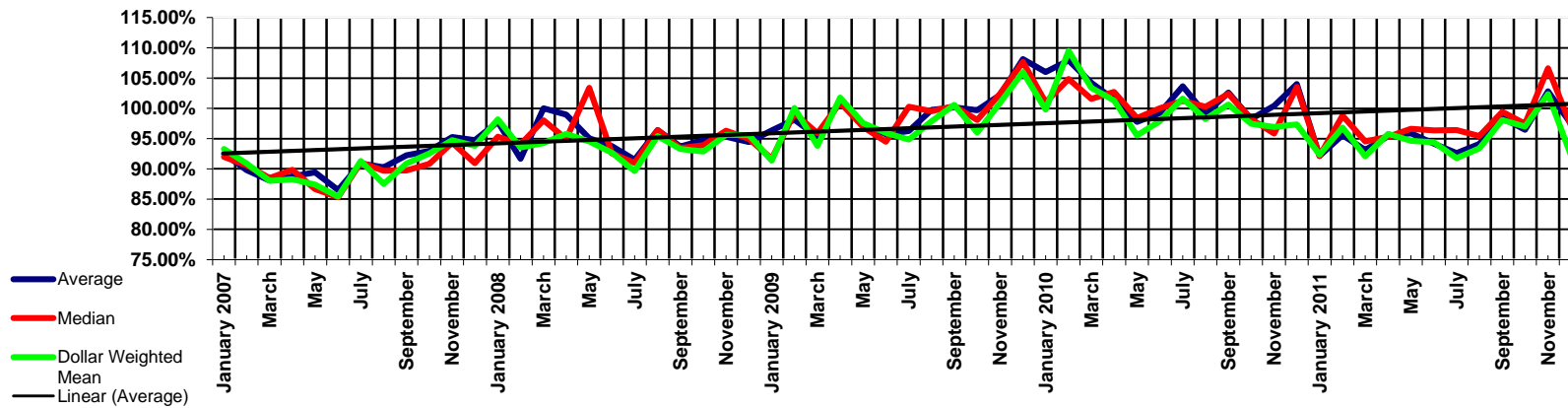


**Geauga Single Family Ratios of Value to Sale Price Statistics - 2007-2011\***

| Year                         | Month               | Average             | Median  | \$ Weighted Mean | # Sales |    |
|------------------------------|---------------------|---------------------|---------|------------------|---------|----|
| 2007                         | <b>January 2007</b> | 92.48%              | 92.00%  | 93.27%           | 41      |    |
| 2007                         | <b>February</b>     | 89.81%              | 90.59%  | 90.87%           | 34      |    |
| 2007                         | <b>March</b>        | 88.05%              | 88.48%  | 88.01%           | 58      |    |
| 2007                         | <b>April</b>        | 88.73%              | 89.84%  | 88.27%           | 43      |    |
| 2007                         | <b>May</b>          | 89.45%              | 86.67%  | 87.39%           | 66      |    |
| 2007                         | <b>June</b>         | 86.51%              | 85.29%  | 85.43%           | 90      |    |
| 2007                         | <b>July</b>         | 90.87%              | 91.04%  | 91.30%           | 71      |    |
| 2007                         | <b>August</b>       | 90.24%              | 89.71%  | 87.51%           | 87      |    |
| 2007                         | <b>September</b>    | 92.24%              | 89.72%  | 90.86%           | 64      |    |
| 2007                         | <b>October</b>      | 92.95%              | 90.82%  | 92.55%           | 51      |    |
| 2007                         | <b>November</b>     | 95.24%              | 94.35%  | 94.76%           | 37      |    |
| 2007                         | <b>December</b>     | 94.73%              | 90.95%  | 93.81%           | 29      |    |
| <b>Triennial Update - No</b> | 2008                | <b>January 2008</b> | 97.76%  | 95.31%           | 98.19%  | 37 |
|                              | 2008                | <b>February</b>     | 91.65%  | 94.04%           | 93.52%  | 39 |
|                              | 2008                | <b>March</b>        | 100.03% | 98.03%           | 94.26%  | 40 |
|                              | 2008                | <b>April</b>        | 98.98%  | 94.94%           | 95.78%  | 52 |
|                              | 2008                | <b>May</b>          | 95.05%  | 103.42%          | 94.54%  | 53 |
|                              | 2008                | <b>June</b>         | 93.73%  | 92.54%           | 92.66%  | 61 |
|                              | 2008                | <b>July</b>         | 91.49%  | 91.01%           | 89.62%  | 71 |
|                              | 2008                | <b>August</b>       | 96.42%  | 96.42%           | 95.43%  | 61 |
|                              | 2008                | <b>September</b>    | 93.70%  | 93.43%           | 93.26%  | 51 |
|                              | 2008                | <b>October</b>      | 94.76%  | 93.89%           | 92.88%  | 53 |
|                              | 2008                | <b>November</b>     | 95.32%  | 96.28%           | 95.64%  | 29 |
|                              | 2008                | <b>December</b>     | 94.43%  | 94.93%           | 95.56%  | 22 |
| 2009                         | <b>January 2009</b> | 96.38%              | 91.69%  | 91.35%           | 15      |    |
| 2009                         | <b>February</b>     | 98.13%              | 99.21%  | 100.06%          | 22      |    |
| 2009                         | <b>March</b>        | 95.33%              | 95.90%  | 93.78%           | 27      |    |
| 2009                         | <b>April</b>        | 101.22%             | 100.93% | 101.79%          | 31      |    |
| 2009                         | <b>May</b>          | 97.46%              | 96.92%  | 97.56%           | 45      |    |
| 2009                         | <b>June</b>         | 95.75%              | 94.48%  | 95.92%           | 44      |    |
| 2009                         | <b>July</b>         | 96.26%              | 100.26% | 94.84%           | 58      |    |
| 2009                         | <b>August</b>       | 99.77%              | 99.55%  | 97.87%           | 54      |    |
| 2009                         | <b>September</b>    | 100.18%             | 100.38% | 100.59%          | 36      |    |
| 2009                         | <b>October</b>      | 99.71%              | 98.10%  | 95.97%           | 53      |    |
| 2009                         | <b>November</b>     | 102.22%             | 102.43% | 100.89%          | 49      |    |
| 2009                         | <b>December</b>     | 108.13%             | 107.67% | 105.99%          | 32      |    |
| 2010                         | <b>January 2010</b> | 106.02%             | 101.01% | 99.78%           | 27      |    |
| 2010                         | <b>February</b>     | 107.93%             | 104.85% | 109.51%          | 12      |    |
| 2010                         | <b>March</b>        | 104.21%             | 101.55% | 103.39%          | 31      |    |
| 2010                         | <b>April</b>        | 101.48%             | 102.74% | 101.32%          | 36      |    |
| 2010                         | <b>May</b>          | 97.77%              | 98.39%  | 95.54%           | 44      |    |
| 2010                         | <b>June</b>         | 99.20%              | 100.00% | 97.86%           | 81      |    |
| 2010                         | <b>July</b>         | 103.67%             | 101.27% | 101.60%          | 59      |    |
| 2010                         | <b>August</b>       | 99.06%              | 100.26% | 98.22%           | 53      |    |
| 2010                         | <b>September</b>    | 102.63%             | 102.39% | 100.62%          | 36      |    |
| 2010                         | <b>October</b>      | 98.23%              | 98.21%  | 97.47%           | 42      |    |
| 2010                         | <b>November</b>     | 100.42%             | 95.85%  | 96.93%           | 35      |    |
| 2010                         | <b>December</b>     | 104.00%             | 103.57% | 97.34%           | 30      |    |

|                       |      |              |         |         |         |    |
|-----------------------|------|--------------|---------|---------|---------|----|
| Post 2011 Reappraisal | 2011 | January 2011 | 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%  | 96.60%  | 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%  | 36 |

Geauga Single Family Ratio of Auditor's Market Value to Sale Price 2007-2011



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.**

Sales selection criteria: All single family sales w/land use 510 and 511 deemed valid arms length transactions

Arms Length transactions are defined as transactions in which there was no undue pressure to sell and buyer and seller are not related.

Sales of newly constructed homes not yet appraised at 100% have been omitted at the time chart was made - January 3, 2012

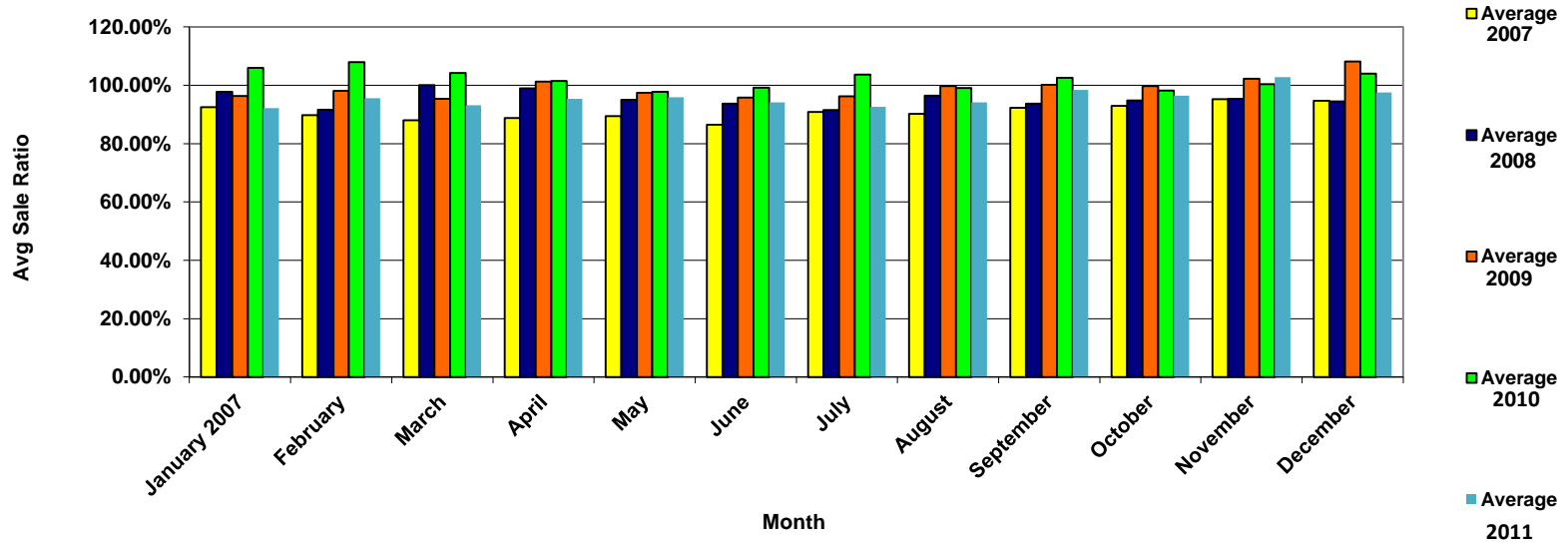
#### Definitions

**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).

Month to Month Single Family Average Sales Ratio Comparisons 2007-2011



Information provided by the **Geauga County Auditor's Office, Frank J. Gliha, Auditor.**  
 All information is deemed reliable but not guaranteed. January 3, 2012