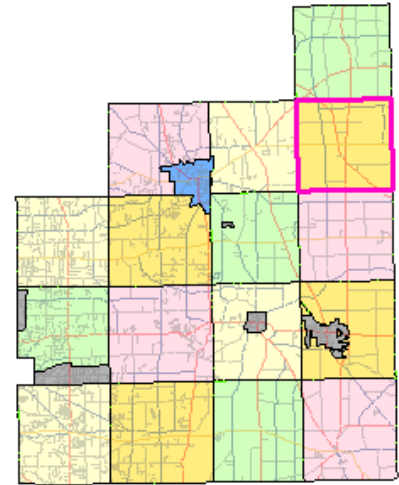
	2008	2009	2010
Number of Homes Sold	9	10	9
Average Home Sale Price	\$158,800	\$169,700	\$155,300
Average Sq. Foot per Home	1,595	1,456	1,914
Average Sale Price per Sq. Foot*	\$100	\$117	\$81
Avg. Market Value of Homes Sold	\$154,100	\$161,300	\$154,500
Average Age of Homes Sold	1975	1980	1982



# Montville Township



 Homes Sold 2008-2010



# Munson Township

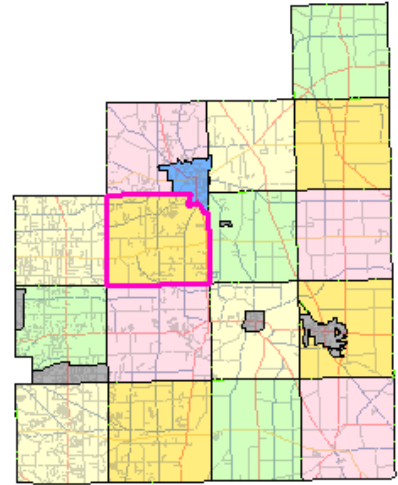
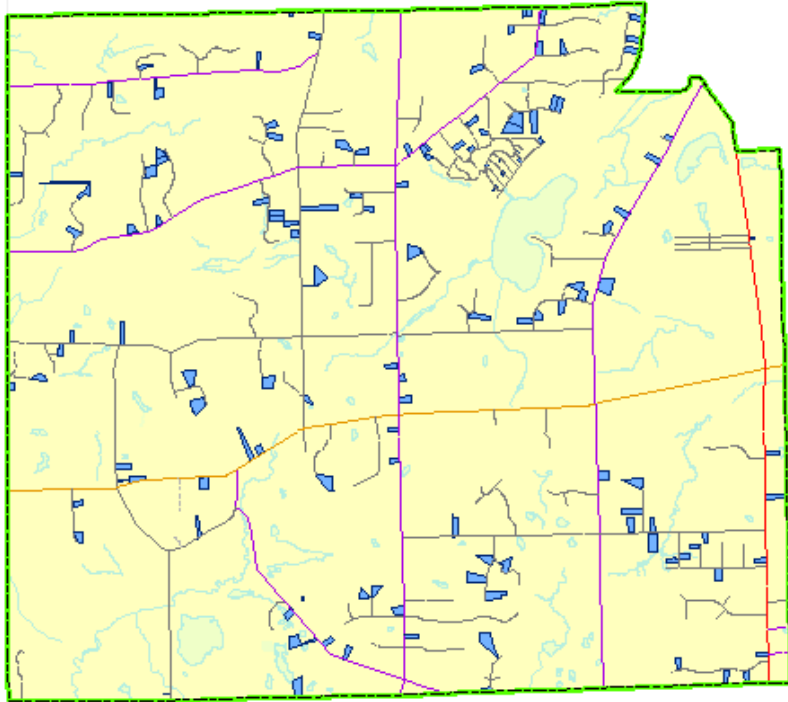
## New Homes Built

	2008	2009	2010
Number of Homes Built	17	13	5
Average Sq. Footage of New Home	2,851	3,125	2,522
Average Value of New Home*	\$385,800	\$434,400	\$313,700
Average Value of Existing Homes*	\$248,200	\$249,100	\$248,200
Average Taxes Paid per Year	\$3,976	\$4,009	\$4,099
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$4,132,800	\$2,827,100	\$916,600

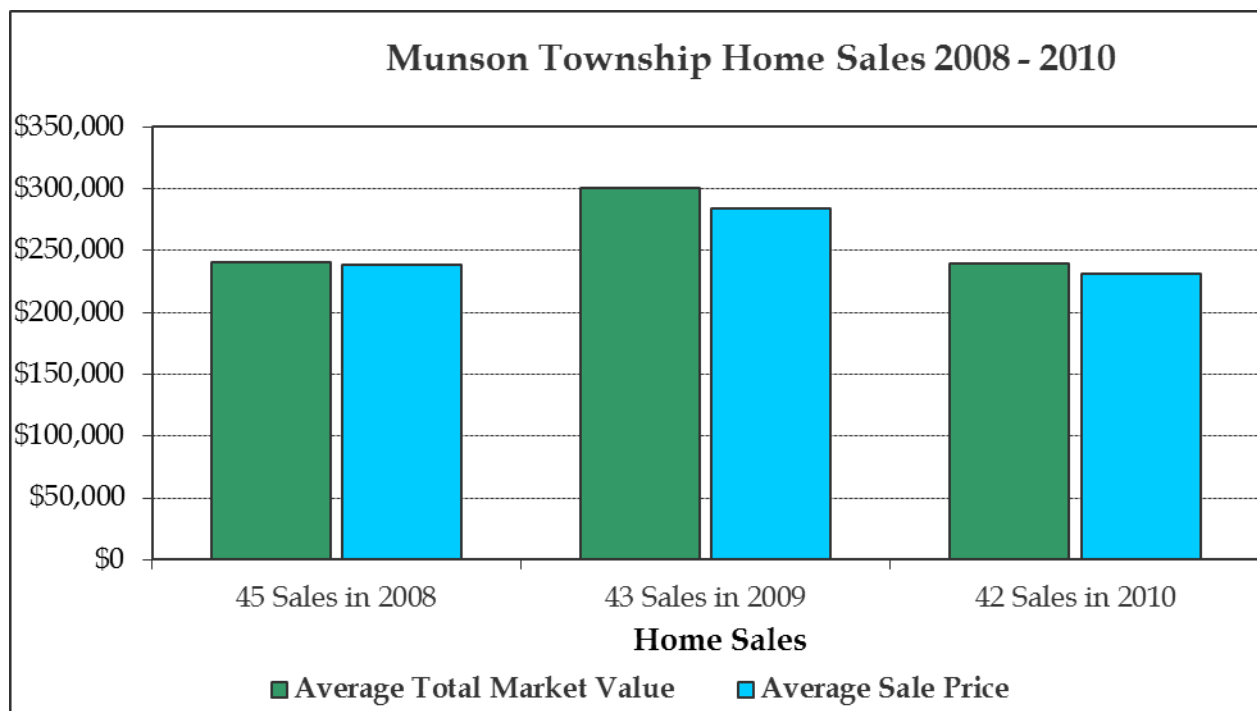
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	45	43	42
Average Home Sale Price	\$238,700	\$284,000	\$231,700
Average Sq. Foot per Home	2,304	2,575	2,373
Average Sale Price per Sq. Foot*	\$104	\$110	\$98
Avg. Market Value of Homes Sold	\$240,200	\$301,200	\$239,200
Average Age of Homes Sold	1964	1980	1973

# Munson Township



■ Homes Sold 2008-2010



# Newbury Township

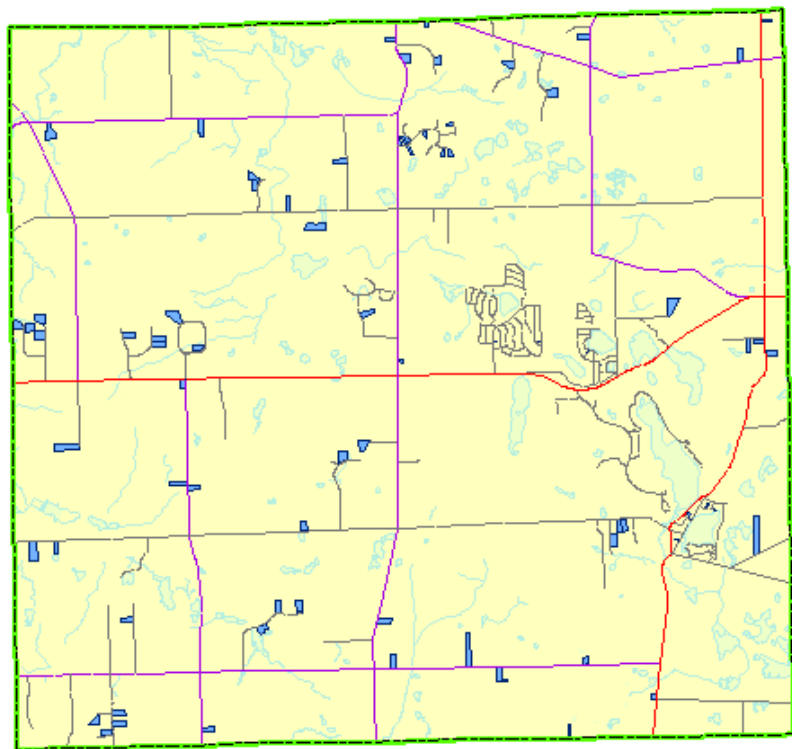
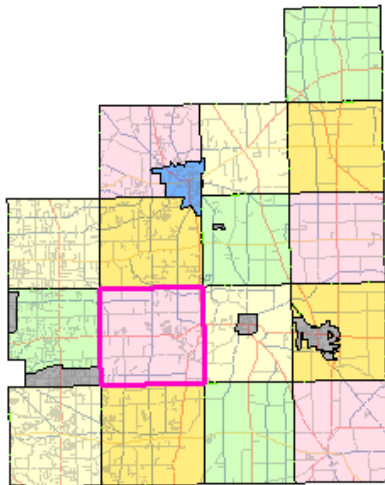
## New Homes Built

	2008	2009	2010
Number of Homes Built	8	12	4
Average Sq. Footage of New Home	2,699	3,025	2,126
Average Value of New Home*	\$418,900	\$422,700	\$249,400
Average Value of Existing Homes*	\$177,400	\$177,600	\$178,000
Average Taxes Paid per Year	\$2,536	\$2,974	\$3,048
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$2,437,000	\$2,016,000	\$827,100

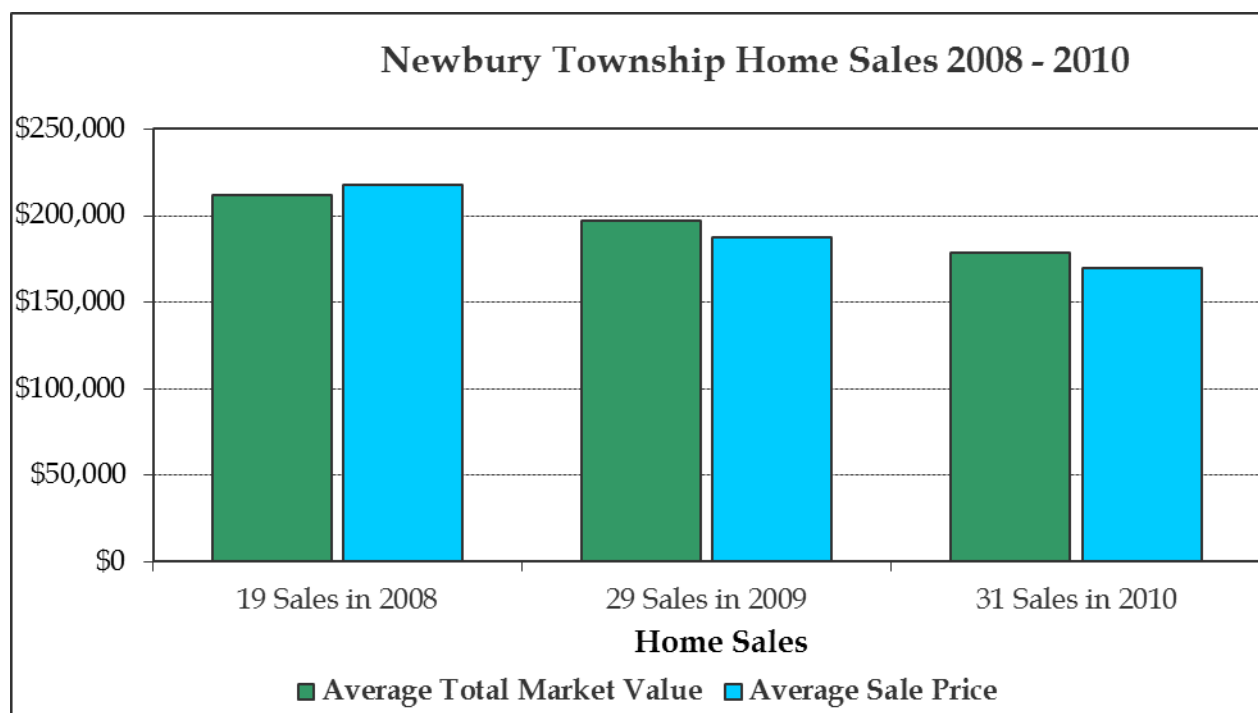
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	19	29	31
Average Home Sale Price	\$217,400	\$187,100	\$169,900
Average Sq. Foot per Home	2,099	2,002	1,791
Average Sale Price per Sq. Foot	\$104	\$93	\$95
Avg. Market Value of Homes Sold	\$212,000	\$196,900	\$178,500
Average Age of Homes Sold	1969	1973	1967

# Newbury Township



 Homes Sold 2008-2010



# Parkman Township

## New Homes Built

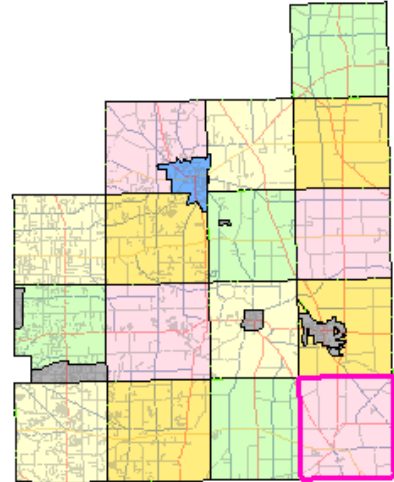
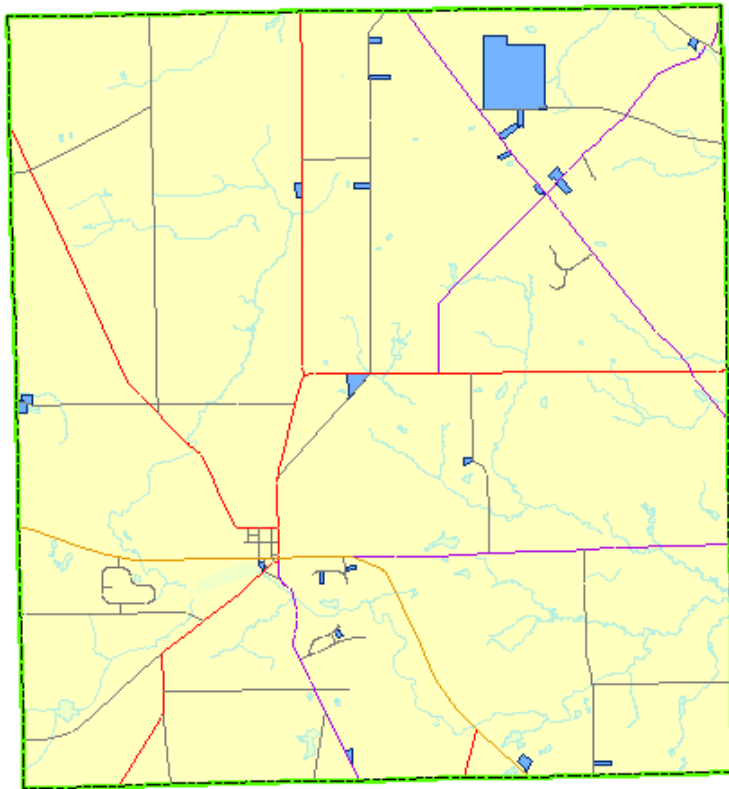
	2008	2009	2010
Number of Homes Built	9	7	4
Average Sq. Footage of New Home	2,517	2,308	2,177
Average Value of New Home *	\$258,300	\$219,500	\$240,400
Average Value of Existing Homes*	\$156,000	\$156,800	\$157,800
Average Taxes Paid per Year	\$2,211	\$2,210	\$2,289
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$894,800	\$576,800	\$776,200

## Existing Home Sales

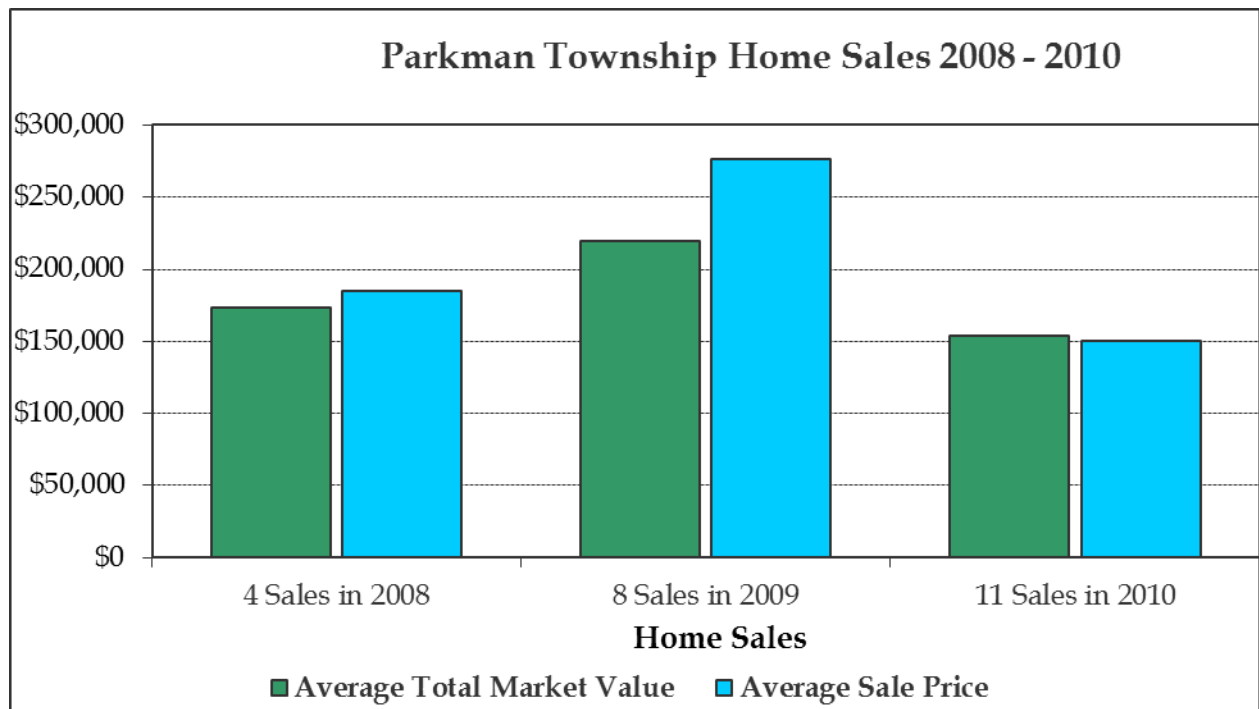
	2008	2009	2010
Number of Homes Sold	4	8	11
Average Home Sale Price	\$184,600	\$276,600	\$150,000
Average Sq. Foot per Home	1,722	2,198	1,589
Average Sale Price per Sq. Foot *	\$107	\$126	\$94
Avg. Market Value of Homes Sold	\$173,500	\$219,200	\$153,900
Average Age of Homes Sold	1991	1966	1980



# Parkman Township



■ Homes Sold 2008-2010



# Russell Township

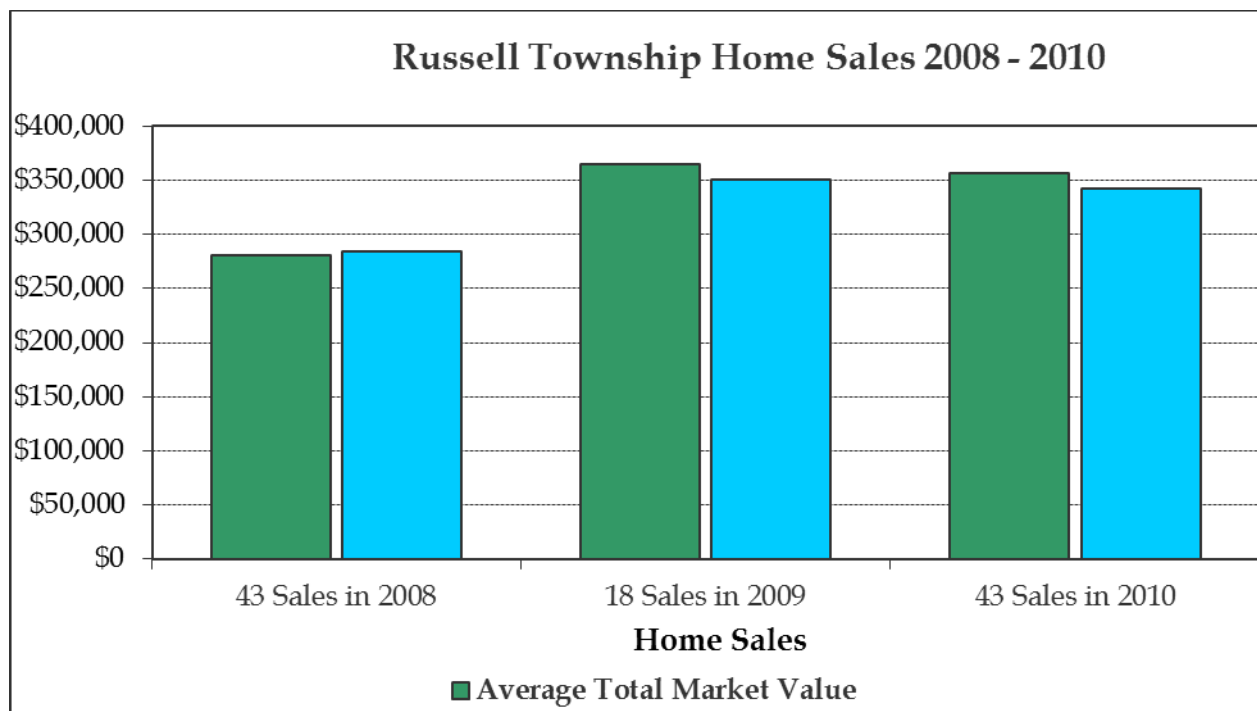
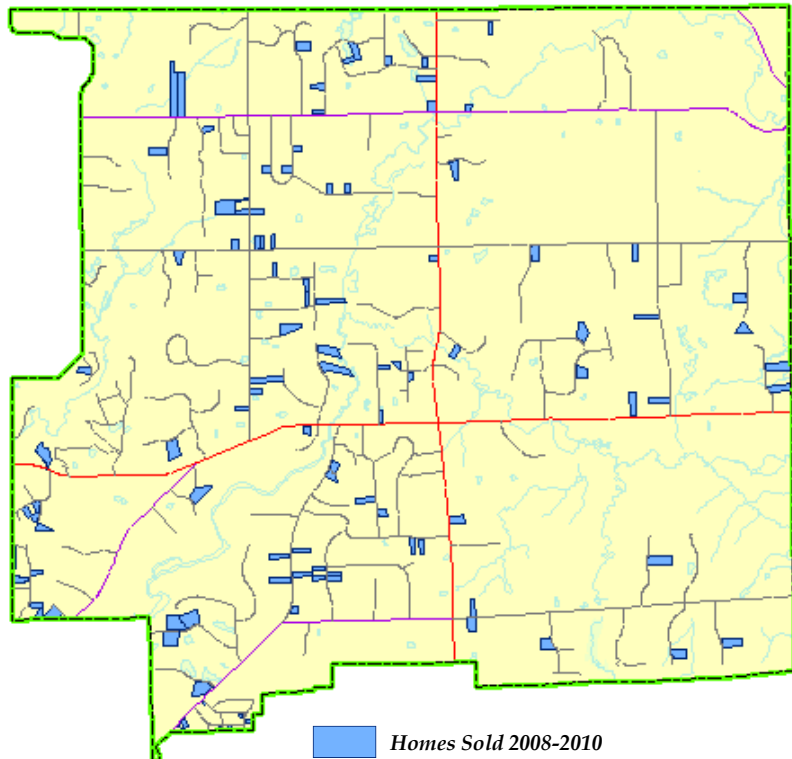
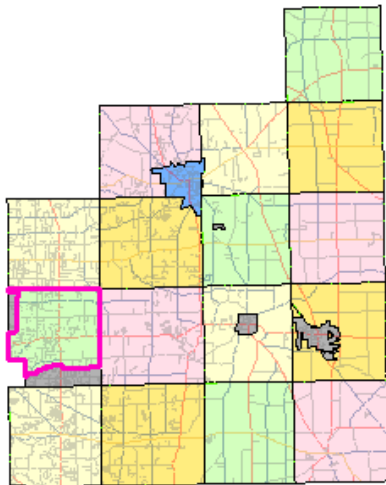
## New Homes Built

	2008	2009	2010
Number of Homes Built	7	6	4
Average Sq. Footage of New Home	4,831	3,682	4,109
Average Value of New Home*	\$910,500	\$593,400	\$786,200
Average Value of Existing Homes*	\$326,000	\$325,500	\$324,900
Average Taxes Paid per Year	\$5,824	\$5,917	\$6,203
Total Dollar Amount Added for New Home Construction	\$3,578,000	\$1,414,500	\$1,526,000
(excludes land but may incl partial values)			

## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	43	18	43
Average Home Sale Price	\$284,200	\$350,700	\$342,300
Average Sq. Foot per Home	2,368	2,745	2,724
Average Sale Price per Sq. Foot	\$120	\$128	\$126
Avg. Market Value of Homes Sold	\$280,300	\$364,600	\$356,700
Average Age of Homes Sold	1963	1969	1971

# Russell Township



# Hunting Valley Village

## New Homes Built

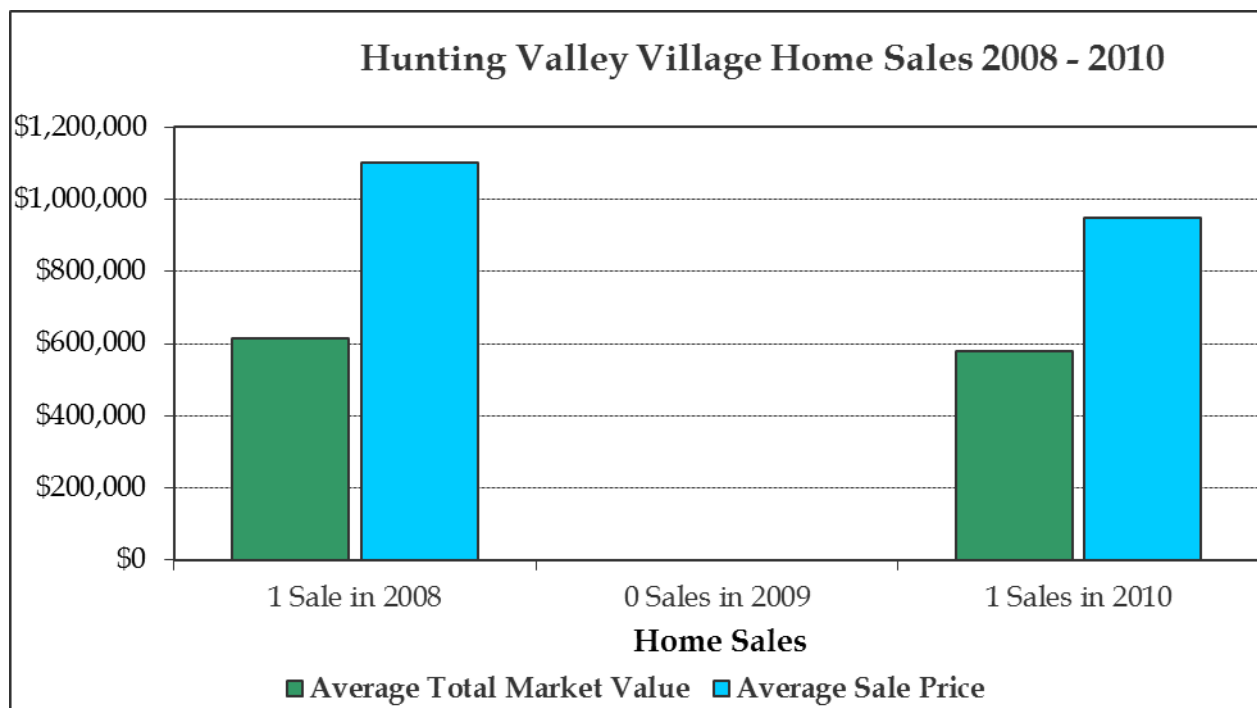
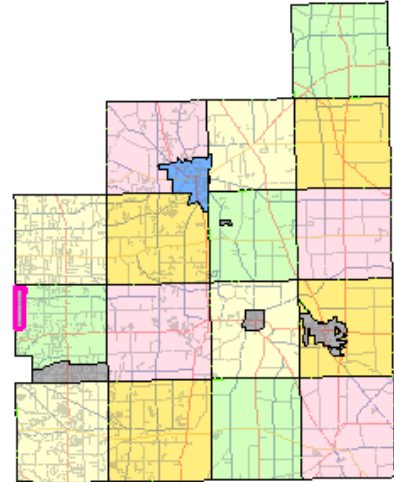
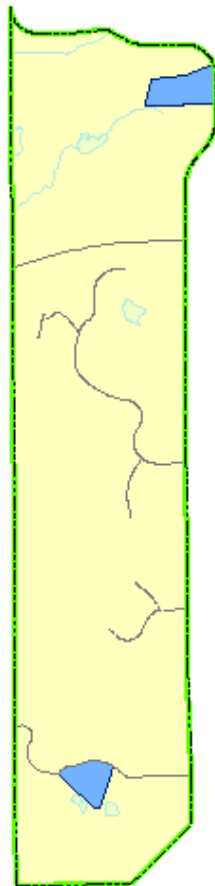
	2008	2009	2010
Number of Homes Built	0	0	0
Average Sq. Footage of New Home	n/a	n/a	n/a
Average Value of New Home*	n/a	n/a	n/a
Average Value of Existing Homes*	\$751,200	\$752,200	\$754,100
Average Taxes Paid per Year	\$12,462	\$12,366	\$12,916
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

## Exisisting Home Sales

	2008	2009	2010
Number of Homes Sold	1	0	1
Average Home Sale Price	\$1,100,000	n/a	\$950,000
Average Sq. Foot per Home	5,074	n/a	4,234
Average Sale Price per Sq. Foot*	\$217	n/a	\$224
Average Total Market Value of Home	\$614,600	n/a	\$578,100
Average Age of Homes Sold	1901	n/a	1957

# Hunting Valley Village

 Homes Sold 2008-2010



# South Russell Village

## New Homes Built

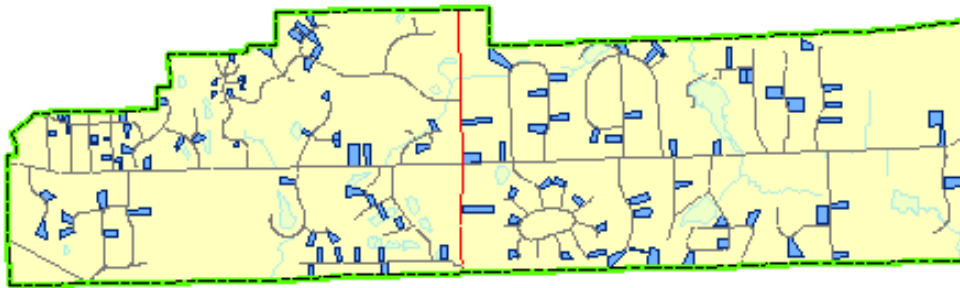
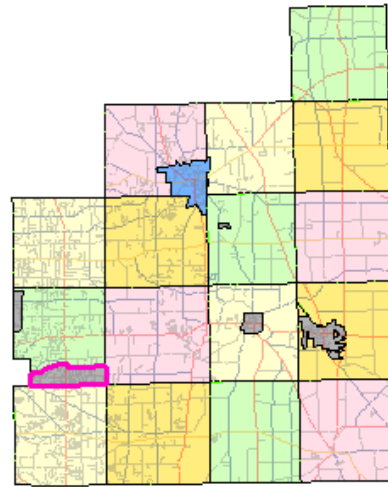
	2008	2009	2010
Number of Homes Built	3	5	1
Average Sq. Footage of New Home	4,786	3,246	5,304
Average Value of New Home*	\$752,400	\$508,900	\$923,500
Average Value of Existing Homes*	\$286,200	\$286,700	\$286,200
Average Taxes Paid per Year	\$5,932	\$6,006	\$6,024
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$797,100	\$616,200	\$199,300

## Existing Home Sales

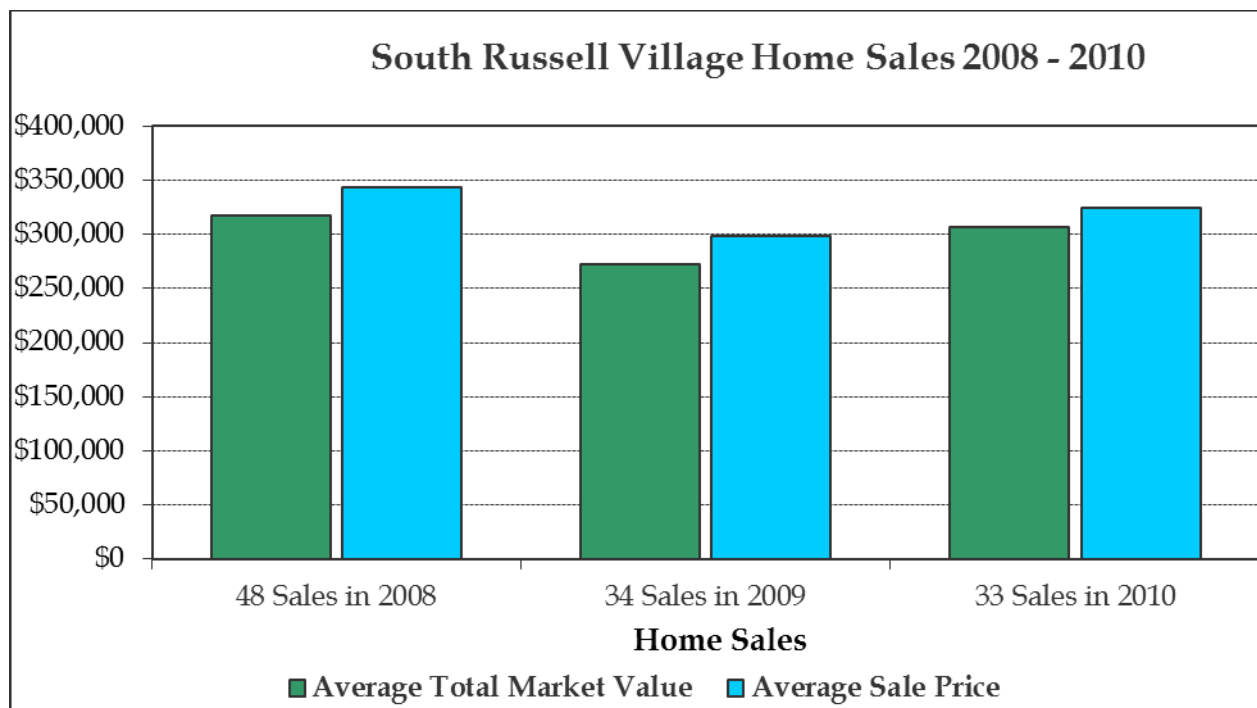
	2008	2009	2010
Number of Homes Sold	48	34	33
Average Home Sale Price	\$343,800	\$298,600	\$324,100
Average Sq. Foot per Home	2,663	2,467	2,596
Average Sale Price per Sq. Foot*	\$129	\$121	\$125
Avg. Market Value of Homes Sold	\$317,400	\$272,400	\$307,300
Average Age of Homes Sold	1976	1970	1974



# South Russell Village



 Homes Sold 2008-2010



# Thompson Township

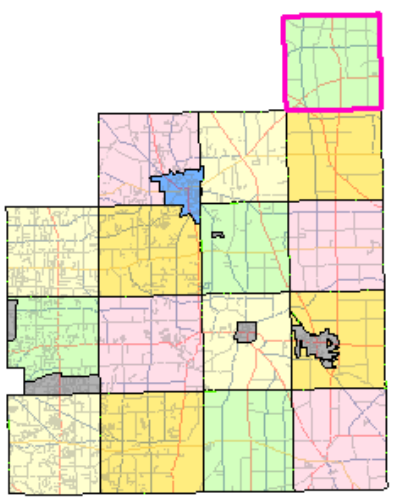
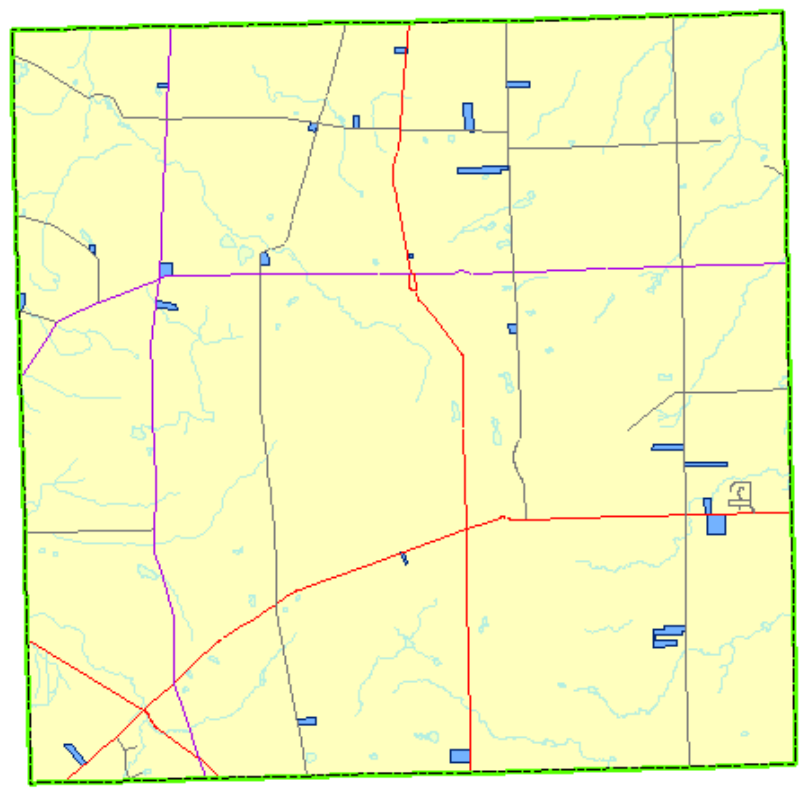
## New Homes Built

	2008	2009	2010
Number of Homes Built	7	6	1
Average Sq. Footage of New Home	2,050	2,138	3,399
Average Value of New Home*	\$293,300	\$242,700	\$440,000
Average Value of Existing Homes*	\$134,700	\$136,000	\$136,000
Average Taxes Paid per Year	\$1,754	\$1,800	\$1,852
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$857,100	\$647,600	\$60,200

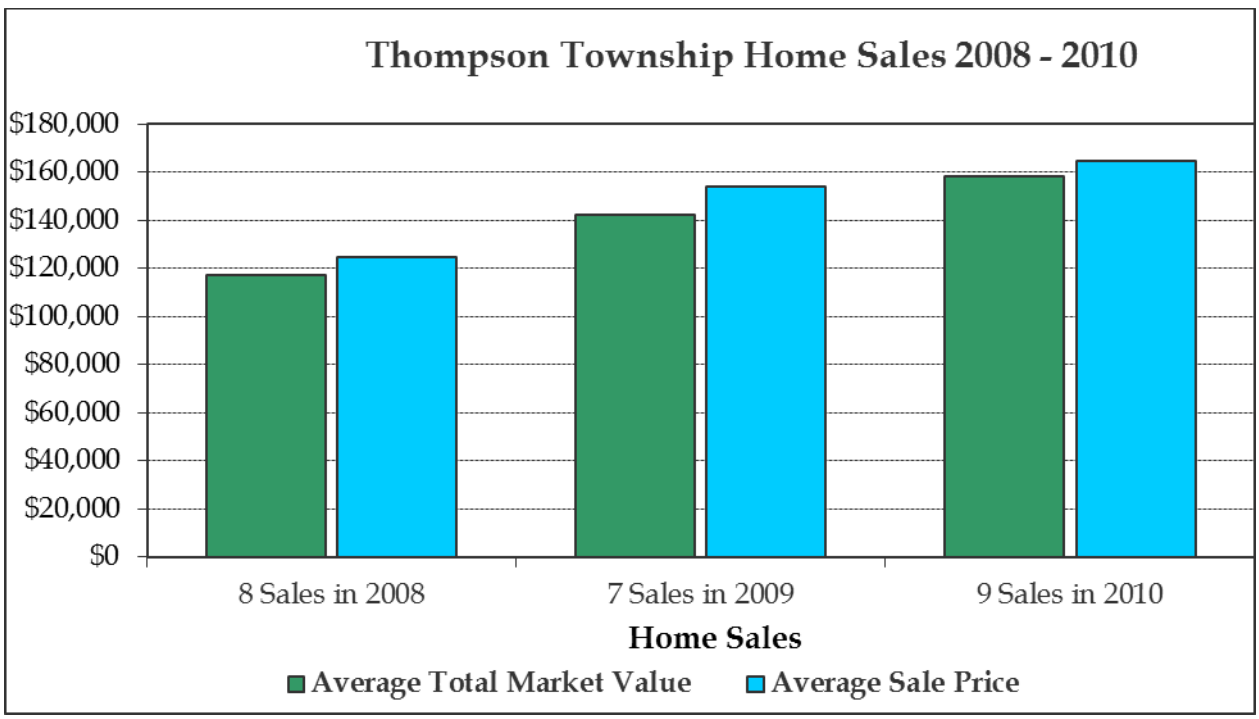
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	8	7	9
Average Home Sale Price	\$124,500	\$153,800	\$164,700
Average Sq. Foot per Home	1,445	1,633	1,763
Average Sale Price per Sq. Foot*	\$86	\$94	\$93
Avg. Market Value of Homes Sold	\$117,300	\$142,400	\$158,500
Average Age of Homes Sold	1958	1988	1974

# Thompson Township



 Homes Sold 2008-2010



# Troy Township

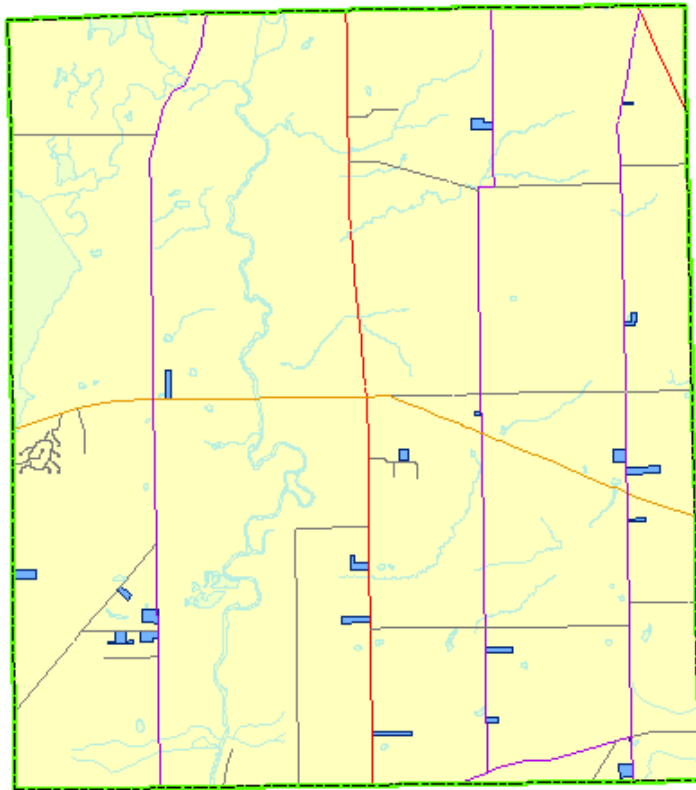
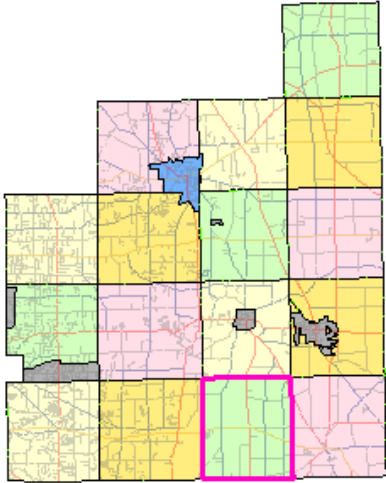
## New Homes Built

	2008	2009	2010
Number of Homes Built	5	3	2
Average Sq. Footage of New Home	2,565	2,705	1,899
Average Value of New Home*	\$273,200	\$246,100	\$198,500
Average Value of Existing Homes*	\$159,500	\$160,700	\$160,300
Average Taxes Paid per Year	\$2,104	\$2,131	\$2,142
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$733,400	\$600,500	\$120,400

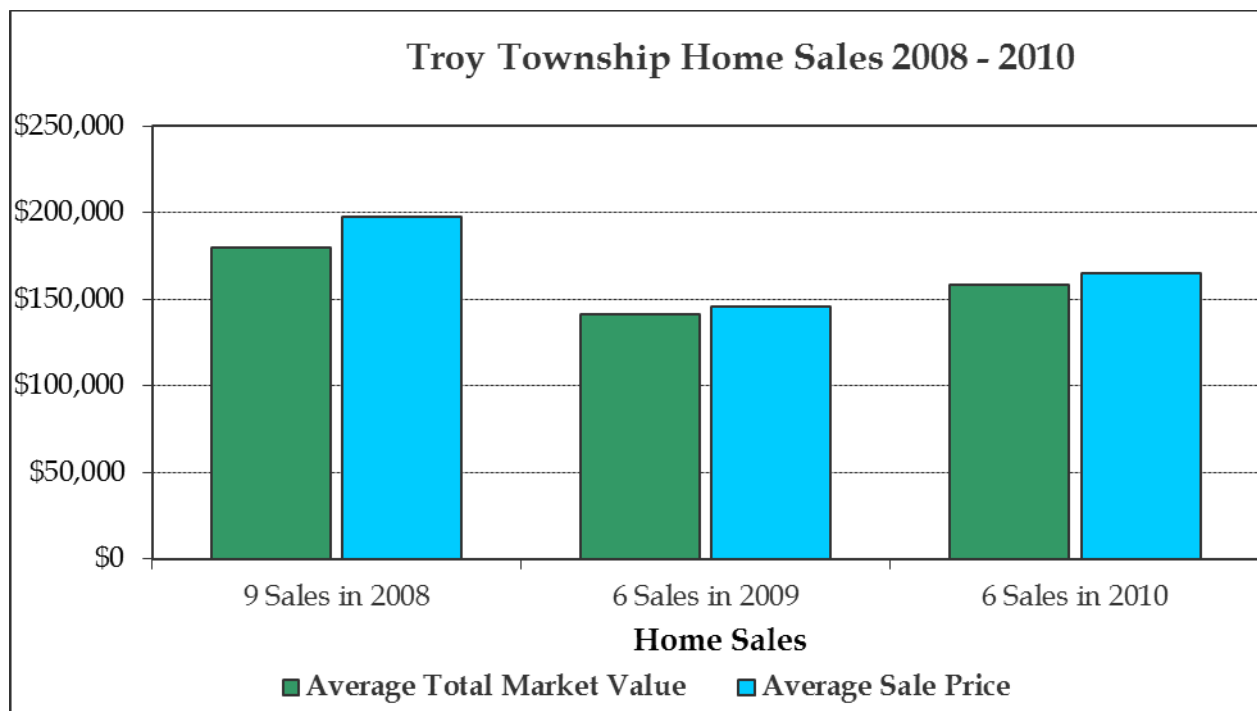
## Existing Home Sales

	2008	2009	2010
Number of Homes Sold	9	6	6
Average Home Sale Price	\$197,900	\$146,100	\$164,700
Average Sq. Foot per Home	1,921	1,534	1,763
Average Sale Price per Sq. Foot*	\$103	\$95	\$93
Avg. Market Value of Homes Sold	\$180,100	\$141,500	\$158,500
Average Age of Homes Sold	1970	1953	1974

# Troy Township



 Homes Sold 2008-2010



### ***Impact Analysis by Township/Village for 2011 Revaluation - Summary***

<b><i>Township</i></b>		<b>RESIDENTIAL</b>	<b>AGRICULTURE</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
Auburn Twp.	PERCENT CHANGE	-2.70%	4.48%	9.02%	1.16%
Bainbridge Twp.	PERCENT CHANGE	-2.62%	-1.97%	-4.42%	0.37%
Burton Twp.	PERCENT CHANGE	-3.47%	6.63%	-0.45%	3.08%
Chardon Twp.	PERCENT CHANGE	-5.91%	1.79%	11.12%	17.32%
Chester Twp.	PERCENT CHANGE	-5.15%	3.92%	5.05%	-1.53%
Clairdon Twp.	PERCENT CHANGE	-1.17%	16.50%	6.85%	11.71%
Hambden Twp.	PERCENT CHANGE	-6.50%	4.11%	26.80%	7.92%
Huntsburg Twp.	PERCENT CHANGE	2.95%	4.36%	18.06%	0.00%
Middlefield Twp.	PERCENT CHANGE	-2.67%	10.87%	20.32%	8.92%
Montville Twp.	PERCENT CHANGE	-2.09%	6.31%	14.44%	-2.53%
Munson Twp.	PERCENT CHANGE	-8.57%	2.85%	-0.72%	2.07%
Newbury Twp.	PERCENT CHANGE	-8.29%	-0.50%	7.08%	6.26%
Parkman Twp.	PERCENT CHANGE	-5.09%	6.68%	6.22%	-2.53%
Russell Twp.	PERCENT CHANGE	-5.50%	-0.06%	-3.67%	0.00%
Thompson Twp.	PERCENT CHANGE	-1.59%	6.86%	-0.68%	-8.37%
Troy Twp.	PERCENT CHANGE	-4.69%	8.23%	6.54%	-16.59%
<b><i>Villages</i></b>					
Aquilla Village	PERCENT CHANGE	-0.95%	0.00%	0.00%	0.00%
Burton Village	PERCENT CHANGE	-1.12%	8.85%	5.20%	0.00%
City of Chardon	PERCENT CHANGE	-3.34%	1.02%	3.19%	0.36%
Hunting Valley Vil..	PERCENT CHANGE	-4.55%	-10.41%	0.00%	0.00%
Middlefield Village	PERCENT CHANGE	-3.14%	4.95%	4.62%	7.79%
South Russell Vil.	PERCENT CHANGE	-0.43%	7.20%	-1.20%	3.18%
<b>COUNTY</b>	<b>PERCENT CHANGE</b>	<b>-4.19%</b>	<b>4.52%</b>	<b>1.94%</b>	<b>2.88%</b>







*Proudly Serving the Residents of Geauga County*

***Auditor***  
***Frank J. Gliha***  
*Chief Fiscal Officer*



*Fiscal Responsibility Today...Economic Rewards Tomorrow*

## ***2011 Real Estate Report***

***Frank J. Gliha***

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## ***2011 Real Estate Report***

*The 2011 Real Estate Report was produced in-house by the Geauga County Auditor's Office in August 2011. This report can be obtained by visiting the Auditor's Office website at:*

***[www.auditor.co.geauga.oh.us](http://www.auditor.co.geauga.oh.us)***