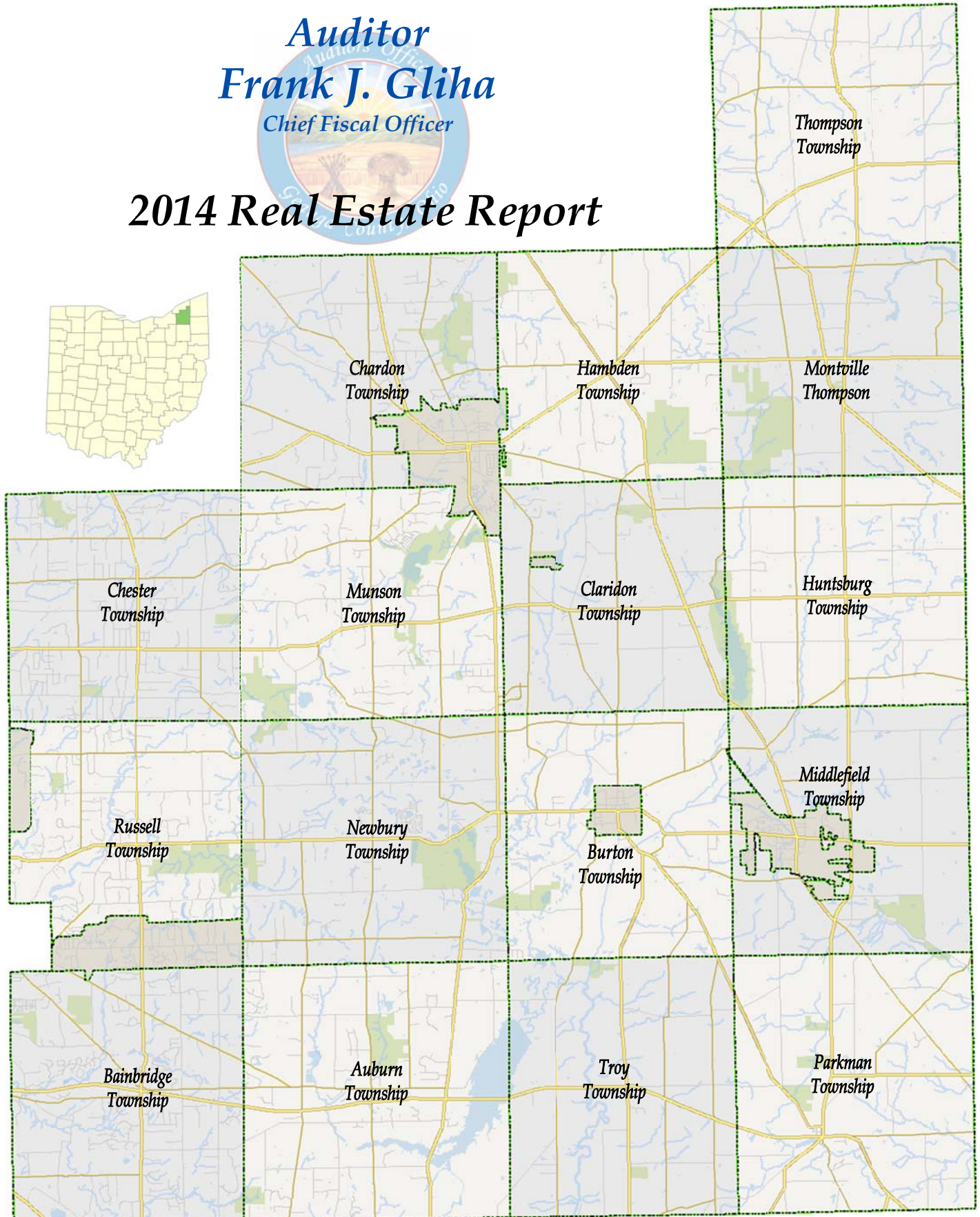


Geauga County, Ohio

Proudly Serving the Residents of Geauga County

Auditor
Frank J. Gliha
Chief Fiscal Officer

2014 Real Estate Report

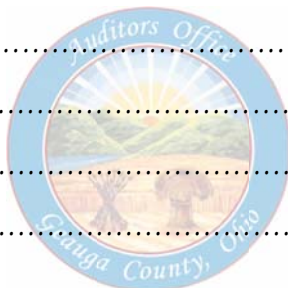


Geauga County, Ohio

2014 Real Estate Report

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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 was in 2011. Every third year our office performs an update of values known as triennial update where values are adjusted en masse based on a recommendation by the Ohio Department of Taxation.

This year (2014) is a triennial update year. Our office has 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 2014 valuation update. Our focus was the sales that occurred in 2011, 2012, 2013 to determine what adjustments may or may not be necessary to property values for our 2014 triennial update. Based on our analysis and the analysis of the Ohio Department of Taxation we have come to the conclusion that the property values set in 2011 have met the goals and standards sought by the Ohio Department of Taxation for the 2014 triennial update. With the exception of a few condominium complexes, the property values that were put in place in 2011 will remain until 2017 when the next county-wide reappraisal will occur.

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.

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. 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, 2011, and December 31, 2013, with emphasis on 2013 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, appearing to read "Frank J. Gliha". The script is fluid and cursive.

Auditor Frank J. Gliha

Chief Fiscal Officer



Financial Responsibility Today... Economic Rewards Tomorrow

Geauga Single Family Ratios of Value to Sale Price Statistics - 2011-2013*

Year	Month	Average	Median	\$ Weighted Mean	# Sales
2011	January	92.13%	92.16%	92.35%	20
2011	February	95.59%	98.82%	96.81%	22
2011	March	93.13%	94.54%	92.10%	31
2011	April	95.40%	95.30%	95.79%	35
2011	May	95.91%	96.89%	94.64%	45
2011	June	94.19%	96.35%	94.39%	55
2011	July	92.61%	96.40%	91.77%	58
2011	August	94.10%	95.43%	93.37%	63
2011	September	98.42%	99.43%	98.10%	50
2011	October	96.46%	97.46%	96.97%	45
2011	November	102.80%	106.64%	102.37%	35
2011	December	97.49%	97.26%	92.36%	37
2012	January	97.73%	97.13%	96.90%	19
2012	February	106.53%	100.00%	100.66%	35
2012	March	98.25%	99.40%	97.23%	27
2012	April	96.55%	92.18%	96.29%	34
2012	May	96.41%	95.58%	94.85%	43
2012	June	96.47%	99.03%	95.98%	62
2012	July	93.31%	93.88%	92.03%	68
2012	August	96.83%	98.27%	94.59%	74
2012	September	94.89%	92.86%	94.78%	55
2012	October	94.99%	94.61%	91.67%	61
2012	November	97.64%	95.29%	94.43%	64
2012	December	95.71%	95.44%	92.33%	43
2013	January	99.74%	99.23%	97.82%	40
2013	February	96.74%	98.54%	95.44%	34
2013	March	99.46%	95.36%	96.40%	56
2013	April	98.30%	98.26%	97.15%	53
2013	May	94.33%	94.73%	92.34%	61
2013	June	92.97%	93.37%	92.69%	78
2013	July	94.30%	91.89%	91.51%	85
2013	August	94.94%	92.37%	92.22%	73
2013	September	92.84%	93.10%	90.51%	66
2013	October	94.09%	95.51%	92.85%	69
2013	November	94.30%	92.12%	91.37%	64
2013	December	93.53%	94.10%	89.83%	63

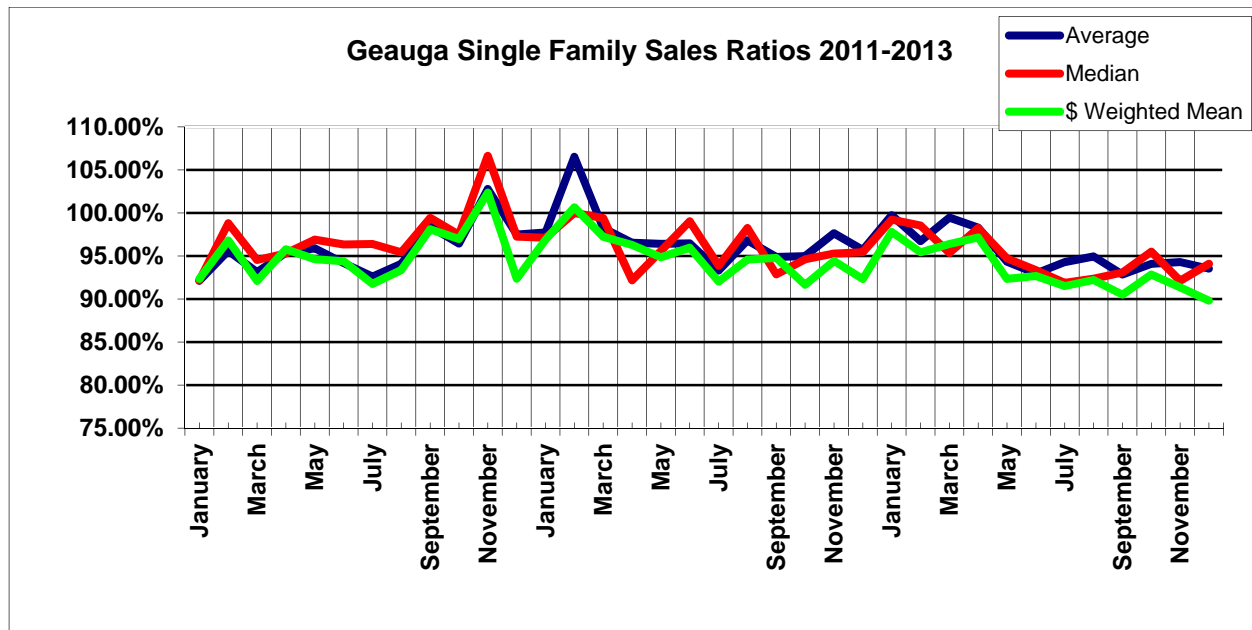
Definitions

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).

Geauga County

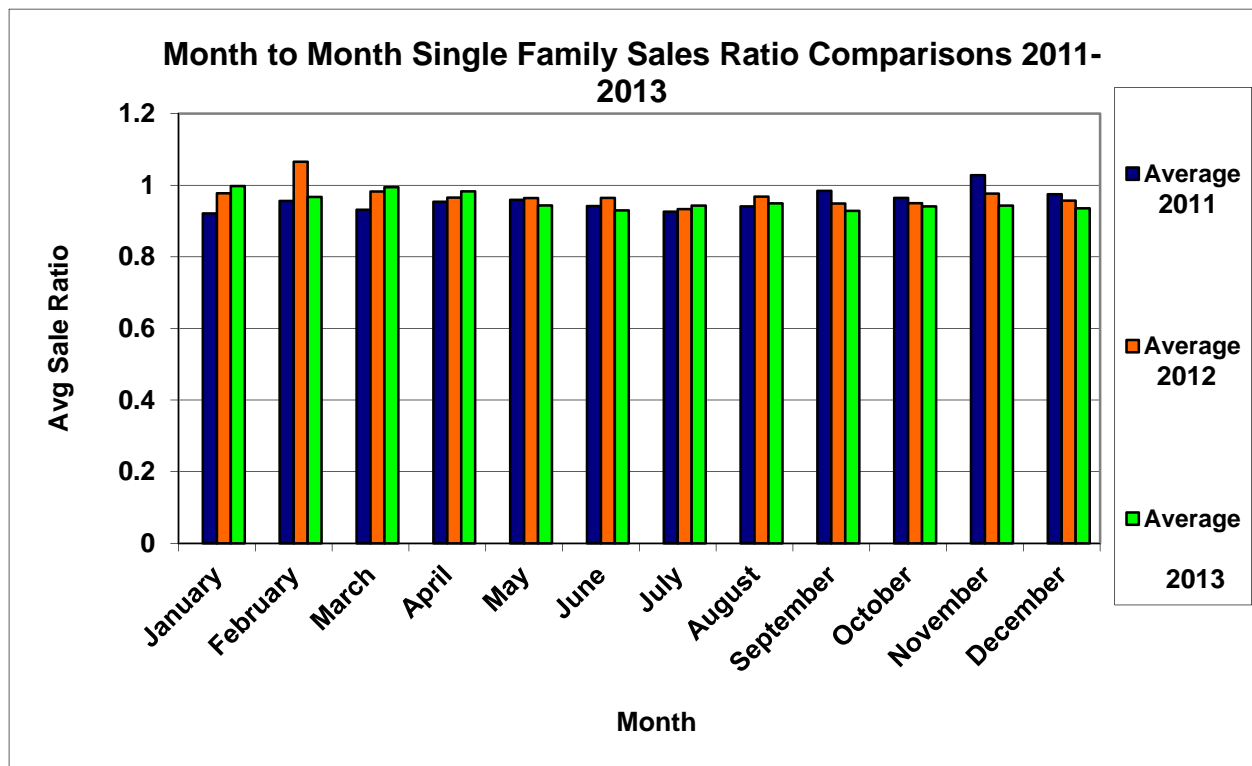


Value to Sale ratios calculated by the Geauga County Auditor's Office based on valid single family sales for the period.

Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 2, 2014

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 – January 2, 2014



Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 2, 2014

All information is deemed reliable but not guaranteed.

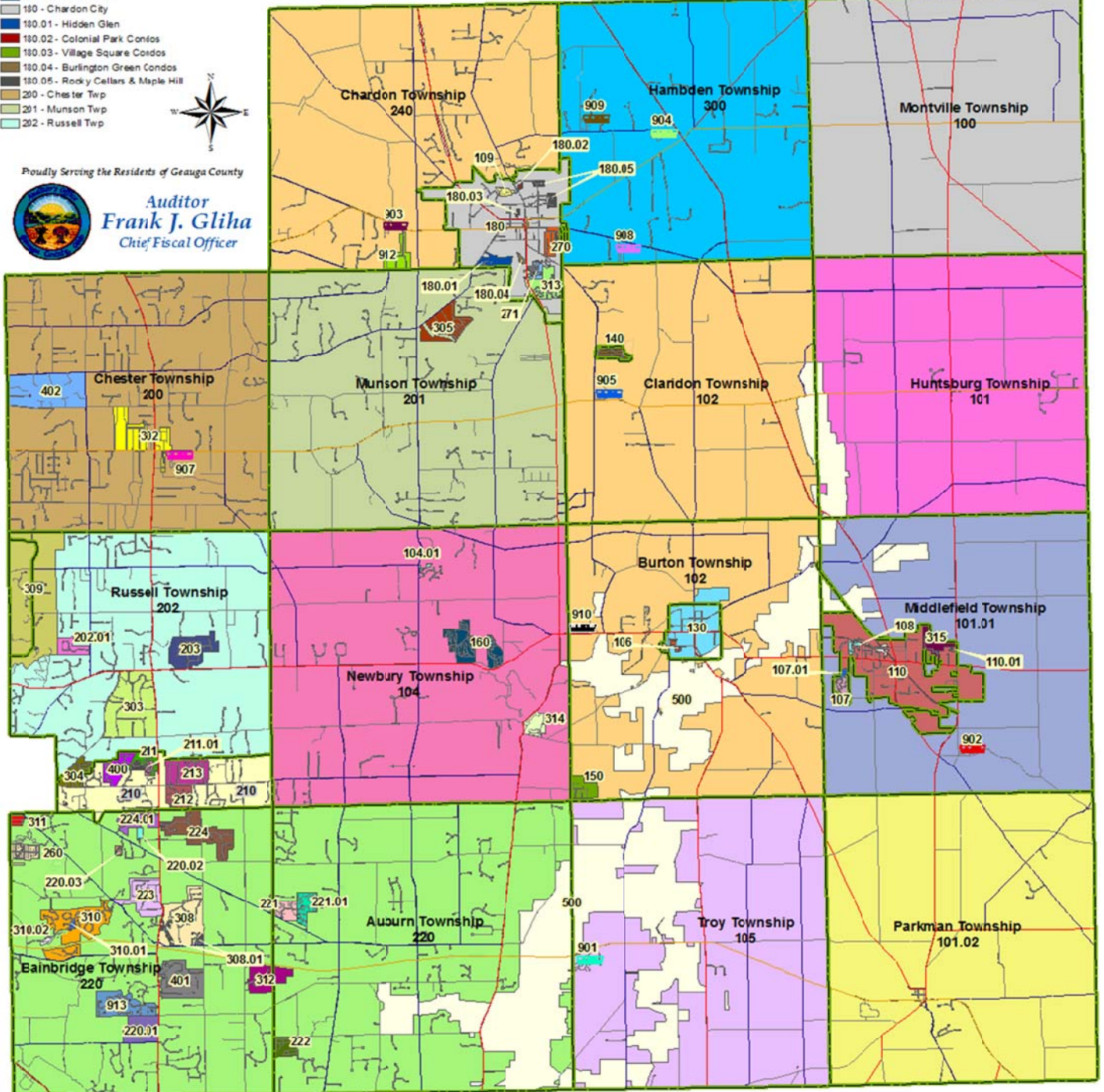
Geauga County, Ohio 2014 Neighborhoods

- | | | | |
|-------------------------------------|--|---|---------------------------------|
| 100 - Montville & Thompson Twp | 202.01 - Thistlewood | 260 - Chagrin Falls Park | 315 - Glen Valley |
| 101 - Hurtsburg 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 - Pilgrim Village |
| 101.02 - Parkman Twp | 211 - Manorbrook | 300 - Hambden Twp | 402 - Chester (West Central) |
| 102 - Burton & Clandon 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 - Woodsedge Condos | 908 - Leaders |
| 110 - Middlefield Village | 222 - Taborville | 310.02 - Edwards Landing & Canyon Manor | 909 - Maple Ridge |
| 110.01 - Cottonwood Condos | 223 - Lake Luerne | 311 - Chagrin Falls Village | 910 - Deer Lake |
| 110 - Burton Village | 224 - Lake In The Woods | 312 - Weatherlane | 912 - Thwing Road Estates |
| 140 - Aquila Village | 224.01 - Woods of Wembley | 313 - Woods of Burlington | 913 - Laurel Springs |
| 150 - Burton Lakes | 240 - Chardon Twp | 314 - Little Ponderosa | |
| 160 - Kiviana 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 May 23, 2014.
Gauga County digital data is a representation of collected
information for use within the Geographic Information System
for purposes of public access and analysis. Geauga County
assumes no legal responsibility for this information.

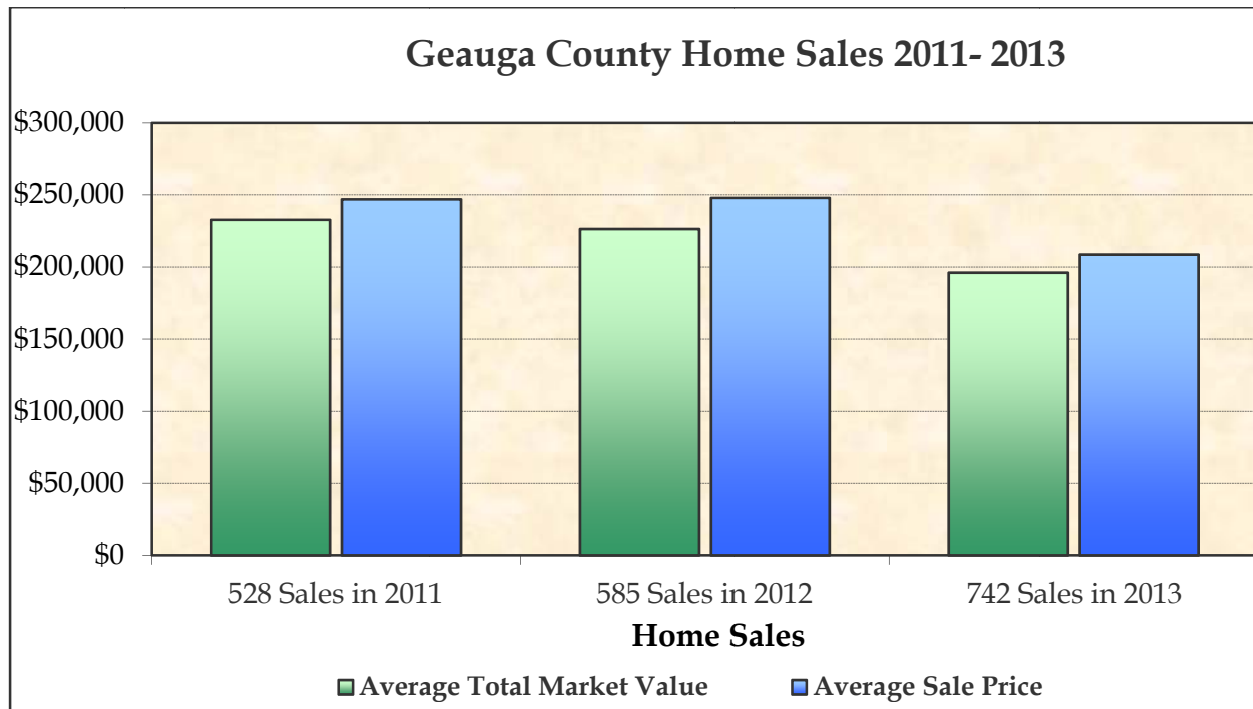
Geauga County

New Homes Built

	2011	2012	2013
Number of Homes Built	88	87	103
Average Sq. Footage of New Home	2,419	2,357	2,642
Average Value of New Home*	\$343,800	\$420,000	\$407,300
Average Value of Existing Homes*	\$217,300	\$217,700	\$218,800
Average Taxes Paid per Year	\$4,002	\$4,048	\$4,154
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$17,204,000	\$22,417,600	\$32,219,300

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	528	585	742
Average Home Sale Price	\$247,000	\$248,000	\$208,700
Average Sq. Foot per Home	2,193	2,195	2,036
Average Sale Price per Sq. Foot*	\$113	\$113	\$103
Average Total Market Value of Home	\$232,800	\$226,400	\$196,100
Average Age of Homes Sold	1974	1970	1970



Auburn Township

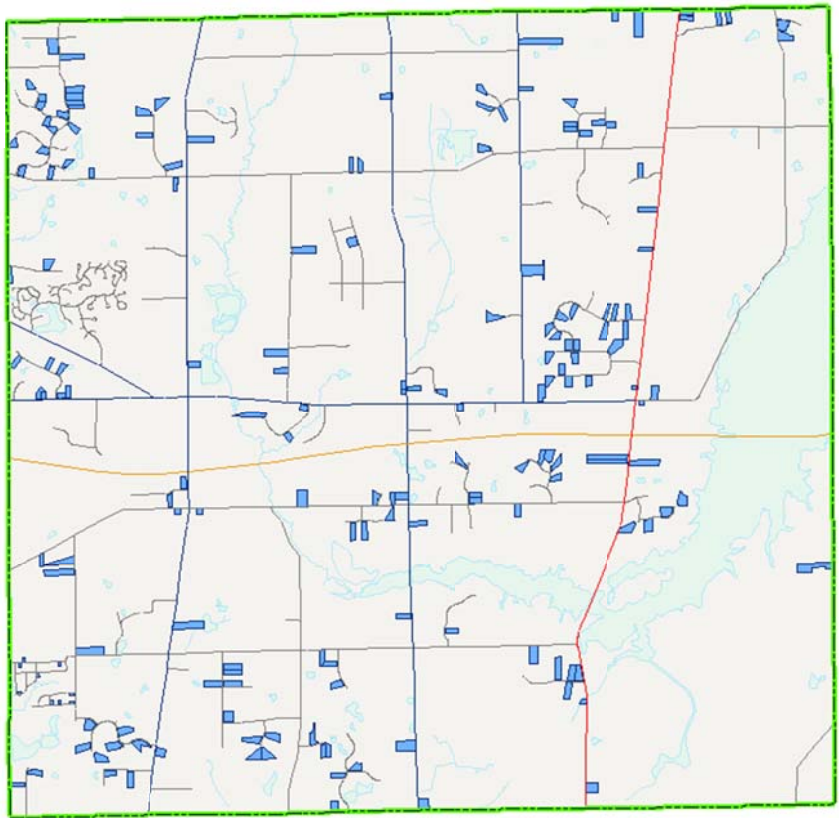
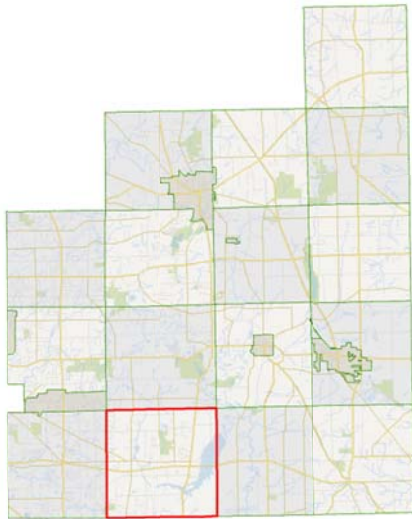
New Homes Built

	2011	2012	2013
Number of Homes Built	8	9	8
Average Sq. Footage of New Home	2,878	3,321	3,116
Average Value of New Home*	\$351,700	\$415,900	\$333,900
Average Value of Existing Homes*	\$264,800	\$265,400	\$267,000
Average Taxes Paid per Year	\$5,235	\$5,235	\$5,249
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,561,300	\$2,347,400	\$2,066,100

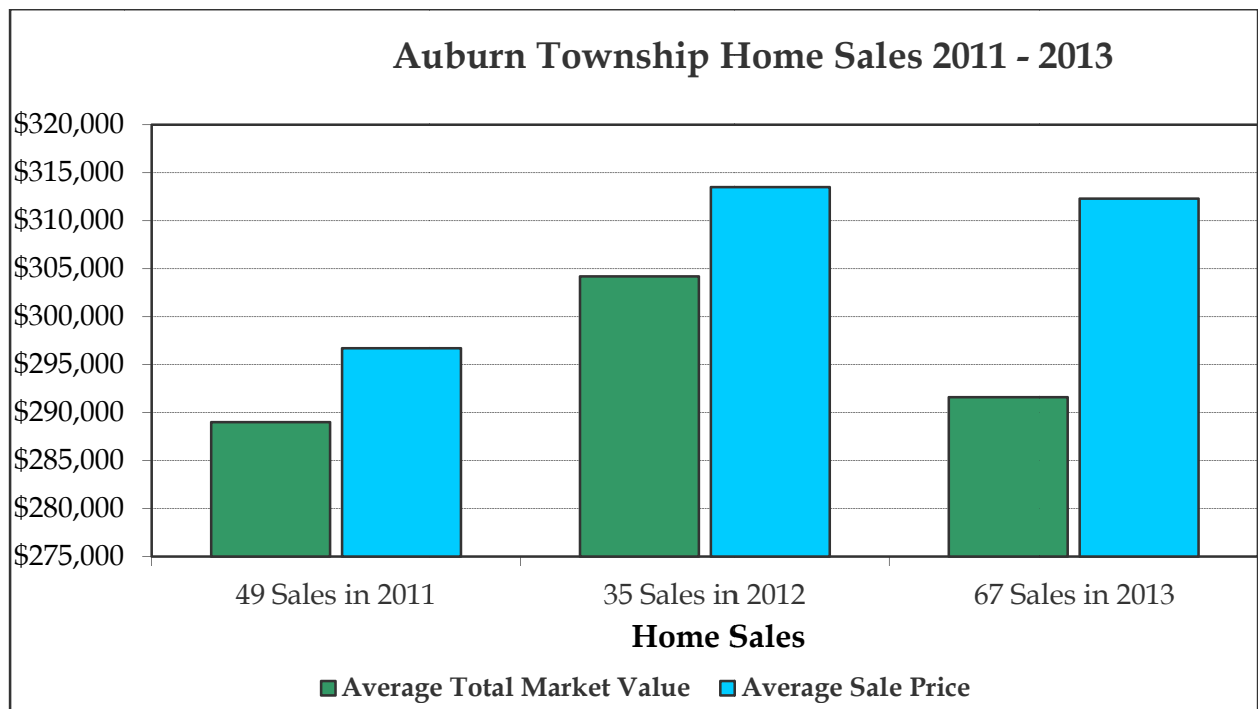
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	49	35	67
Average Home Sale Price	\$296,700	\$313,500	\$312,300
Average Sq. Foot per Home	2,725	2,713	2,643
Average Sale Price per Sq. Foot*	\$109	\$116	\$118
Avg. Market Value of Homes Sold	\$289,000	\$304,200	\$291,600
Average Age of Homes Sold	1992	1980	1983

Auburn Township



 Homes Sold 2011-2013



Bainbridge Township

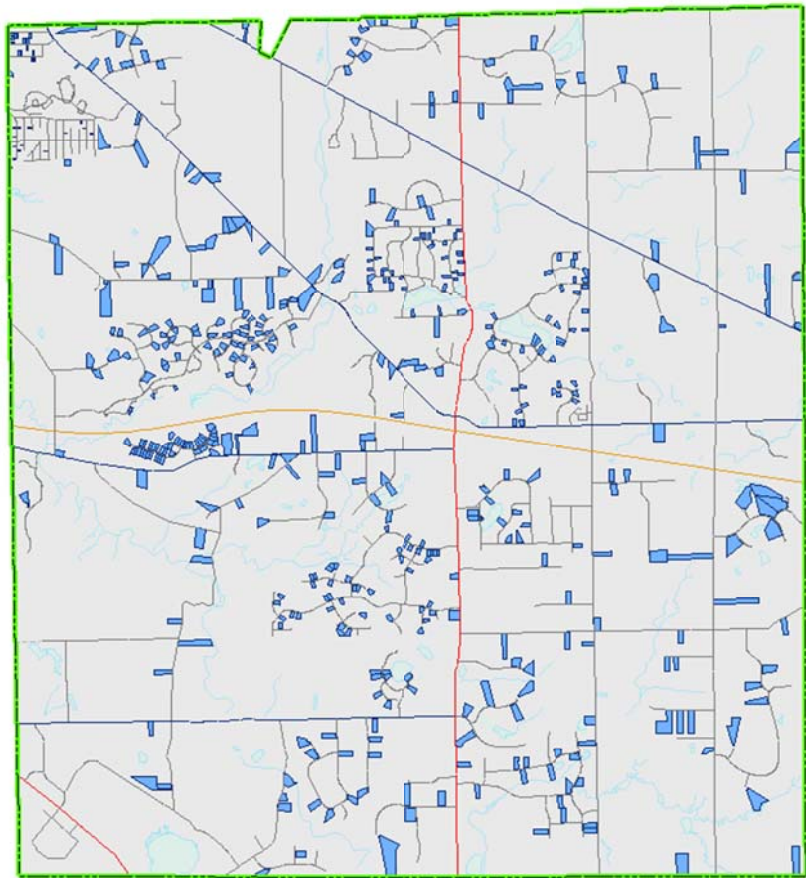
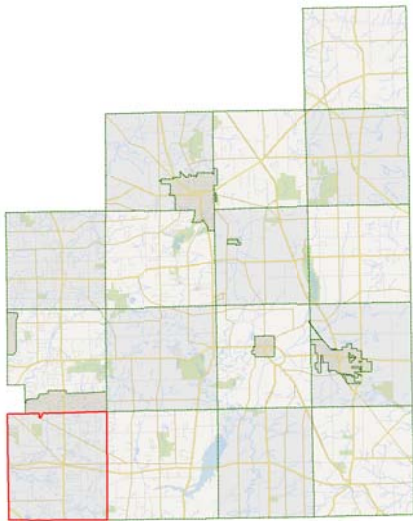
New Homes Built

	2011	2012	2013
Number of Homes Built	12	26	35
Average Sq. Footage of New Home	3,294	3,862	3,504
Average Value of New Home*	\$411,600	\$548,500	\$486,900
Average Value of Existing Homes*	\$281,300	\$282,900	\$285,900
Average Taxes Paid per Year	\$6,180	\$6,221	\$6,258
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$2,082,300	\$9,878,400	\$12,961,500

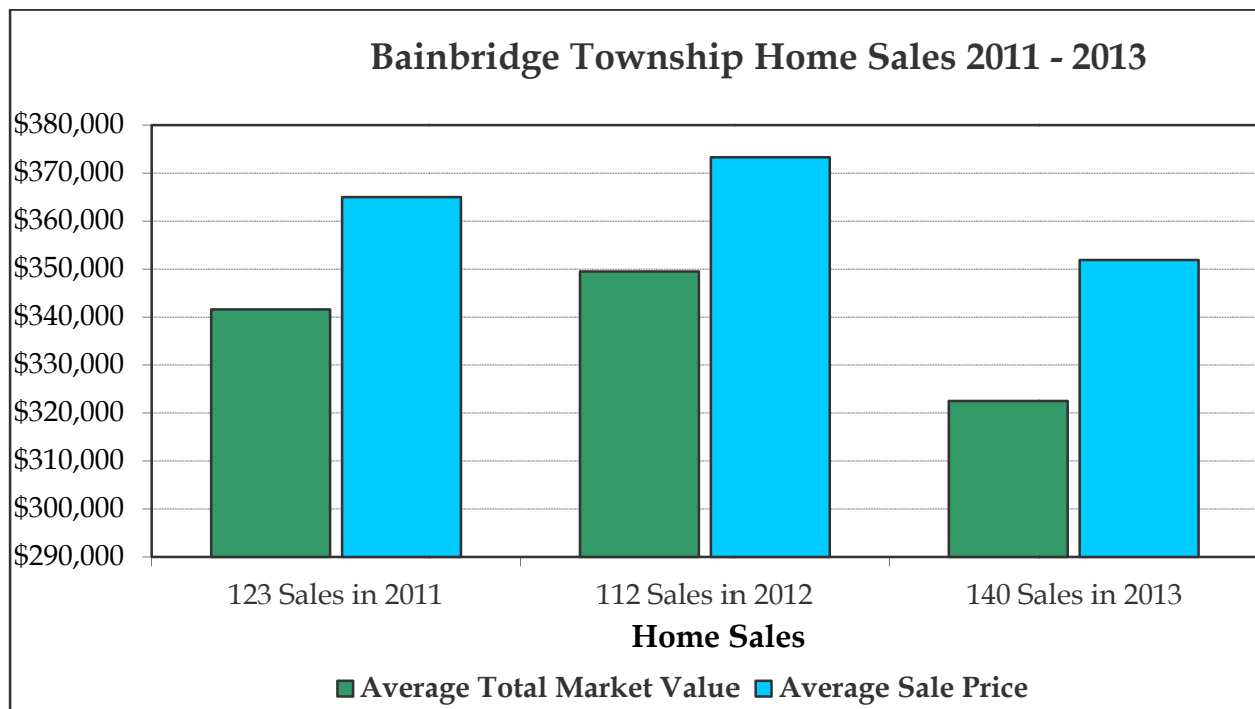
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	123	112	140
Average Home Sale Price	\$365,000	\$373,300	\$351,900
Average Sq. Foot per Home	2,837	3,000	2,779
Average Sale Price per Sq. Foot*	\$129	\$124	\$127
Avg. Market Value of Homes Sold	\$341,600	\$349,500	\$322,500
Average Age of Homes Sold	1979	1984	1973

Bainbridge Township



 Homes Sold 2011-2013



Burton Township

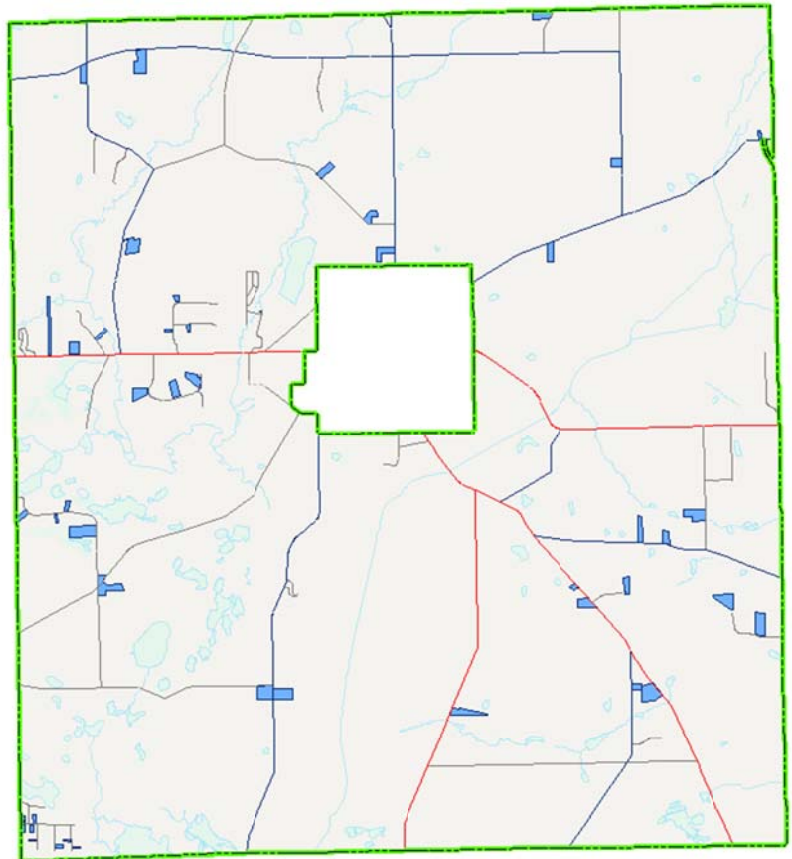
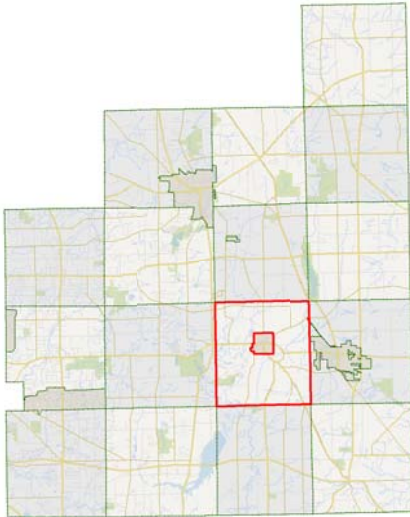
New Homes Built


	2011	2012	2013
Number of Homes Built	2	3	2
Average Sq. Footage of New Home	2,552	2,586	1,974
Average Value of New Home*	\$238,200	\$356,700	\$275,000
Average Value of Existing Homes*	\$156,800	\$157,000	\$157,500
Average Taxes Paid per Year**	\$1,945	\$1,989	\$1,977
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$165,200	\$338,800	\$423,500

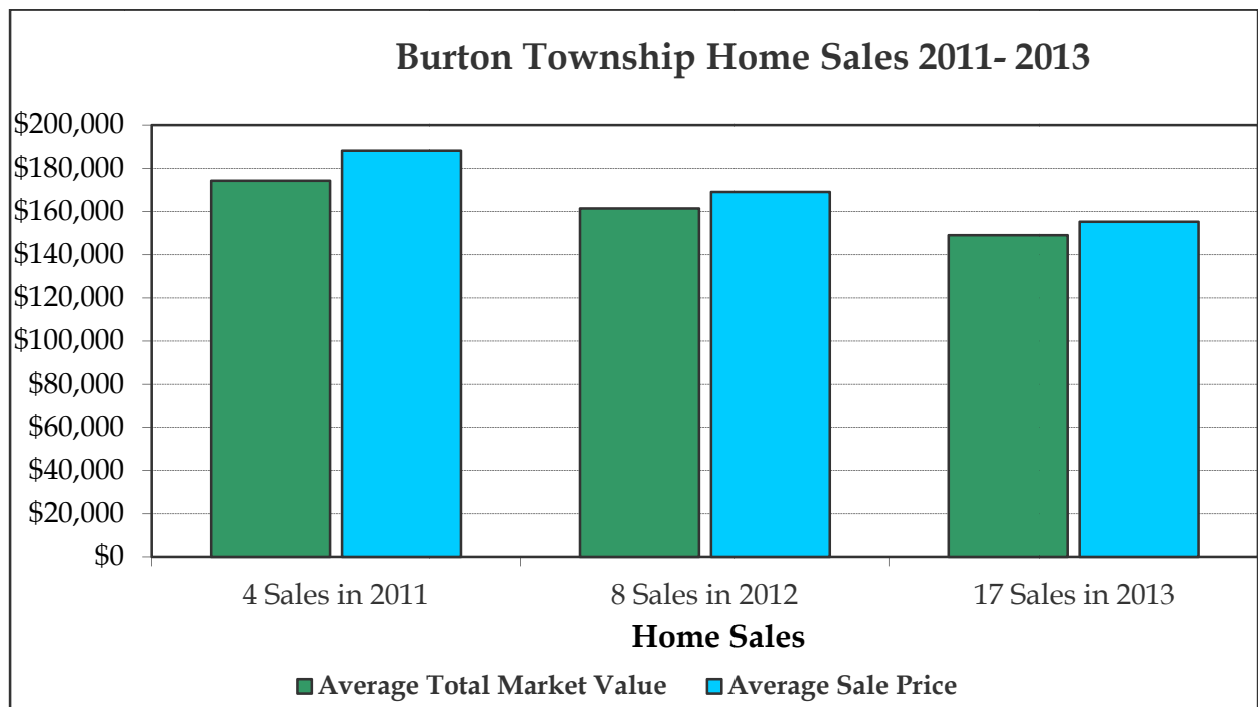
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	4	8	17
Average Home Sale Price	\$188,100	\$169,000	\$155,200
Average Sq. Foot per Home	1,841	1,926	1,873
Average Sale Price per Sq. Foot*	\$102	\$88	\$83
Avg. Market Value of Homes Sold	\$174,200	\$161,400	\$149,000
Average Age of Homes Sold	1975	1968	1960

Burton Township



 Homes Sold 2011-2013



Burton Village

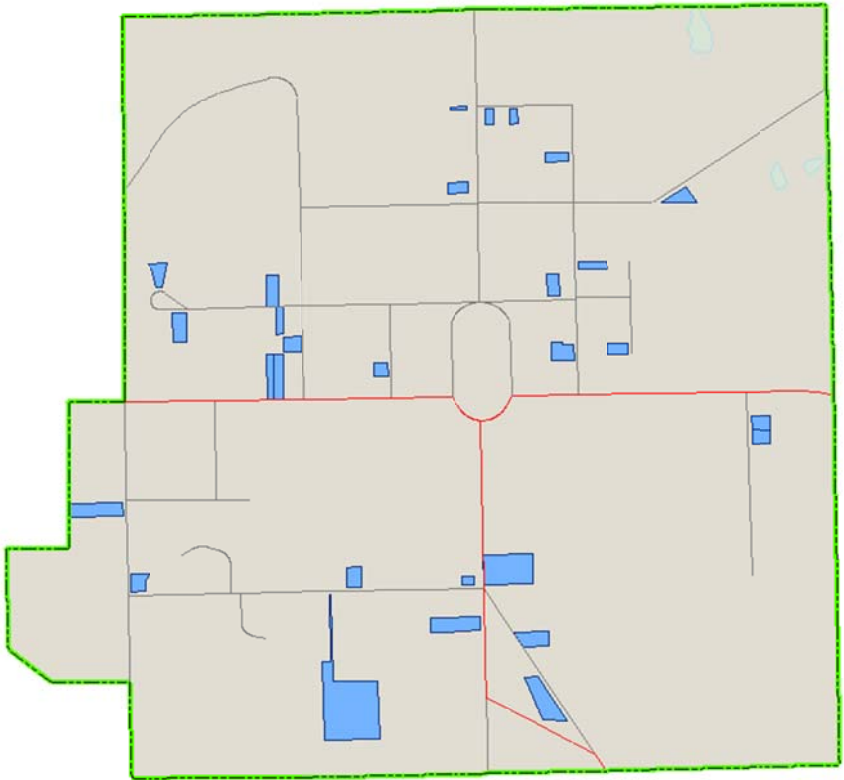
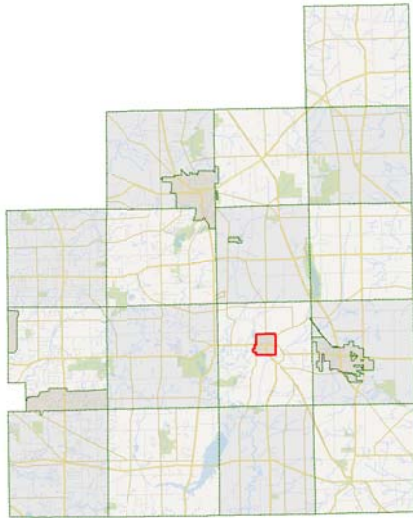
New Homes Built

	2011	2012	2013
Number of Homes Built	0	1	0
Average Sq. Footage of New Home	n/a	1,595	n/a
Average Value of New Home*	n/a	\$165,200	n/a
Average Value of Existing Homes*	\$136,200	\$136,600	\$136,700
Average Taxes Paid	\$1,851	\$1,832	\$1,811
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	\$133,300	n/a

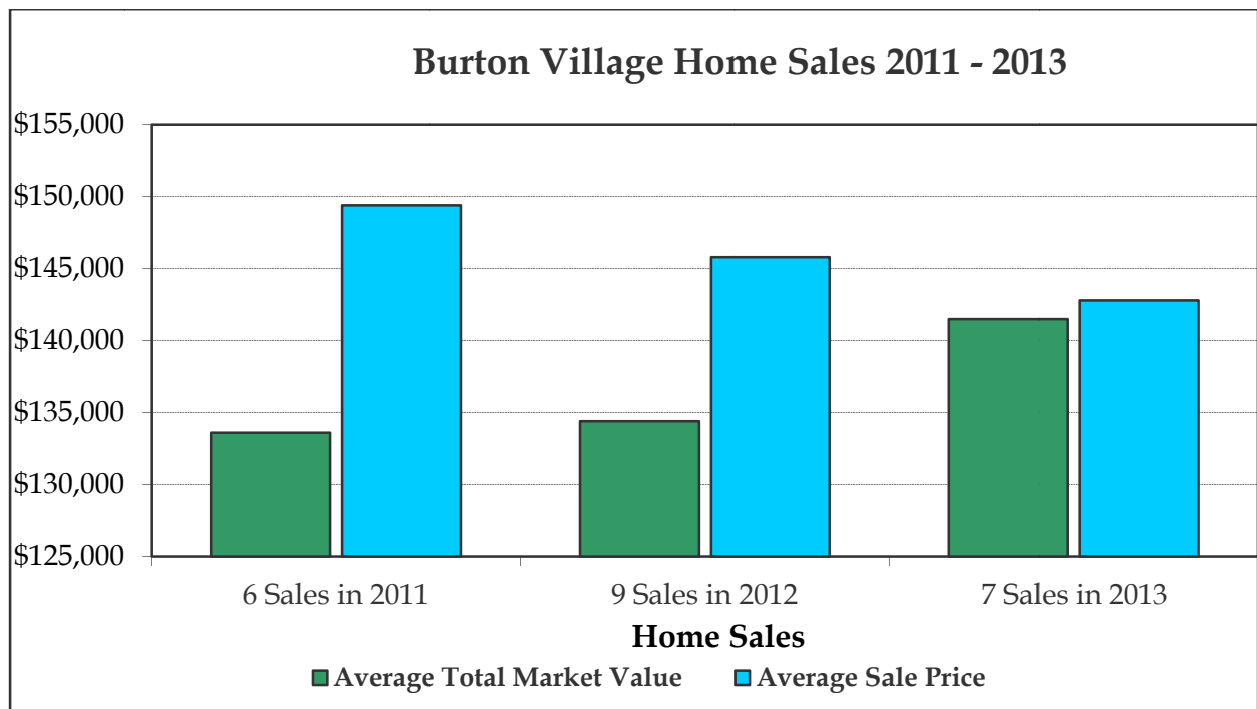
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	6	9	7
Average Home Sale Price	\$149,400	\$145,800	\$142,800
Average Sq. Foot per Home	1,455	1,581	1,809
Average Sale Price per Sq. Foot*	\$103	\$92	\$79
Avg. Market Value of Homes Sold	\$133,600	\$134,400	\$141,500
Average Age of Homes Sold	1951	1935	1920

Burton Village



 Homes Sold 2011-2013



Chardon Township

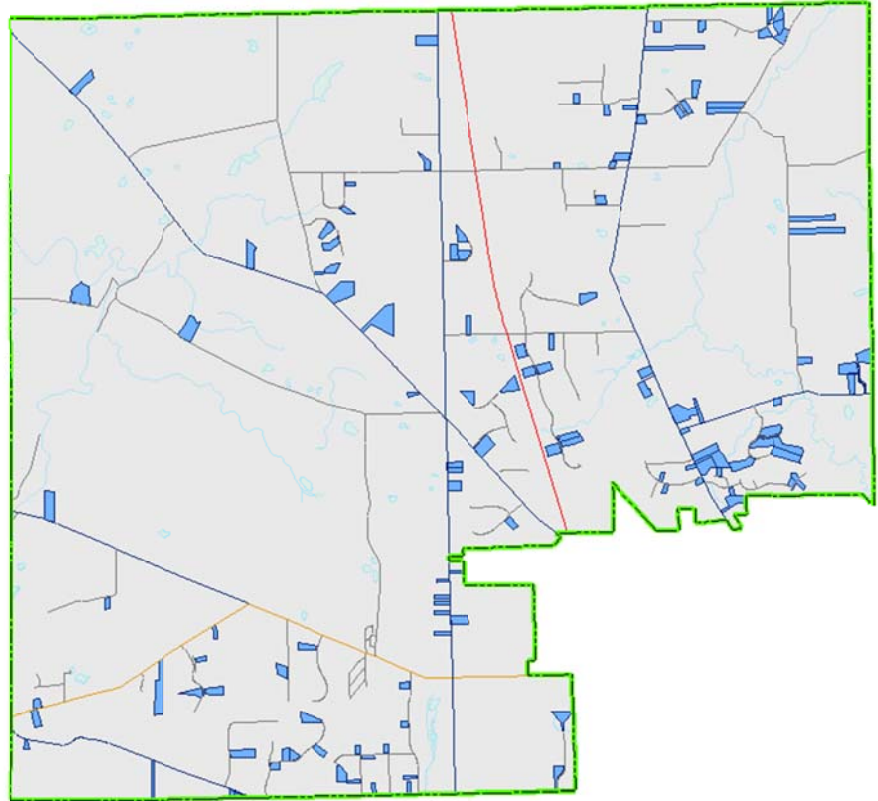
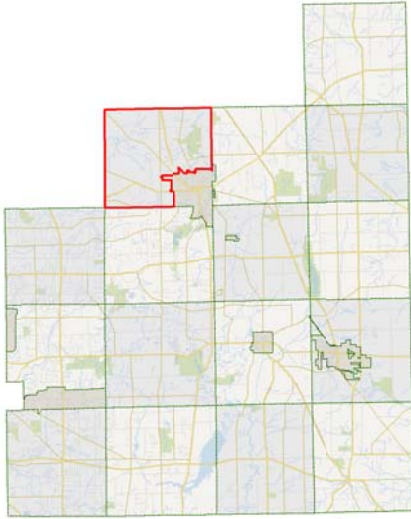
New Homes Built

	2011	2012	2013
Number of Homes Built	3	4	4
Average Sq. Footage of New Home	3,313	3,240	2,794
Average Value of New Home*	\$367,300	\$531,500	\$357,900
Average Value of Existing Homes*	\$220,800	\$221,400	\$222,300
Average Taxes Paid per Year	\$3,633	\$3,664	\$4,076
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$453,700	\$1,326,200	\$1,129,200

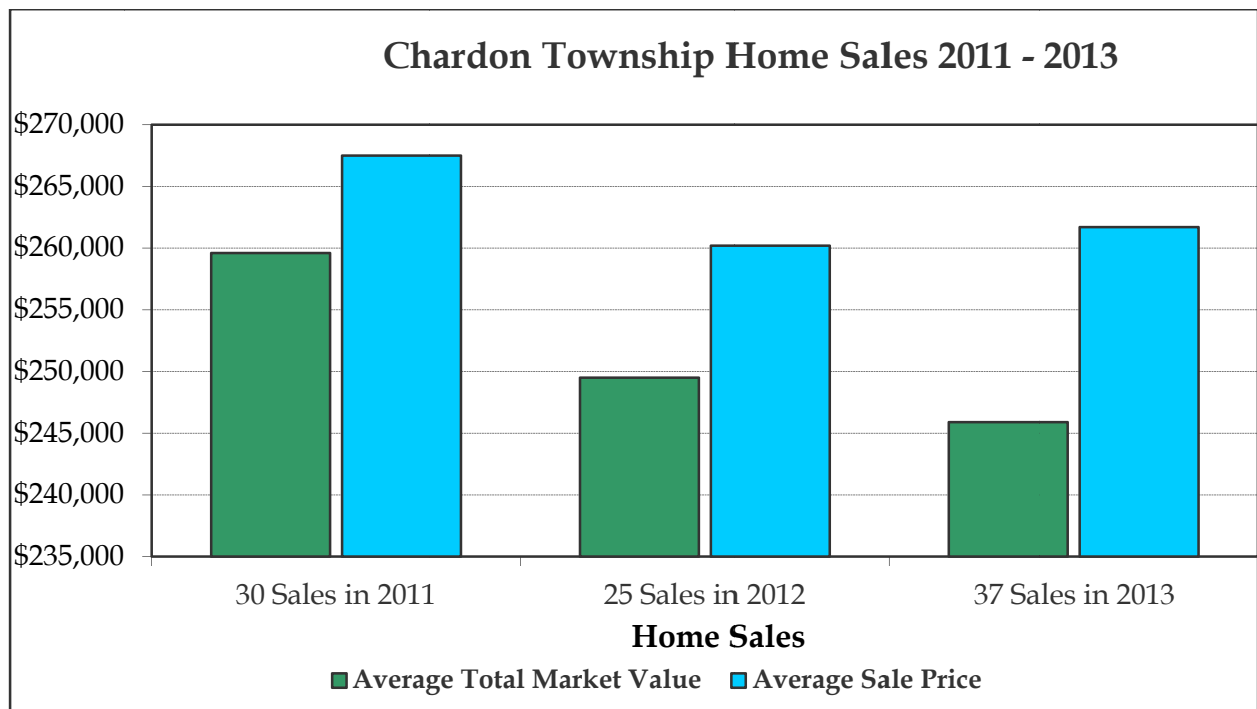
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	30	25	37
Average Home Sale Price	\$267,500	\$260,200	\$261,700
Average Sq. Foot per Home	2,537	2,363	2,322
Average Sale Price per Sq. Foot*	\$105	\$110	\$113
Average Total Market Value of Home	\$259,600	\$249,500	\$245,900
Average Age of Homes Sold	1985	1983	1976

Chardon Township



 Homes Sold 2011-2013



City of Chardon

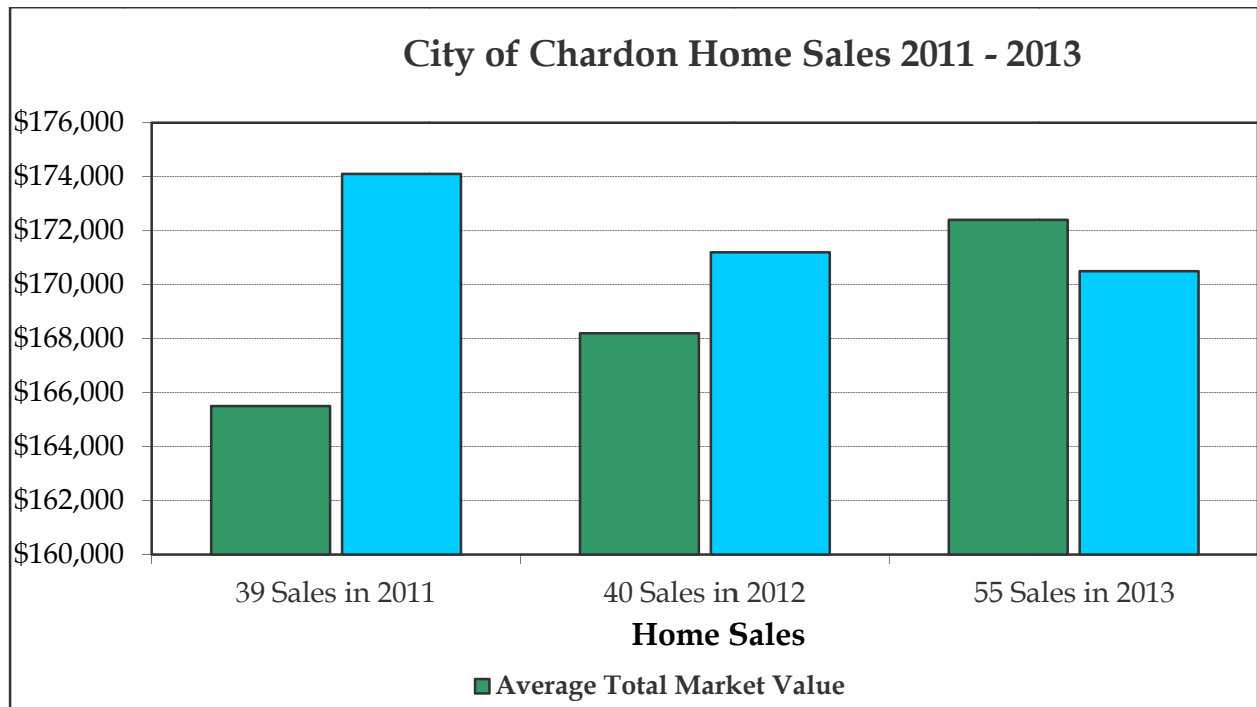
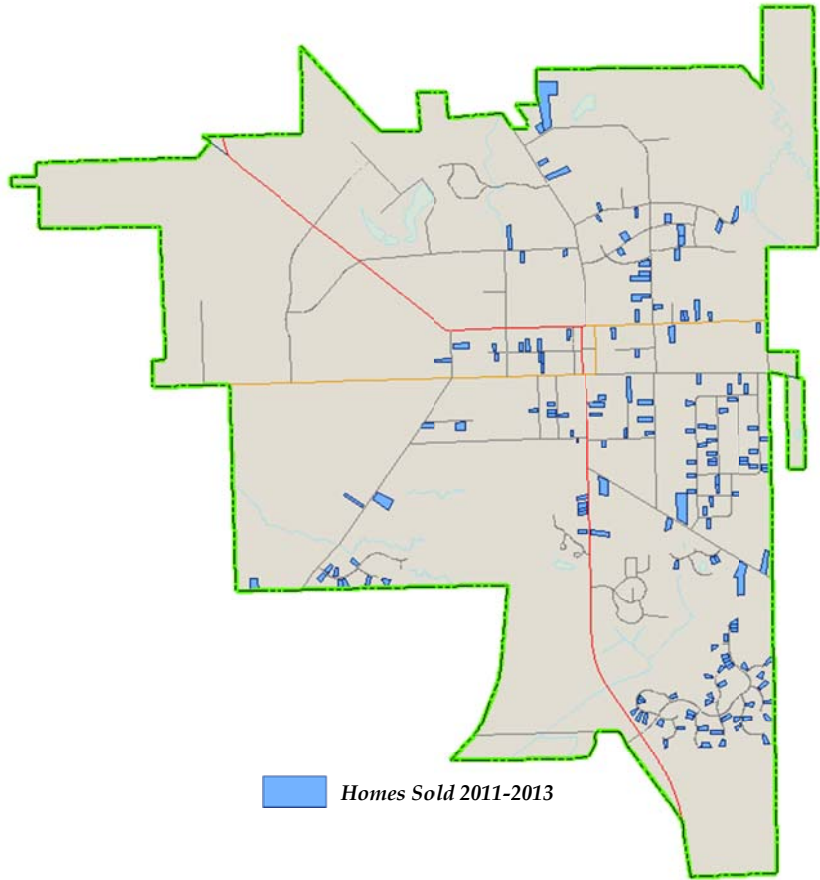
New Homes Built

	2011	2012	2013
Number of Homes Built	3	1	4
Average Sq. Footage of New Home	2,347	2,396	2,238
Average Value of New Home*	\$291,100	\$311,900	\$289,600
Average Value of Existing Homes*	\$157,100	\$157,200	\$157,600
Average Taxes Paid per Year	\$2,641	\$2,697	\$2,996
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$301,700	\$258,000	\$849,300

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	39	40	55
Average Home Sale Price	\$174,100	\$171,200	\$170,500
Average Sq. Foot per Home	1,726	1,697	1,817
Average Sale Price per Sq. Foot*	\$101	\$101	\$94
Avg. Market Value of Homes Sold	\$165,500	\$168,200	\$172,400
Average Age of Homes Sold	1969	1962	1963

City of Chardon



Chester Township

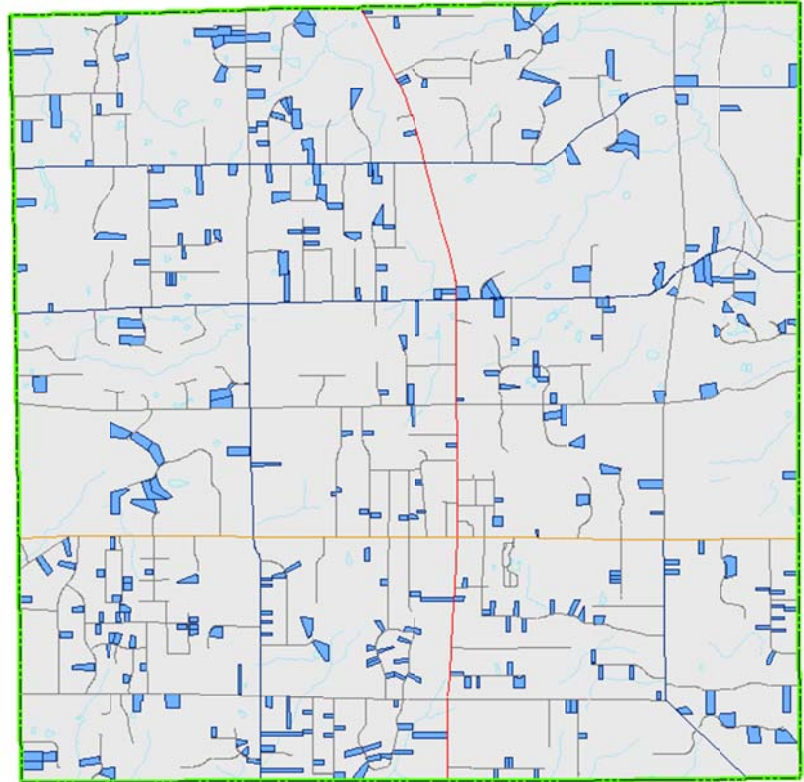
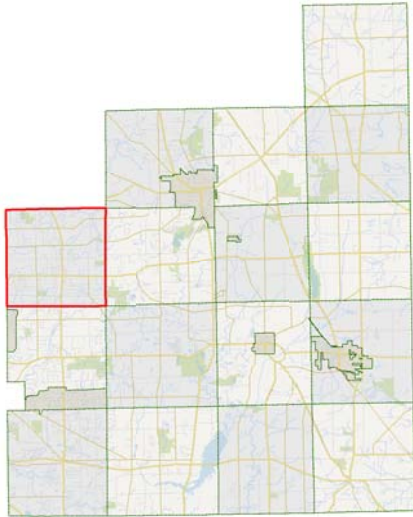
New Homes Built

	2011	2012	2013
Number of Homes Built	1	6	4
Average Sq. Footage of New Home	1,792	2,856	3,589
Average Value of New Home*	\$192,400	\$383,100	\$530,600
Average Value of Existing Homes*	\$214,500	\$214,500	\$214,800
Average Taxes Paid per Year	\$3,965	\$3,970	\$3,944
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$37,300	\$1,184,200	\$1,892,500

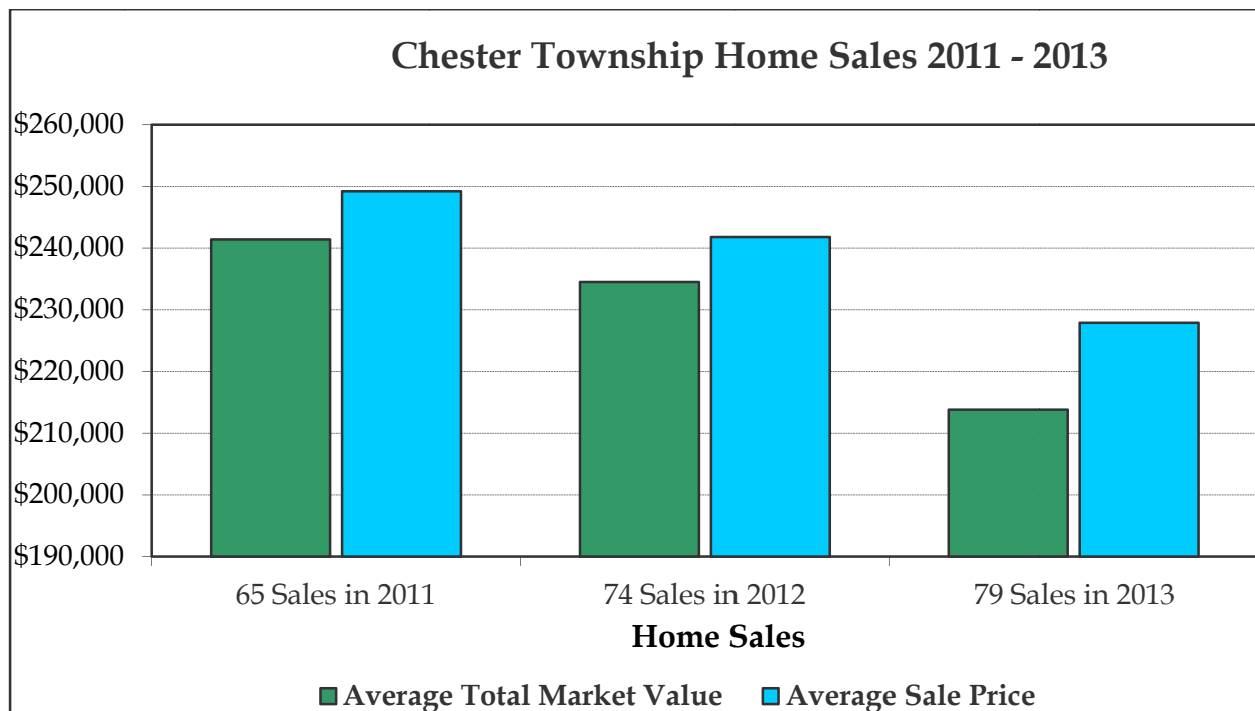
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	65	74	79
Average Home Sale Price	\$249,200	\$241,800	\$227,900
Average Sq. Foot per Home	2,323	2,404	2,157
Average Sale Price per Sq. Foot*	\$107	\$101	\$106
Avg. Market Value of Homes Sold	\$241,400	\$234,500	\$213,800
Average Age of Homes Sold	1969	1967	1969

Chester Township



 Homes Sold 2011-2013



Claridon Township

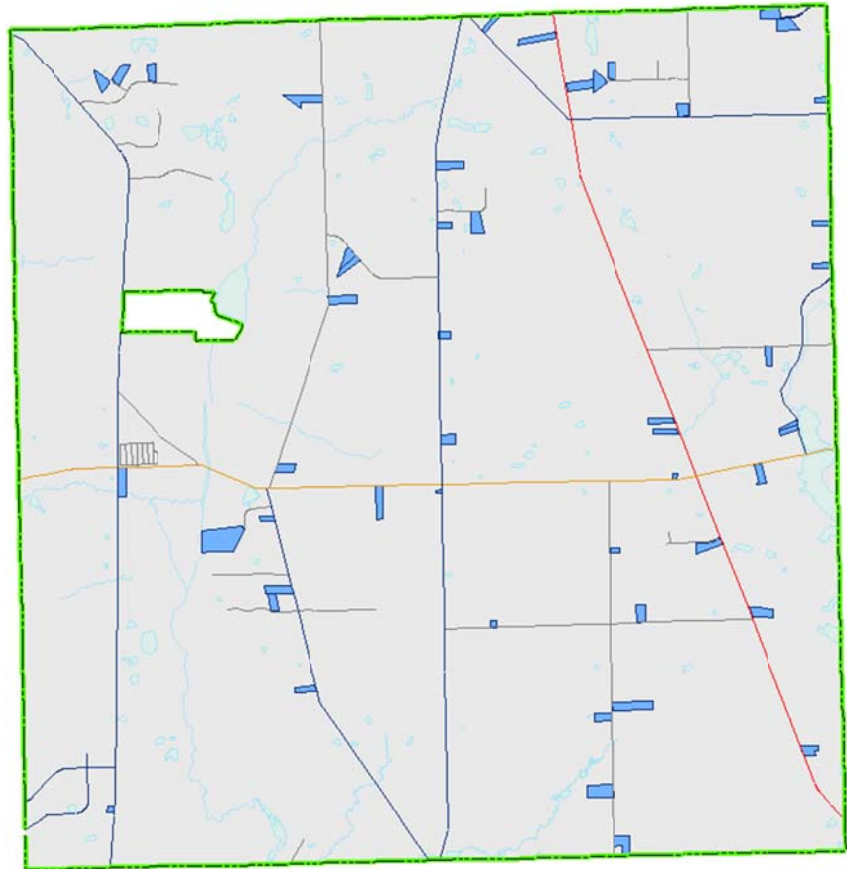
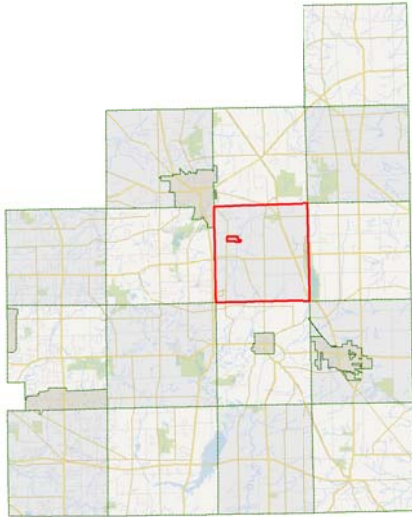
New Homes Built

	2011	2012	2013
Number of Homes Built	3	0	6
Average Sq. Footage of New Home	2,140	n/a	2,276
Average Value of New Home*	\$223,800	n/a	\$288,300
Average Value of Existing Homes*	\$185,300	\$184,400	\$185,000
Average Taxes Paid per Year	\$2,477	\$2,522	\$2,571
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$338,100	n/a	\$1,342,000

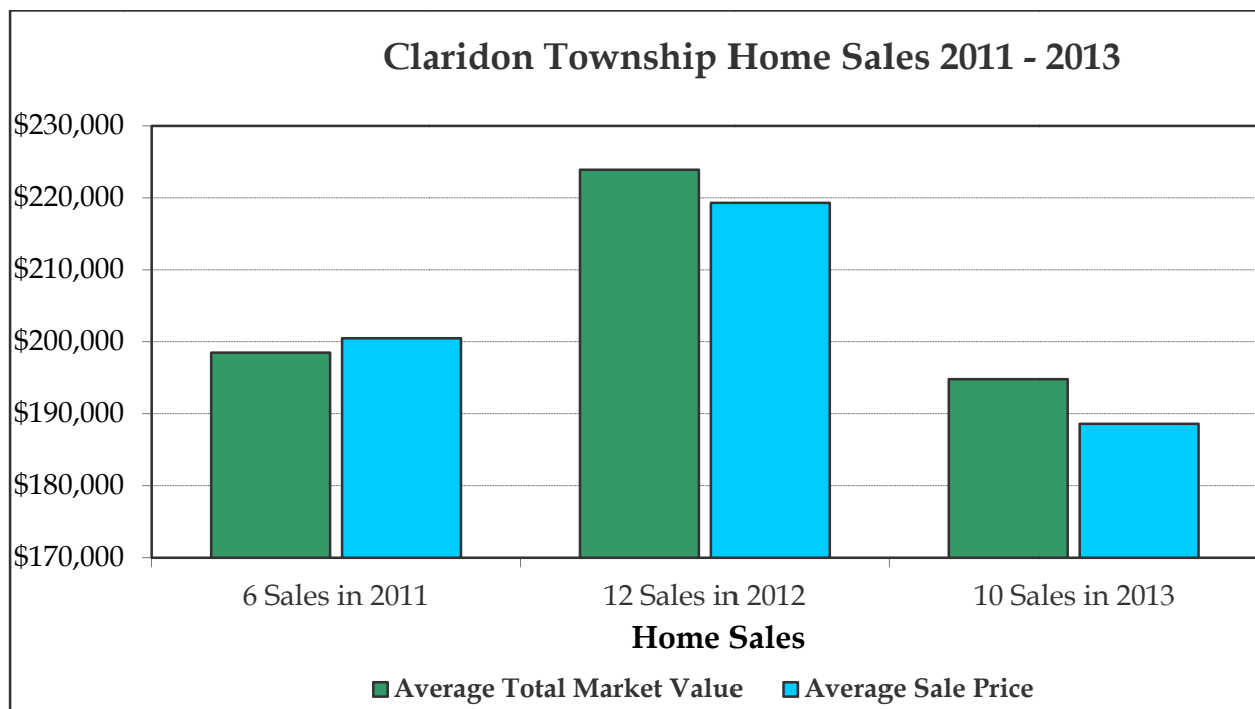
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	6	12	10
Average Home Sale Price	\$200,500	\$219,300	\$188,600
Average Sq. Foot per Home	2,286	2,132	1,970
Average Sale Price per Sq. Foot*	\$88	\$103	\$96
Average Total Market Value of Home	\$198,500	\$223,900	\$194,800
Average Age of Homes Sold	1958	1970	1974

Claridon Township



Homes Sold 2011-2013



Aquila Village

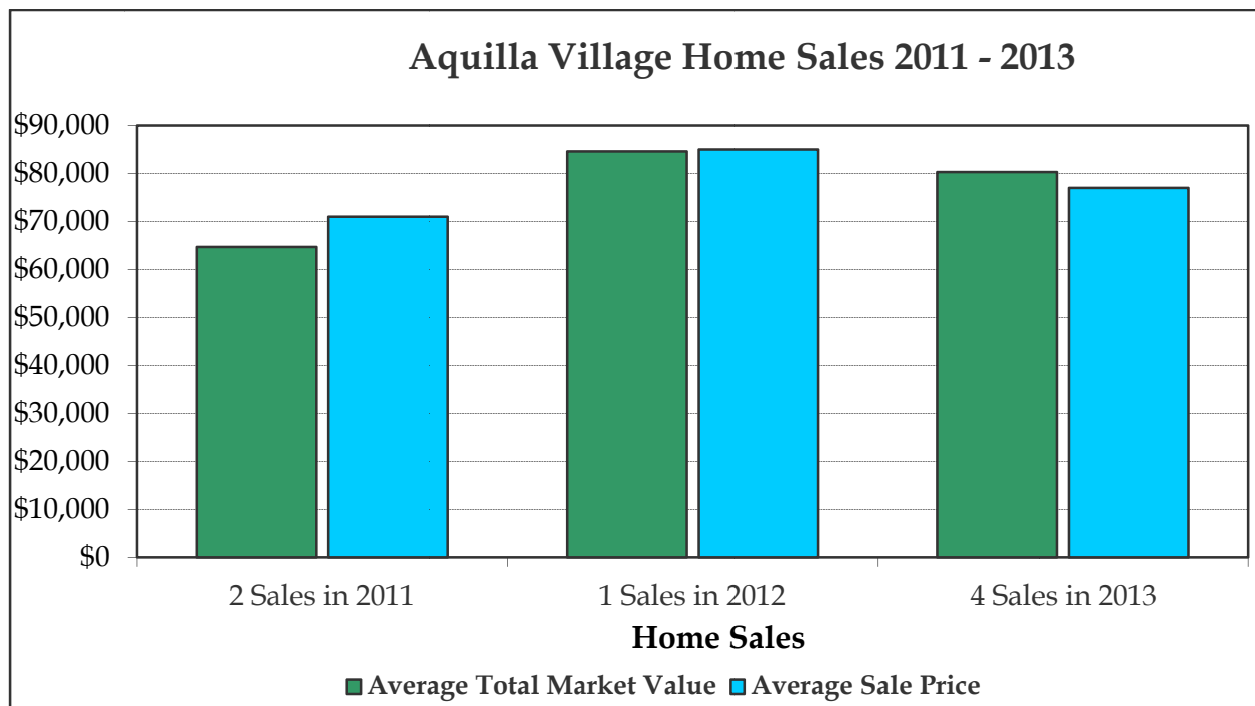
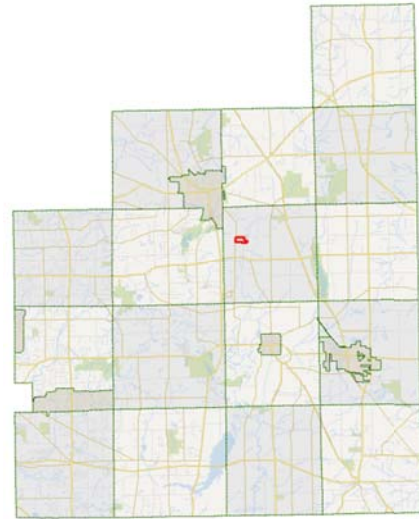
New Homes Built

	2011	2012	2013
Number of Homes Built	1	0	1
Average Sq. Footage of New Home	\$1,200	n/a	1,792
Average Value of New Home*	\$77,400	n/a	\$96,500
Average Value of Existing Homes*	\$83,300	\$83,600	\$82,600
Average Taxes Paid per Year	\$1,629	\$1,664	\$1,784
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	61900	n/a	\$8,100

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	2	1	4
Average Home Sale Price	\$71,000	\$85,000	\$77,000
Average Sq. Foot per Home	790	1,120	1,095
Average Sale Price per Sq. Foot*	\$90	\$76	\$70
Avg. Market Value of Homes Sold	\$64,700	\$84,600	\$80,300
Average Age of Homes Sold	1940	1949	1968

Aquilla Village



Hambden Township

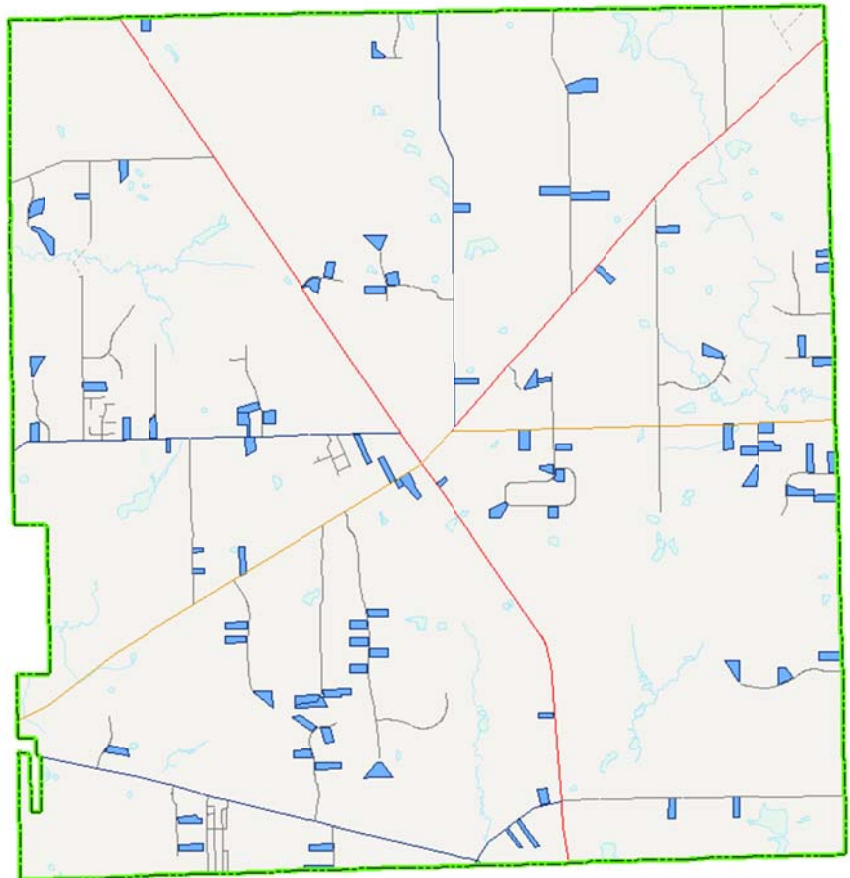
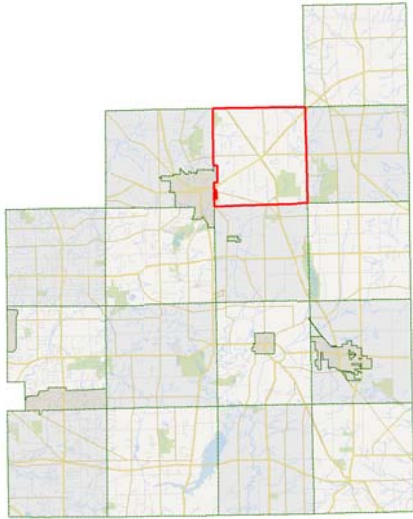
New Homes Built

	2011	2012	2013
Number of Homes Built	5	3	4
Average Sq. Footage of New Home	2,537	2,329	2,893
Average Value of New Home*	\$290,200	\$324,600	\$331,100
Average Value of Existing Homes*	\$204,800	\$204,300	\$205,200
Average Taxes Paid per Year	\$3,536	\$3,535	\$3,935
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$961,000	\$607,300	\$977,400

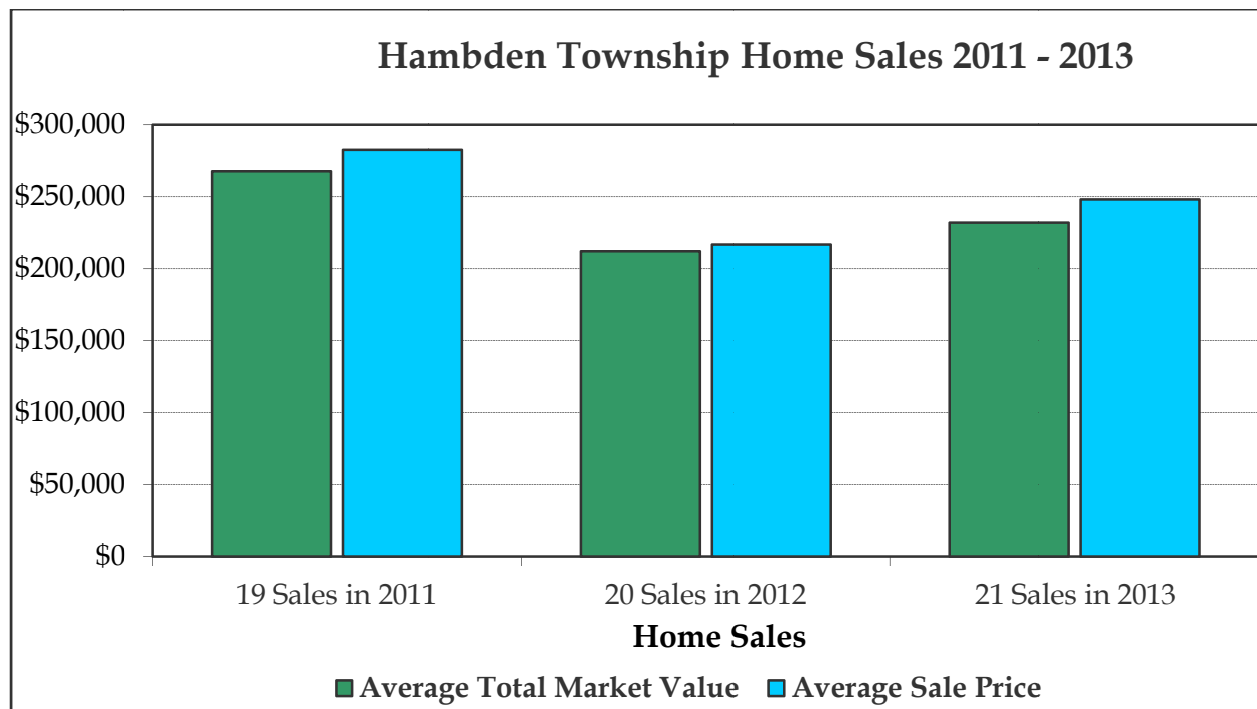
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	19	20	21
Average Home Sale Price	\$282,500	\$216,700	\$248,000
Average Sq. Foot per Home	2,467	2,213	2,318
Average Sale Price per Sq. Foot*	\$115	\$98	\$107
Average Total Market Value of Home	\$267,600	\$212,000	\$232,000
Average Age of Homes Sold	1995	1985	1987

Hambden Township



 Homes Sold 2011-2013



Huntsburg Township

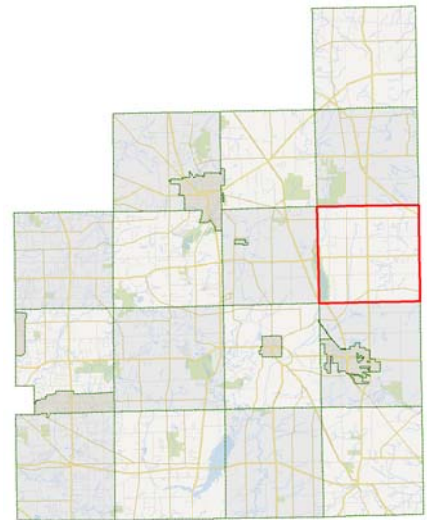
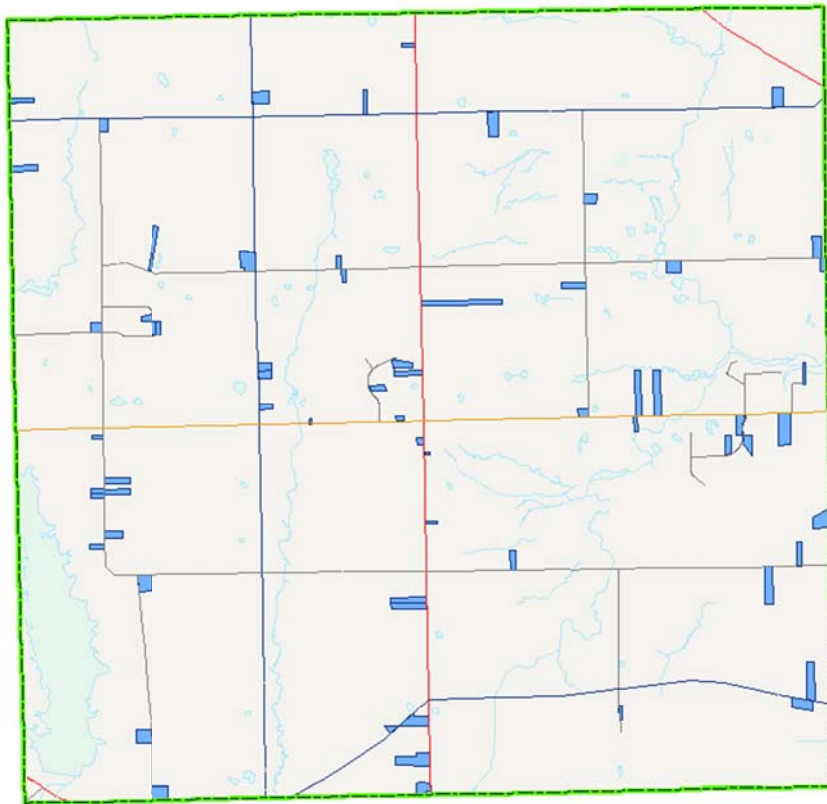
New Homes Built

	2011	2012	2013
Number of Homes Built	0	0	2
Average Sq. Footage of New Home	n/a	n/a	3,301
Average Value of New Home*	n/a	n/a	\$334,700
Average Value of Existing Homes*	\$149,400	\$149,500	\$150,000
Average Taxes Paid per Year	\$2,271	\$2,243	\$2,219
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	\$496,300

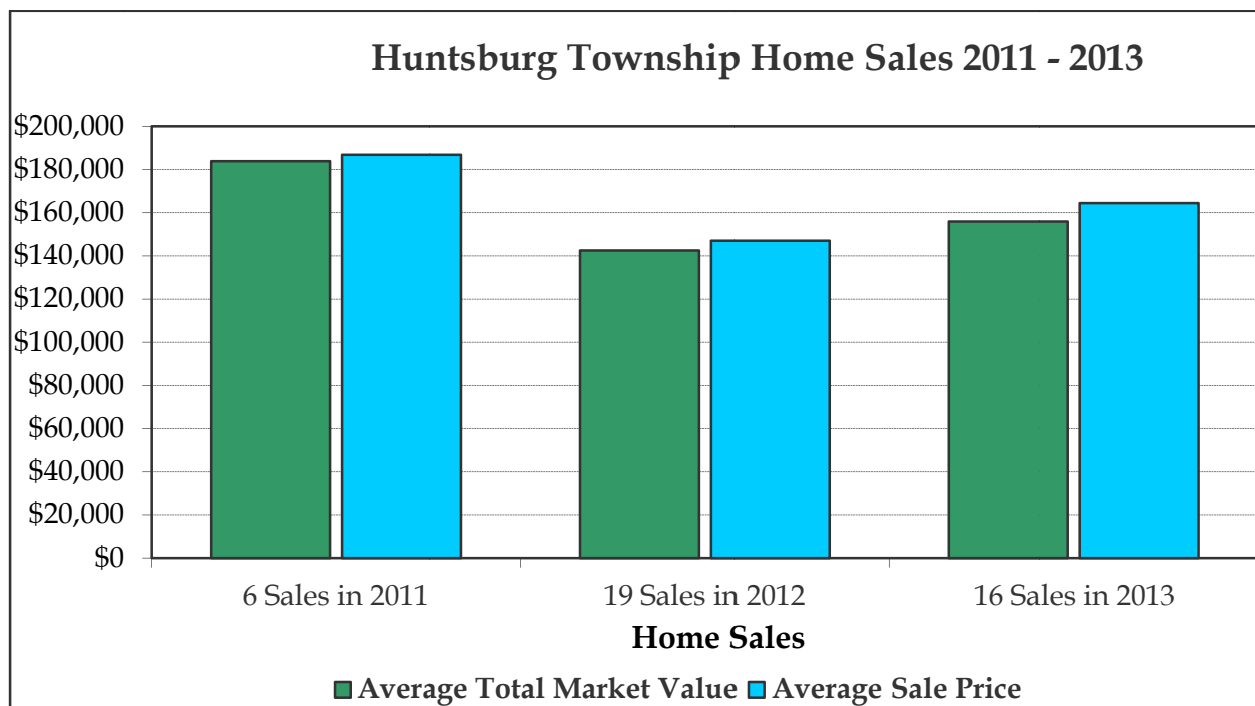
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	6	19	16
Average Home Sale Price	\$186,800	\$147,000	\$164,400
Average Sq. Foot per Home	1,896	1,703	1,932
Average Sale Price per Sq. Foot*	\$99	\$86	\$85
Avg. Market Value of Homes Sold	\$183,800	\$142,500	\$155,900
Average Age of Homes Sold	1983	1966	1974

Huntsburg Township



 Homes Sold 2011-2013



Middlefield Township

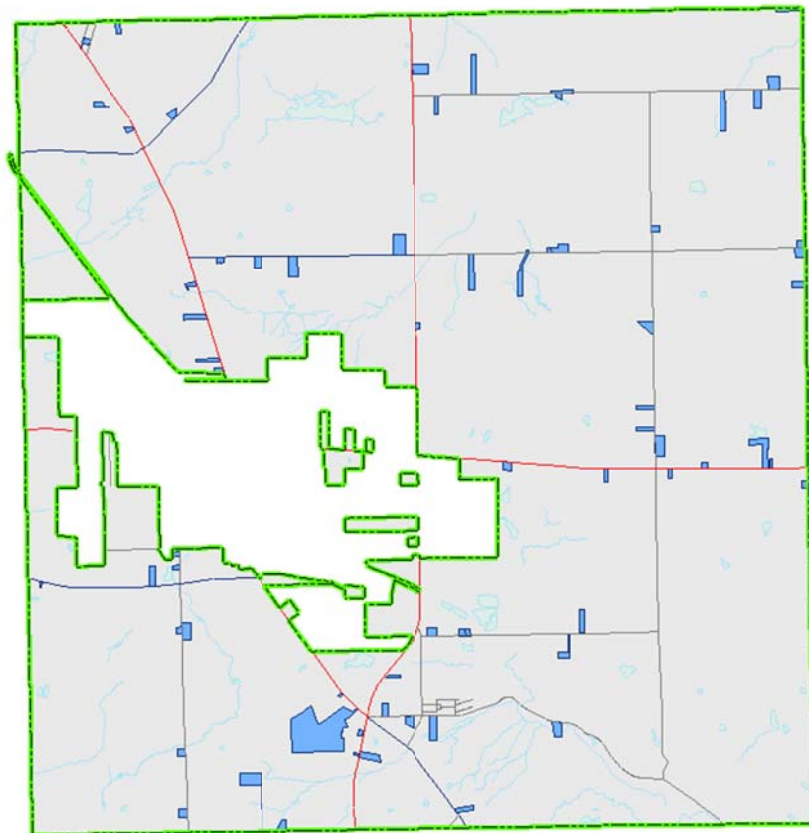
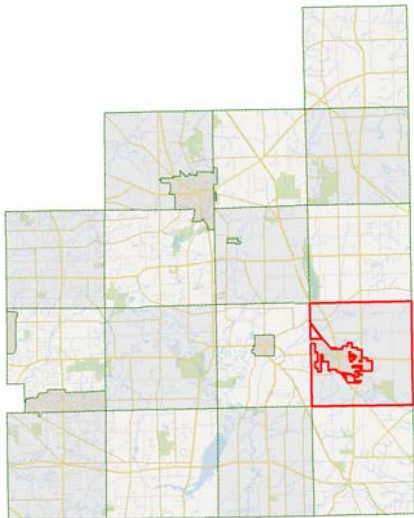
New Homes Built

	2011	2012	2013
Number of Homes Built	4	1	0
Average Sq. Footage of New Home	2,099	1,186	n/a
Average Value of New Home*	\$291,100	\$105,400	n/a
Average Value of Existing Homes*	\$138,200	\$138,900	\$139,500
Average Taxes Paid per Year	\$1,995	\$1,982	\$1,961
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$801,500	\$86,900	n/a

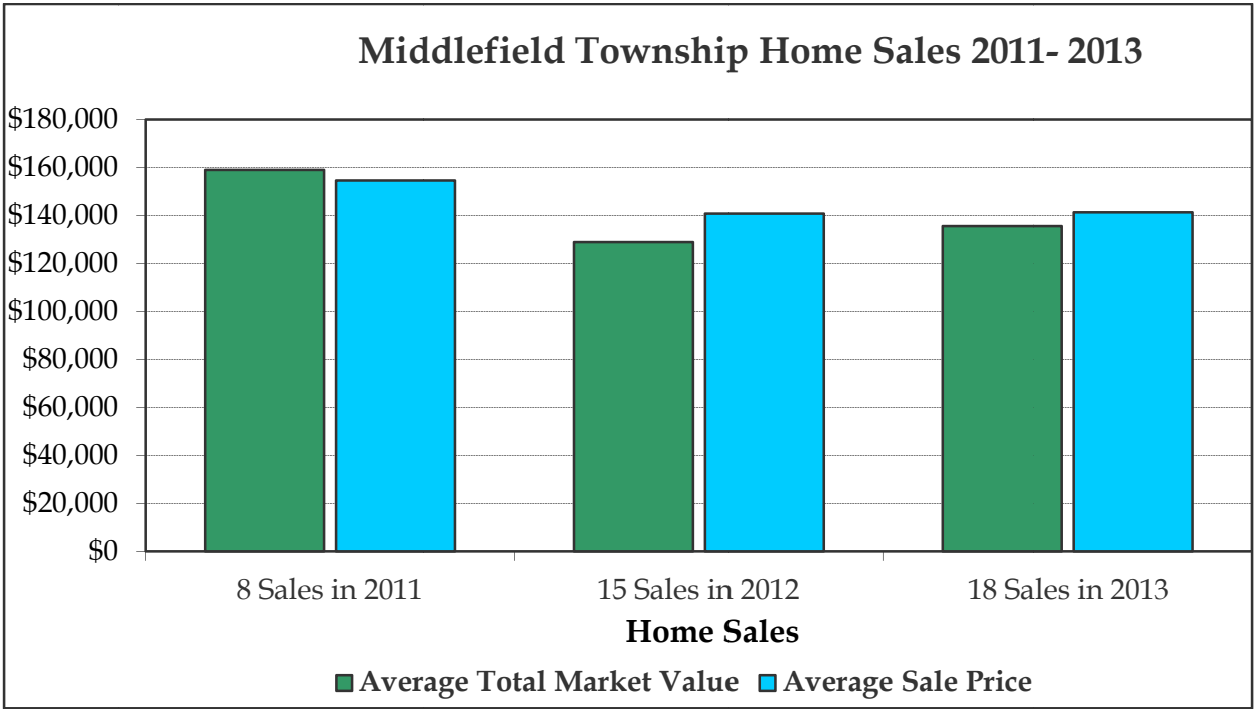
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	8	15	18
Average Home Sale Price	\$154,600	\$140,800	\$141,300
Average Sq. Foot per Home	1,781	1,748	1,782
Average Sale Price per Sq. Foot*	\$87	\$81	\$79
Average Total Market Value of Home	\$159,000	\$128,900	\$135,600
Average Age of Homes Sold	1978	1976	1975

Middlefield Township



Homes Sold 2011-2013



Middlefield Village

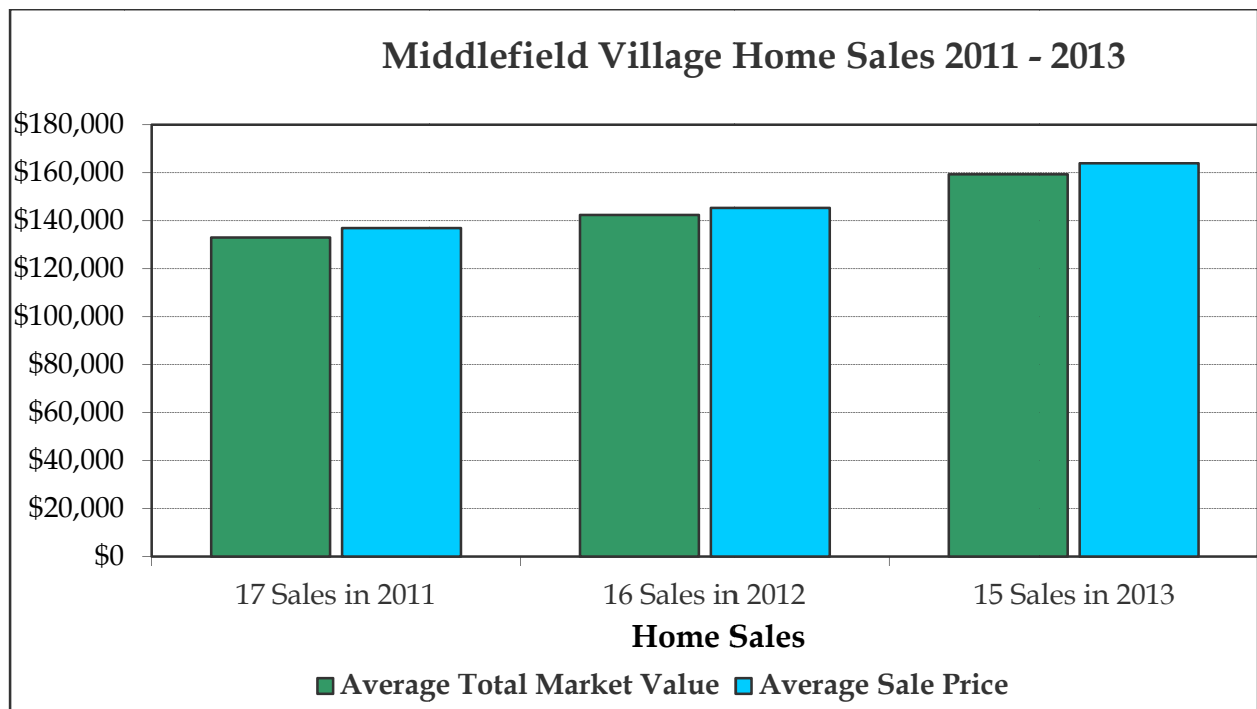
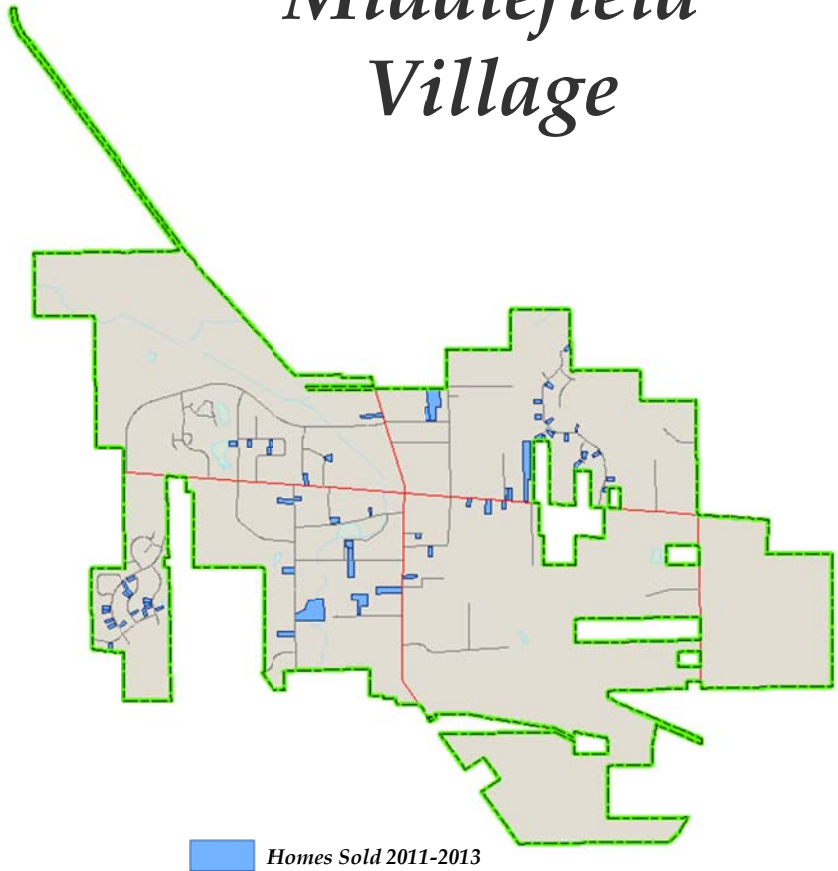
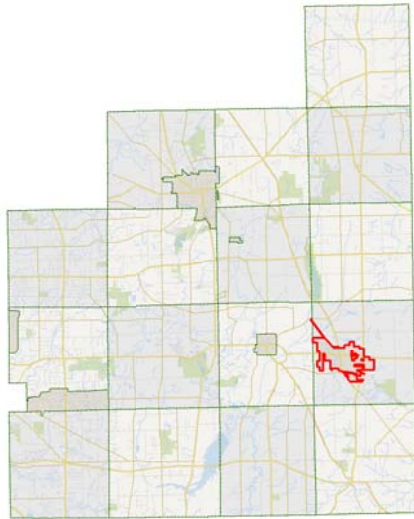
New Homes Built

	2011	2012	2013
Number of Homes Built	2	1	5
Average Sq. Footage of New Home	1,665	1,120	1,392
Average Value of New Home*	\$184,200	\$109,300	\$132,500
Average Value of Existing Homes*	\$138,900	\$138,200	\$138,600
Average Taxes Paid per Year	\$1,970	\$1,888	\$1,875
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$299,200	\$79,300	\$498,200

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	17	16	15
Average Home Sale Price	\$136,900	\$145,300	\$163,900
Average Sq. Foot per Home	1,454	1,555	1,711
Average Sale Price per Sq. Foot*	\$94	\$93	\$96
Avg. Market Value of Homes Sold	\$133,000	\$142,400	\$159,300
Average Age of Homes Sold	1985	1976	1972

Middlefield Village



Montville Township

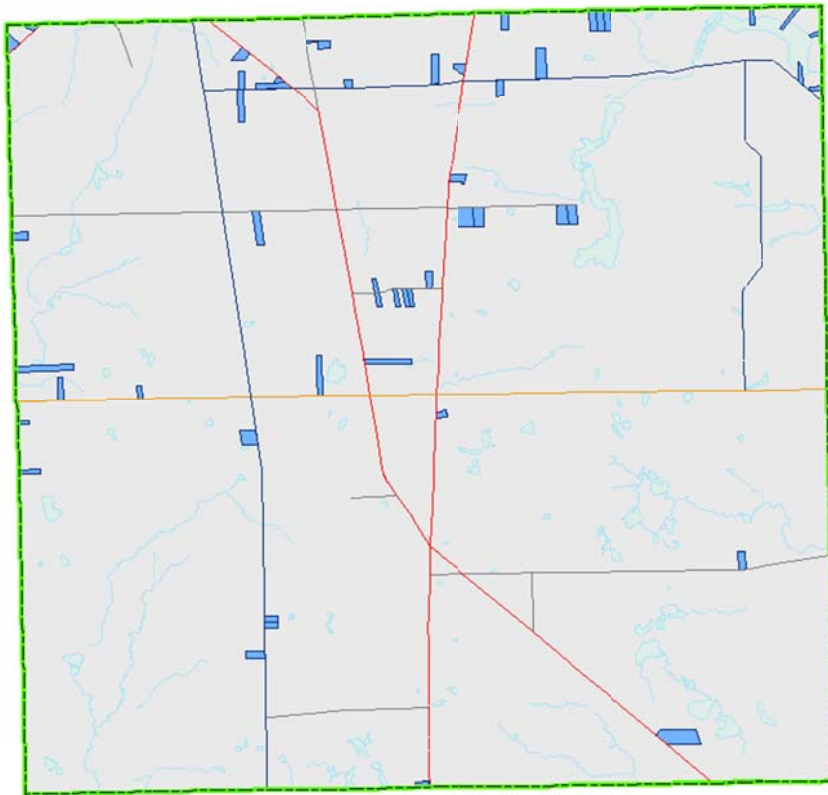
New Homes Built

	2011	2012	2013
Number of Homes Built	7	1	2
Average Sq. Footage of New Home	2,170	2,016	3,022
Average Value of New Home*	\$226,800	\$167,700	\$314,000
Average Value of Existing Homes*	\$147,500	\$147,600	\$148,000
Average Taxes Paid per Year	\$1,958	\$1,962	\$1,947
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$946,000	\$141,700	\$514,800

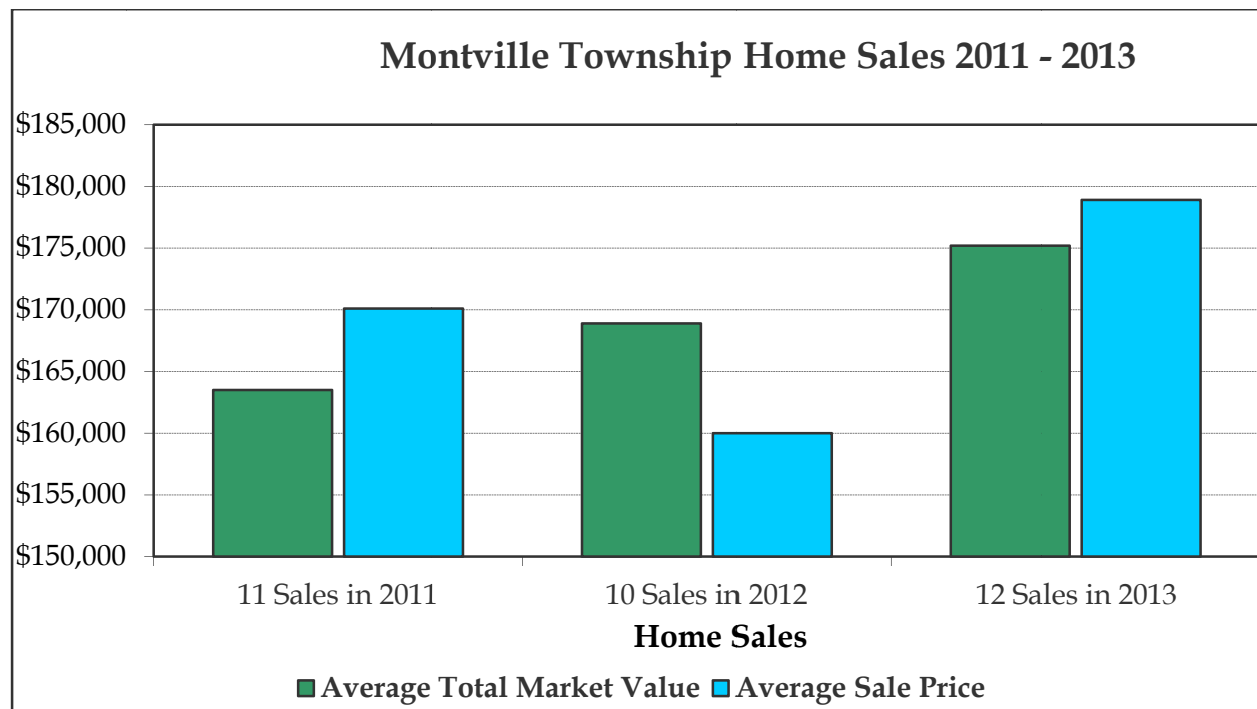
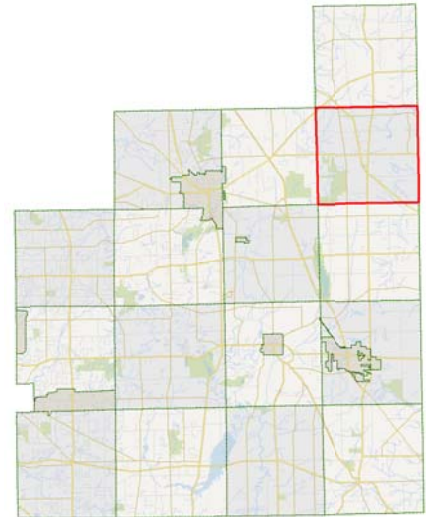
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	11	10	12
Average Home Sale Price	\$170,100	\$160,000	\$178,900
Average Sq. Foot per Home	1,929	1,955	1,952
Average Sale Price per Sq. Foot*	\$88	\$82	\$92
Avg. Market Value of Homes Sold	\$163,500	\$168,900	\$175,200
Average Age of Homes Sold	1981	1980	1981

Montville Township



■ Homes Sold 2011-2013



Munson Township

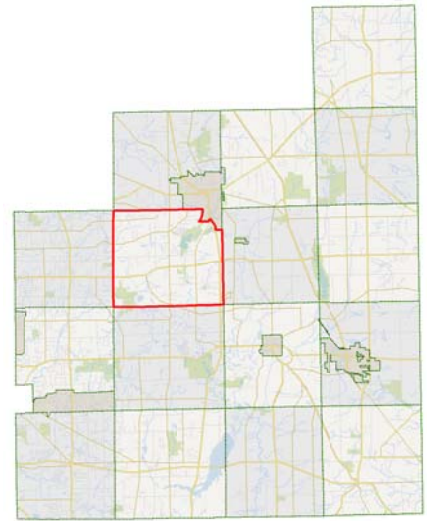
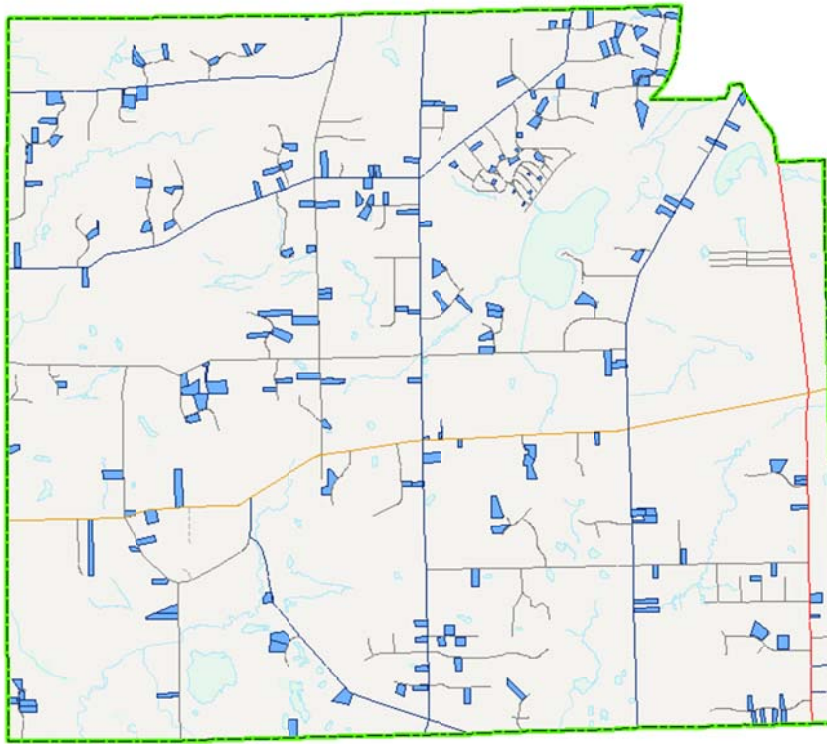
New Homes Built

	2011	2012	2013
Number of Homes Built	17	8	12
Average Sq. Footage of New Home	3,297	2,739	3,044
Average Value of New Home*	\$399,300	\$347,000	\$396,400
Average Value of Existing Homes*	\$228,000	\$227,900	\$229,900
Average Taxes Paid per Year	\$3,899	\$3,930	\$4,347
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$4,270,100	\$1,761,500	\$3,647,200

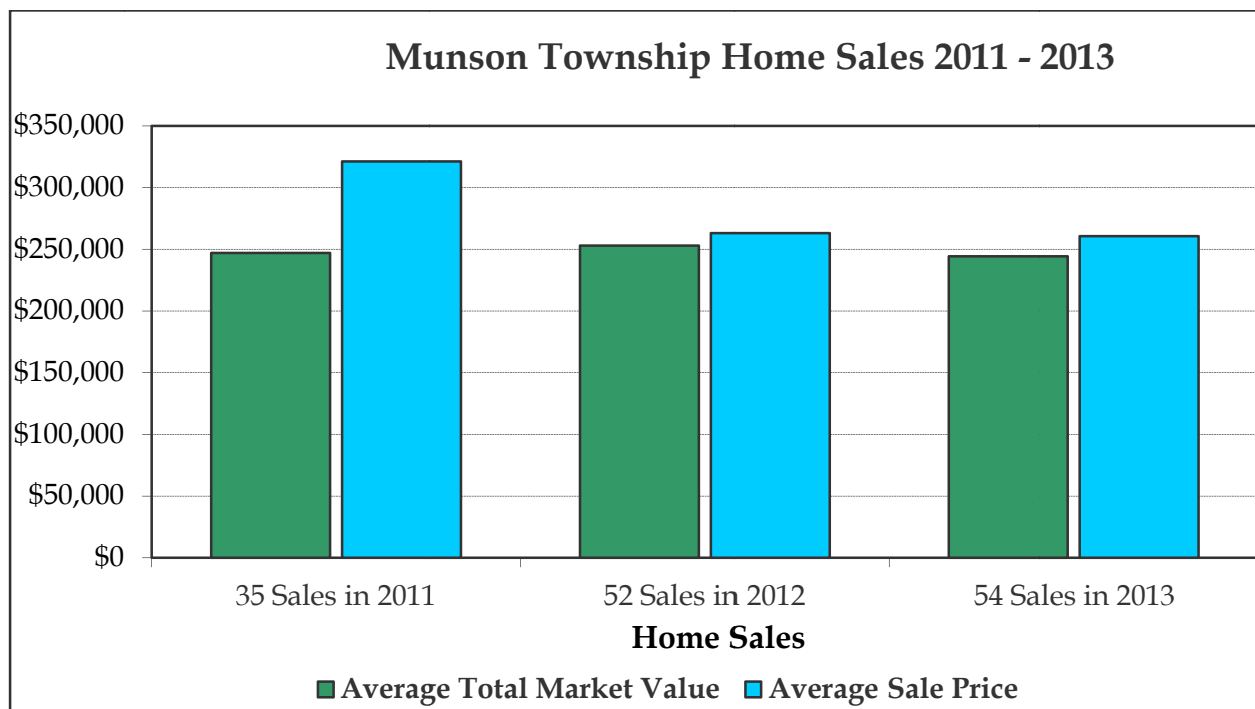
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	35	52	54
Average Home Sale Price	\$321,200	\$263,100	\$260,600
Average Sq. Foot per Home	2,453	2,506	2,540
Average Sale Price per Sq. Foot*	\$131	\$105	\$103
Avg. Market Value of Homes Sold	\$247,000	\$253,000	\$244,300
Average Age of Homes Sold	1976	1976	1976

Munson Township



 Homes Sold 2011-2013



Newbury Township

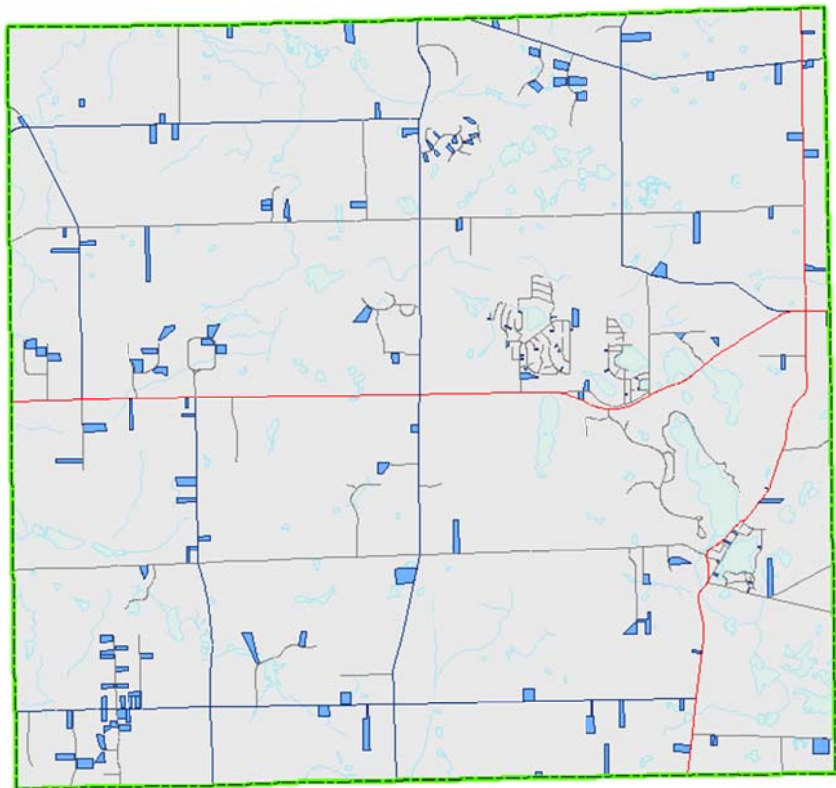
New Homes Built

	2011	2012	2013
Number of Homes Built	4	3	1
Average Sq. Footage of New Home	4,500	2,639	2,492
Average Value of New Home*	\$702,200	\$325,200	\$317,700
Average Value of Existing Homes*	\$163,200	\$163,000	\$163,500
Average Taxes Paid per Year	\$2,926	\$2,931	\$2,916
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,678,100	\$358,500	\$250,400

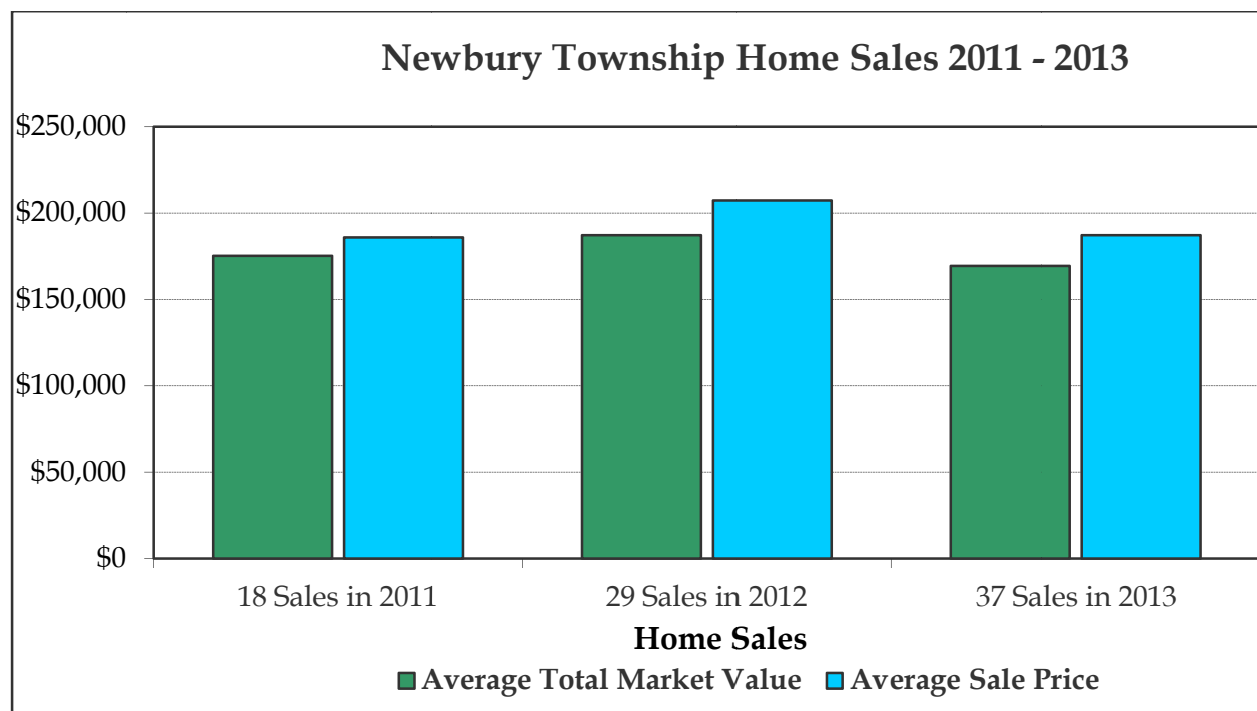
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	18	29	37
Average Home Sale Price	\$185,900	\$207,300	\$187,200
Average Sq. Foot per Home	2,056	1,990	1,943
Average Sale Price per Sq. Foot	\$90	\$104	\$96
Avg. Market Value of Homes Sold	\$175,200	\$187,200	\$169,400
Average Age of Homes Sold	1966	1973	1973

Newbury Township



 Homes Sold 2011-2013



Parkman Township

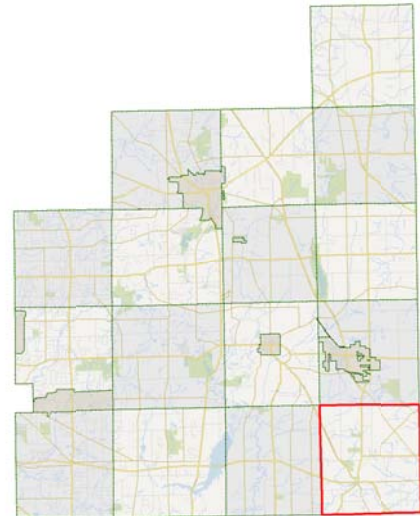
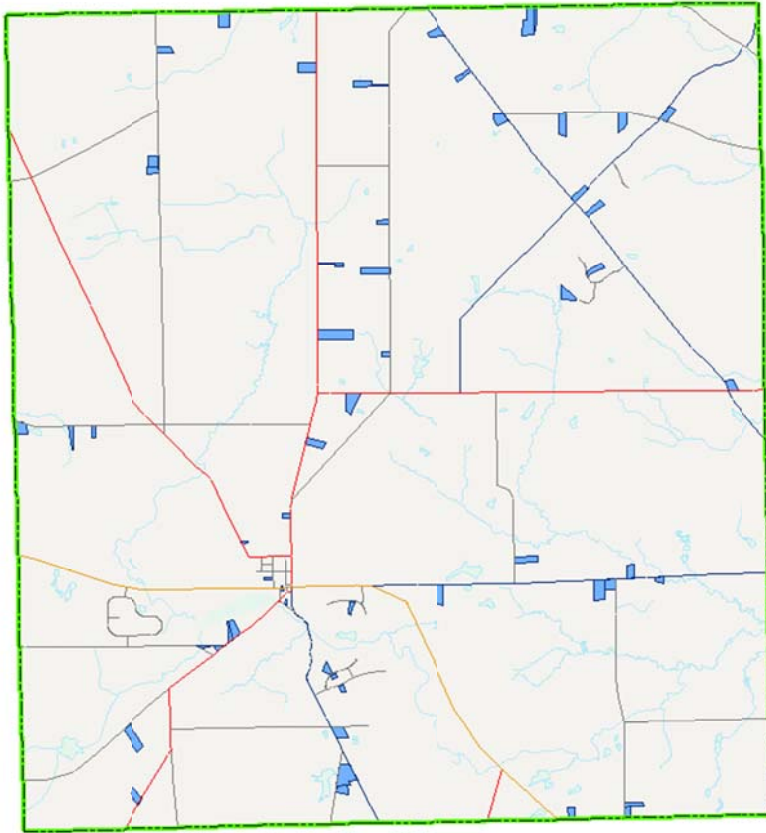
New Homes Built

	2011	2012	2013
Number of Homes Built	5	3	0
Average Sq. Footage of New Home	1,526	1,784	n/a
Average Value of New Home *	\$160,680	\$203,000	n/a
Average Value of Existing Homes*	\$149,300	\$149,200	\$149,500
Average Taxes Paid per Year	\$2,206	\$2,179	\$2,150
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$358,600	\$94,200	n/a

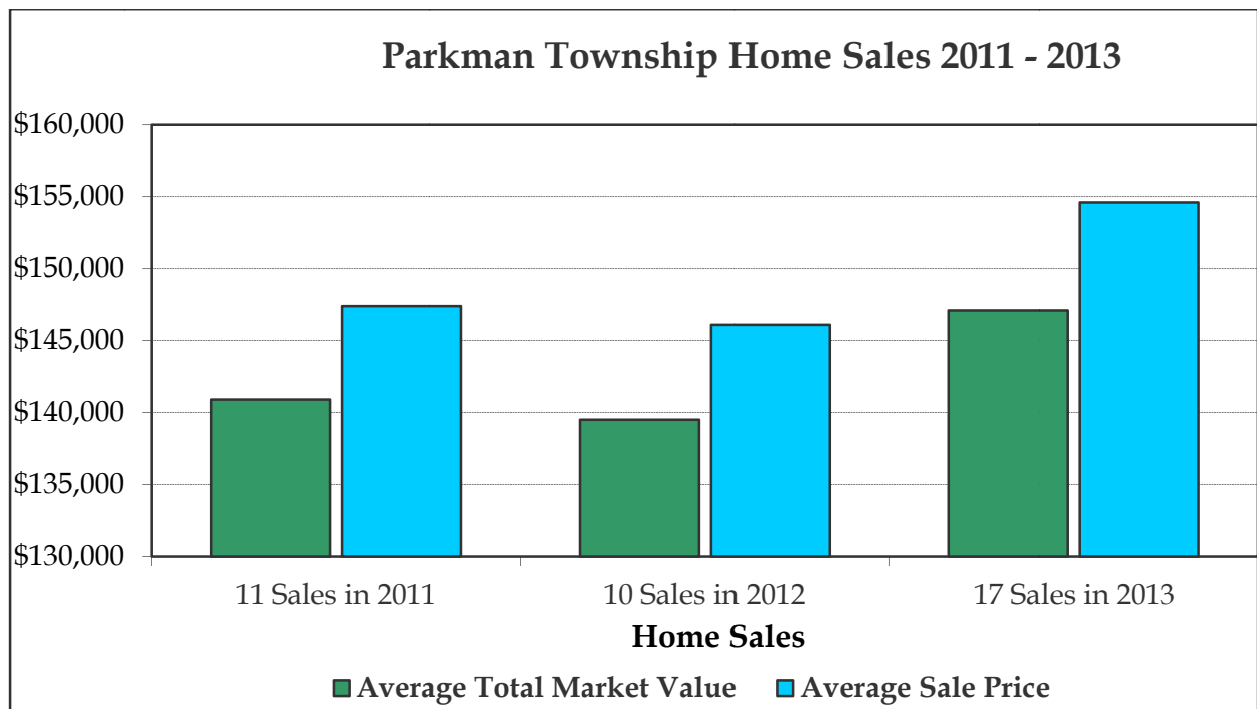
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	11	10	17
Average Home Sale Price	\$147,400	\$146,100	\$154,600
Average Sq. Foot per Home	1,548	1,974	1,644
Average Sale Price per Sq. Foot *	\$95	\$74	\$94
Avg. Market Value of Homes Sold	\$140,900	\$139,500	\$147,100
Average Age of Homes Sold	1982	1948	1968

Parkman Township



 Homes Sold 2011-2013



Russell Township

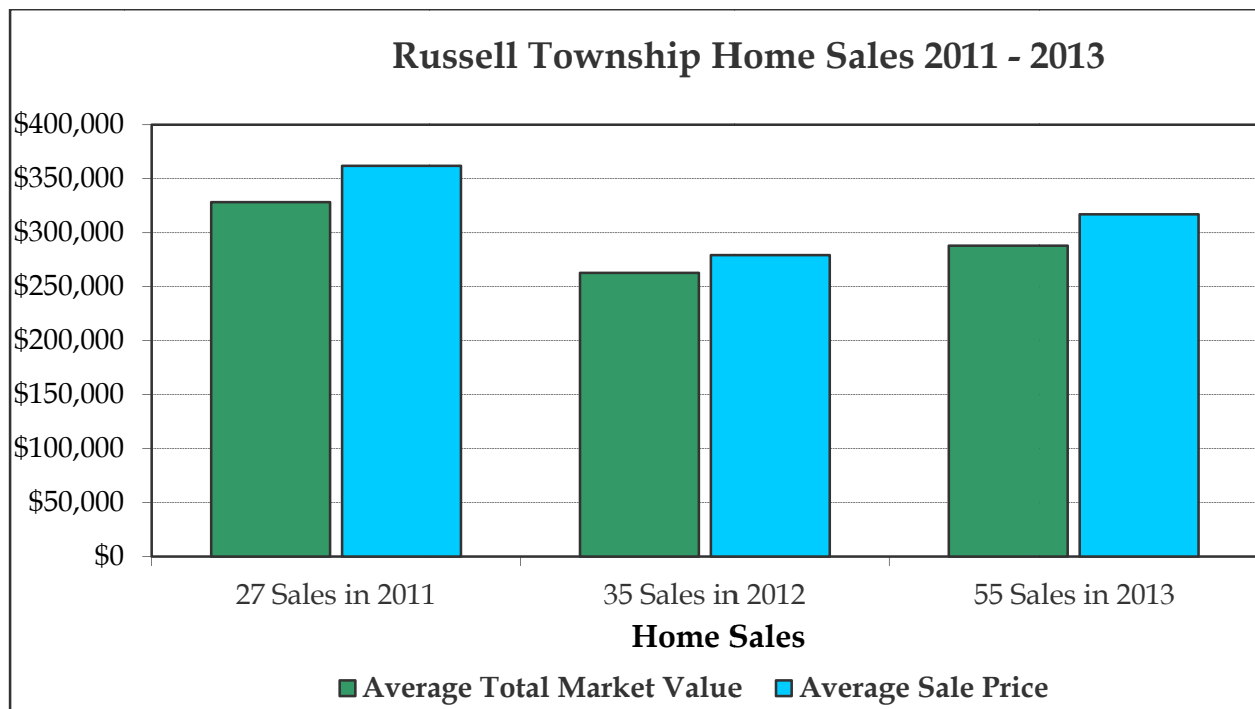
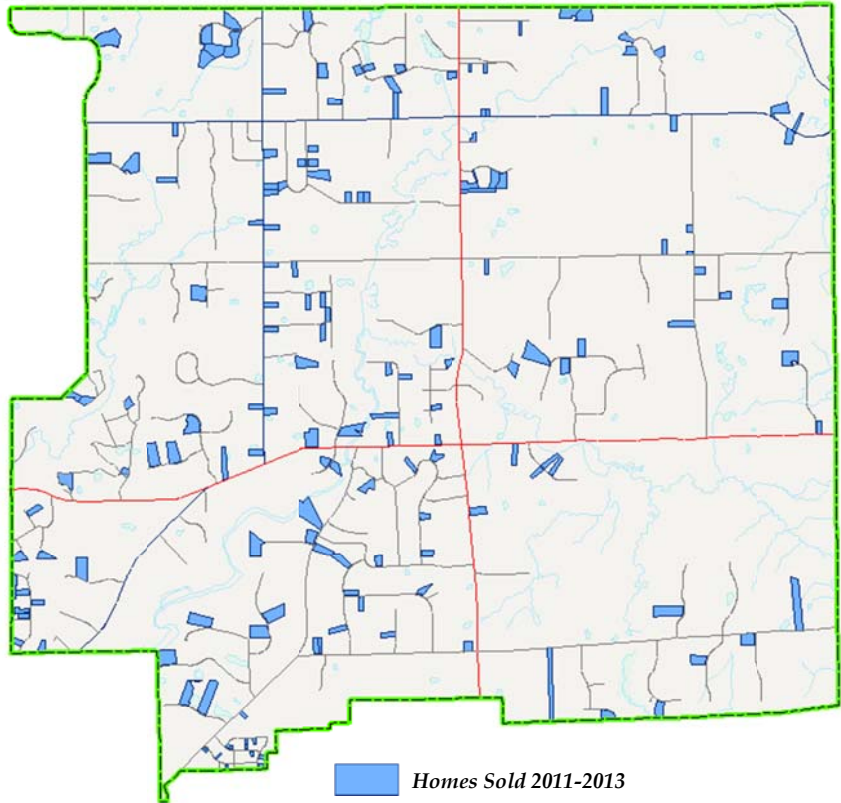
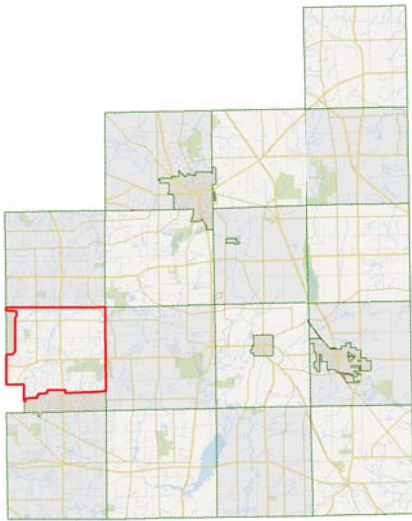
New Homes Built

	2011	2012	2013
Number of Homes Built	2	11	10
Average Sq. Footage of New Home	3,270	3,562	3,850
Average Value of New Home*	\$543,900	\$443,900	\$572,400
Average Value of Existing Homes*	\$299,500	\$300,100	\$301,500
Average Taxes Paid per Year	\$5,898	\$5,949	\$6,158
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$807,400	\$3,050,800	\$4,335,600

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	27	35	55
Average Home Sale Price	\$361,900	\$279,200	\$317,000
Average Sq. Foot per Home	2,778	2,513	2,569
Average Sale Price per Sq. Foot	\$130	\$111	\$123
Avg. Market Value of Homes Sold	\$328,200	\$262,800	\$288,000
Average Age of Homes Sold	1958	1961	1966

Russell Township



Hunting Valley Village

New Homes Built

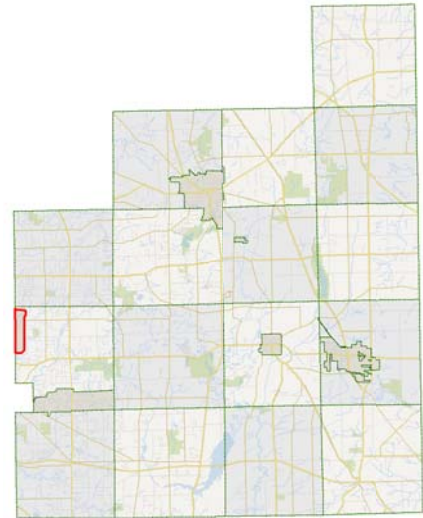
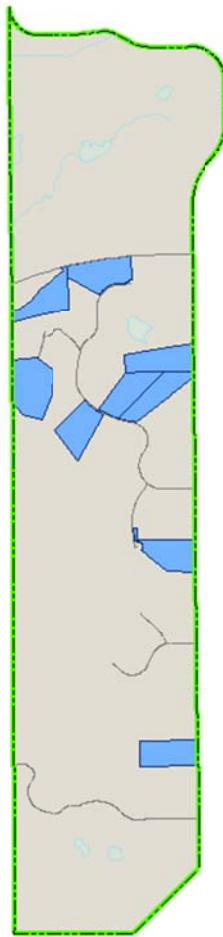
	2011	2012	2013
Number of Homes Built	0	0	0
Average Sq. Footage of New Home	n/a	n/a	n/a
Average Value of New Home*	n/a	n/a	n/a
Average Value of Existing Homes*	\$701,100	\$716,600	\$712,500
Average Taxes Paid per Year	\$12,362	\$12,598	\$12,439
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

Exisisting Home Sales

	2011	2012	2013
Number of Homes Sold	1	3	0
Average Home Sale Price	\$815,000	\$1,150,000	n/a
Average Sq. Foot per Home	5,021	4,813	n/a
Average Sale Price per Sq. Foot*	\$162	\$239	n/a
Average Total Market Value of Home	\$815,000	\$861,100	n/a
Average Age of Homes Sold	1989	1966	n/a

Hunting Valley Village

 Homes Sold 2011-2013



South Russell Village

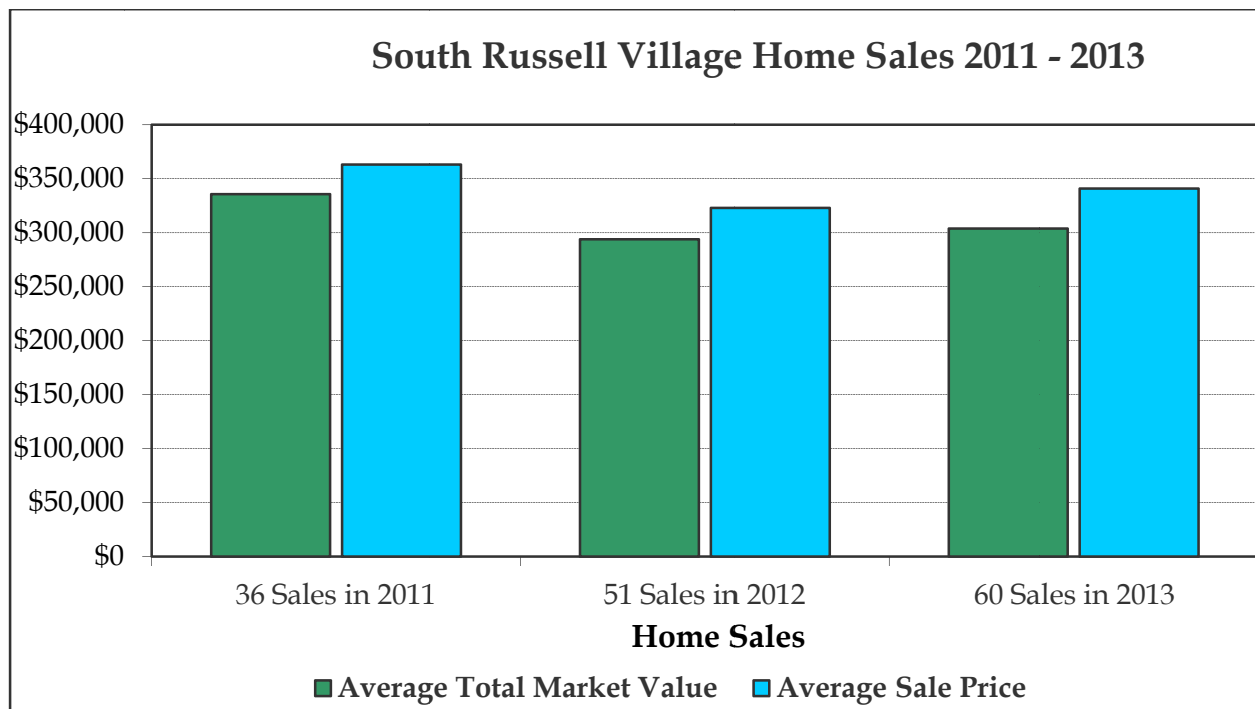
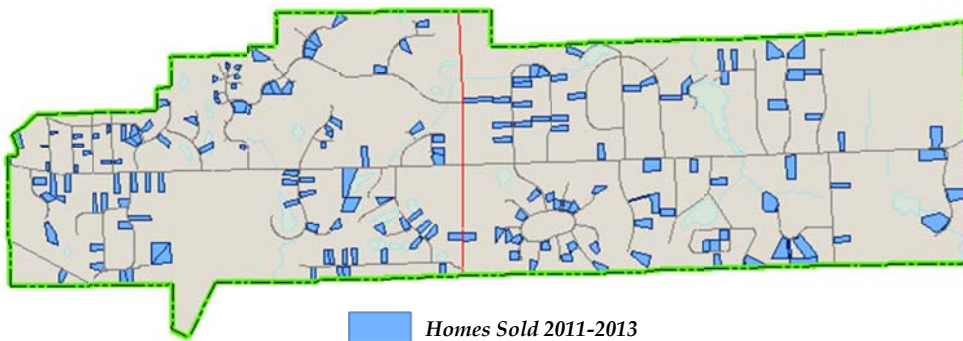
New Homes Built

	2011	2012	2013
Number of Homes Built	2	2	1
Average Sq. Footage of New Home	3,236	3,562	3,106
Average Value of New Home*	\$531,950	\$500,500	\$664,300
Average Value of Existing Homes*	\$284,500	\$284,300	\$285,600
Average Taxes Paid per Year	\$6,053	\$6,630	\$6,639
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$927,400	\$134,300	\$473,000

Existing Home Sales

	2011	2012	2013
Number of Homes Sold	36	51	60
Average Home Sale Price	\$363,000	\$322,900	\$340,800
Average Sq. Foot per Home	2,872	2,582	2,556
Average Sale Price per Sq. Foot*	\$126	\$125	\$133
Avg. Market Value of Homes Sold	\$335,600	\$293,900	\$303,800
Average Age of Homes Sold	1980	1973	1972

South Russell Village



Thompson Township

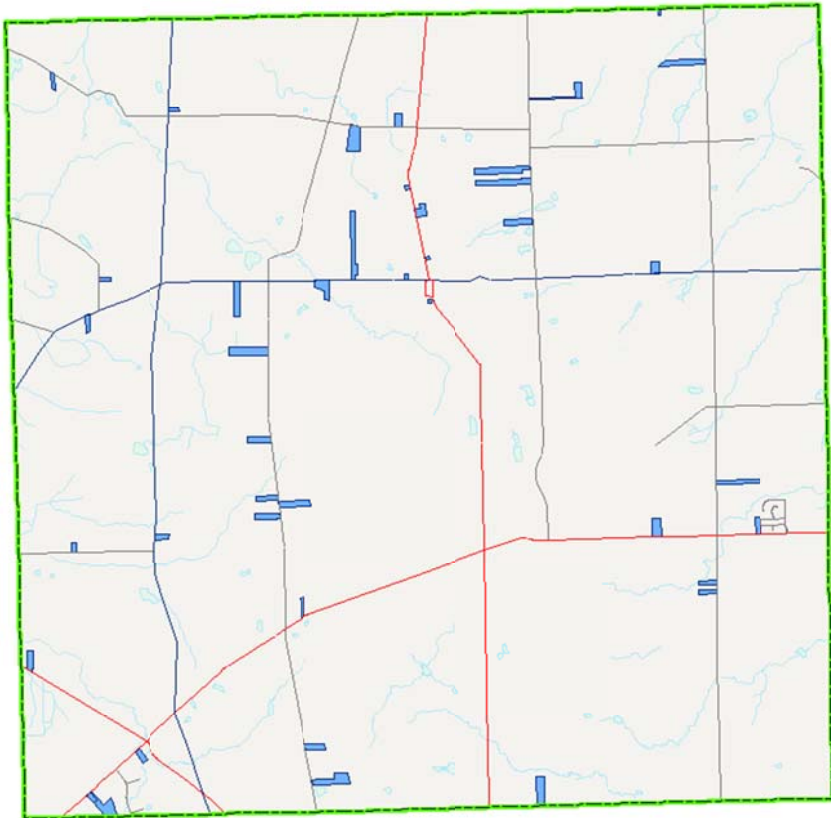
New Homes Built


	2011	2012	2013
Number of Homes Built	1	2	1
Average Sq. Footage of New Home	1,456	2,053	1,512
Average Value of New Home*	\$184,400	\$289,000	\$180,800
Average Value of Existing Homes*	\$133,000	\$132,900	\$133,100
Average Taxes Paid per Year	\$1,831	\$1,860	\$1,845
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$126,200	\$412,800	\$136,200

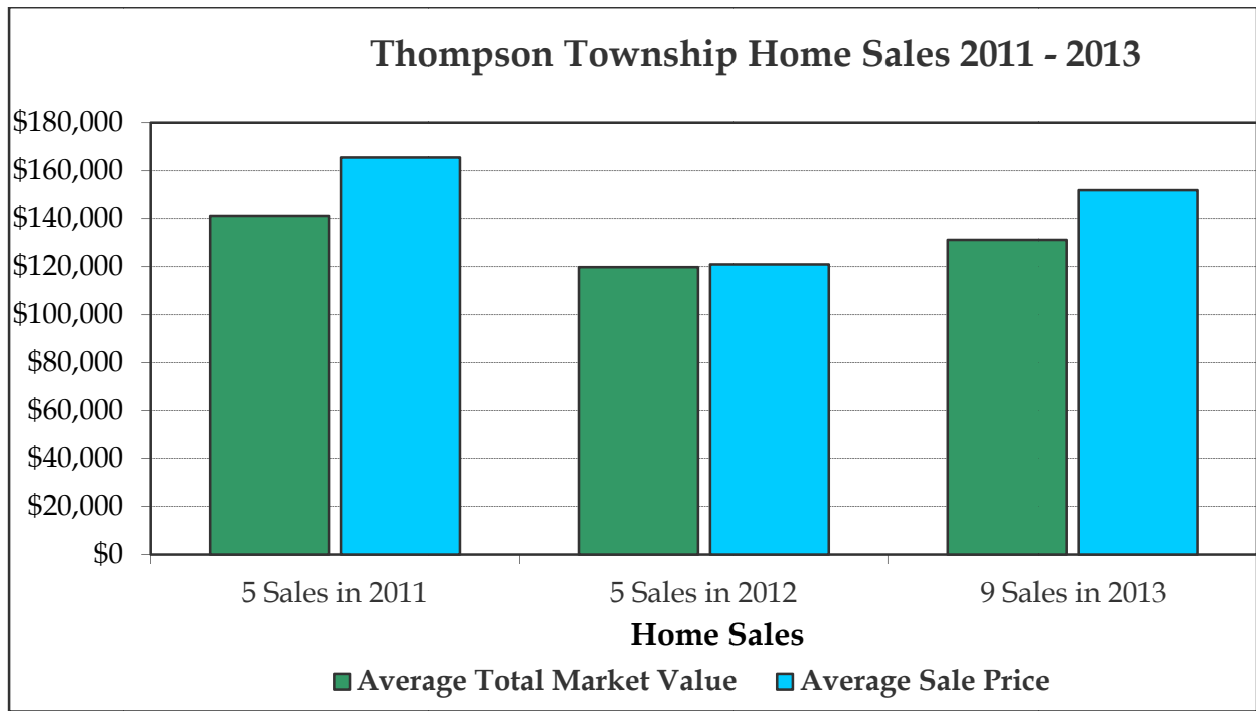
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	5	5	9
Average Home Sale Price	\$165,500	\$120,900	\$151,900
Average Sq. Foot per Home	1,650	2,144	1,445
Average Sale Price per Sq. Foot*	\$100	\$56	\$105
Avg. Market Value of Homes Sold	\$141,100	\$119,800	\$131,100
Average Age of Homes Sold	1971	1973	1979

Thompson Township



 Homes Sold 2011-2013



Troy Township

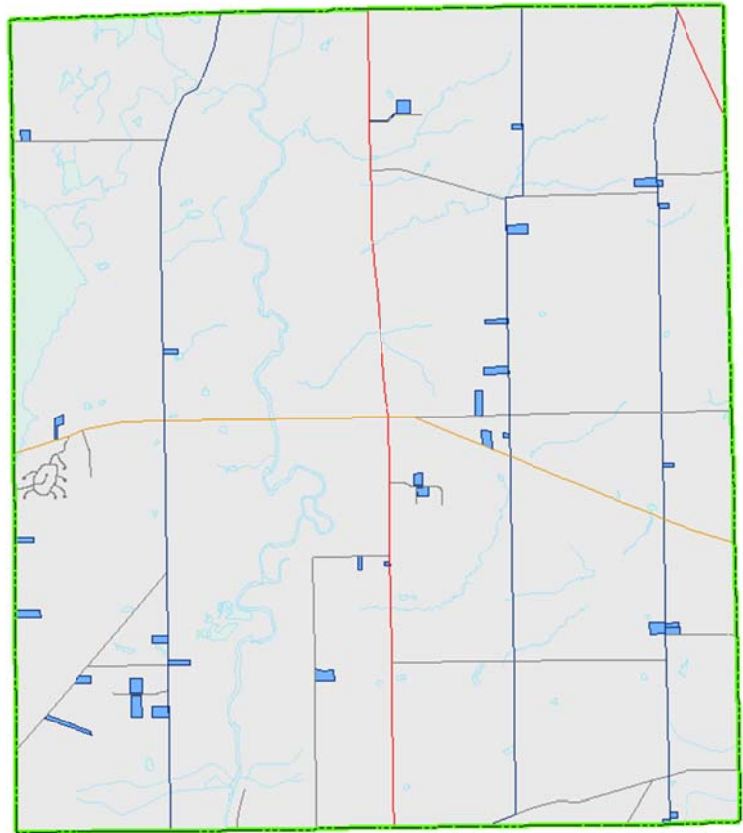
New Homes Built

	2011	2012	2013
Number of Homes Built	6	2	1
Average Sq. Footage of New Home	3,103	1,932	1,664
Average Value of New Home*	\$299,900	\$193,900	\$226,100
Average Value of Existing Homes*	\$154,600	\$155,000	\$155,800
Average Taxes Paid per Year	\$2,041	\$2,048	\$2,040
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,027,000	\$224,000	\$145,100

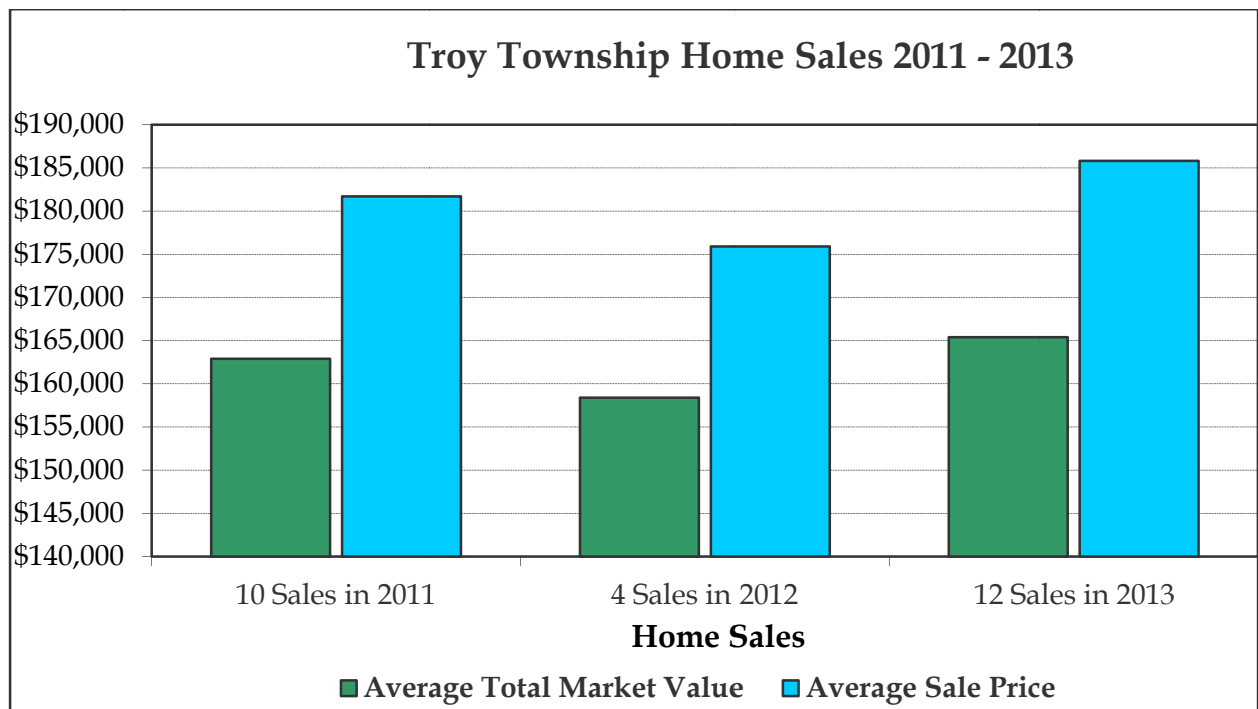
Existing Home Sales

	2011	2012	2013
Number of Homes Sold	10	4	12
Average Home Sale Price	\$181,700	\$175,900	\$185,800
Average Sq. Foot per Home	1,827	1,658	1,896
Average Sale Price per Sq. Foot*	\$99	\$106	\$98
Avg. Market Value of Homes Sold	\$162,900	\$158,400	\$165,400
Average Age of Homes Sold	1964	1985	1956

Troy Township



 Homes Sold 2011-2013



Proudly Serving the Residents of Geauga County

Auditor
Frank J. Gliha
Chief Fiscal Officer



2014 Real Estate Report

Frank J. Gliha

Gauga County Auditor

(440) 279-1600

E-Mail – auditor@co.geauga.oh.us

Web – www.auditor.co.geauga.oh.us

The 2014 Real Estate Report was produced in-house by the Geauga County Auditor's Office in August 2014. This report can be obtained by visiting the Auditor's Office website at:

www.auditor.co.geauga.oh.us

Fiscal Responsibility Today...Economic Rewards Tomorrow