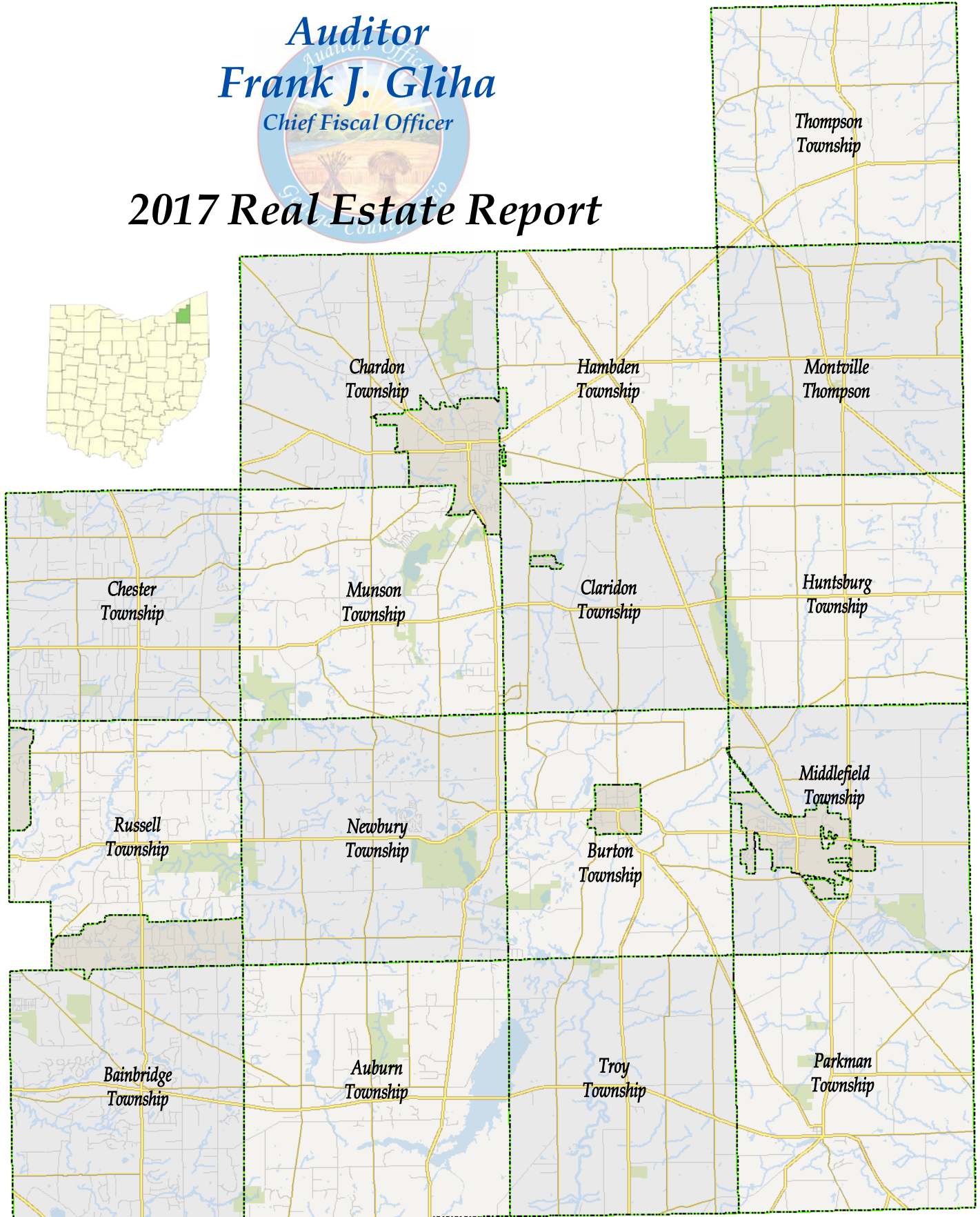


Geauga County, Ohio

Proudly Serving the Residents of Geauga County

Auditor
Frank J. Gliha
Chief Fiscal Officer

2017 Real Estate Report

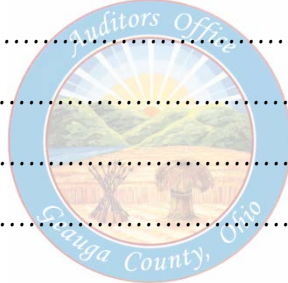


Geauga County, Ohio

2017 Real Estate Report

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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 was in 2011. The values are adjusted en masse based on a recommendation by the Ohio Department of Taxation.

This year (2017) is a reappraisal year. Our staff along with a contracted appraisal company has viewed every property over the last 18 months in order to update the records. Our office then analyzed the relationship of those new market values 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 2017 reappraisal. Our focus was the sales that occurred in 2014, 2015 and 2016 to determine what adjustments may or may not be necessary to property values for our 2017 reappraisal. 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 2017 have met the goals and standards sought by the Ohio Department of Taxation for the 2017 reappraisal .

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 includes single family residences on less than 10 acres that have been marked as valid arm's length transactions that occurred between January 1, 2014, and December 31, 2016, with emphasis on 2016 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, written in a professional style.

Auditor Frank J. Gliha

Chief Fiscal Officer



Financial Responsibility Today... Economic Rewards Tomorrow

Geauga Single Family Ratios of Value to Sale Price Statistics - 2014-2016*

Year	Month	Average	Median	\$ Weighted Mean	# Sales
2014	January	93.72%	93.46%	91.54%	47
2014	February	93.94%	90.25%	92.42%	30
2014	March	91.33%	91.35%	89.57%	33
2014	April	94.64%	94.77%	93.15%	50
2014	May	93.59%	93.61%	92.84%	74
2014	June	90.29%	88.51%	87.77%	101
2014	July	89.32%	87.68%	87.41%	96
2014	August	92.52%	90.88%	90.02%	101
2014	September	92.45%	93.05%	90.49%	82
2014	October	92.68%	90.64%	90.03%	69
2014	November	92.76%	90.71%	91.05%	63
2014	December	98.65%	92.02%	90.70%	52
2015	January	101.71%	94.43%	96.75%	55
2015	February	101.37%	98.75%	97.07%	27
2015	March	92.62%	91.03%	91.35%	55
2015	April	92.84%	90.60%	90.77%	62
2015	May	92.86%	92.14%	87.62%	69
2015	June	90.32%	90.86%	90.31%	97
2015	July	88.61%	87.14%	85.99%	93
2015	August	89.78%	90.62%	88.53%	92
2015	September	91.23%	88.41%	89.58%	84
2015	October	91.78%	89.59%	88.21%	94
2015	November	88.69%	89.11%	87.63%	53
2015	December	89.56%	87.73%	87.40%	58
2016	January	91.77%	89.99%	89.28%	46
2016	February	90.87%	90.30%	90.16%	46
2016	March	90.40%	92.67%	89.39%	60
2016	April	88.03%	90.30%	87.28%	69
2016	May	86.31%	84.87%	87.43%	68
2016	June	87.79%	81.76%	86.79%	108
2016	July	87.34%	87.96%	86.86%	99
2016	August	87.72%	92.74%	85.38%	88
2016	September	88.09%	89.23%	88.98%	75
2016	October	86.88%	80.34%	86.83%	67
2016	November	82.57%	76.45%	82.63%	59
2016	December	87.76%	88.45%	88.74%	61

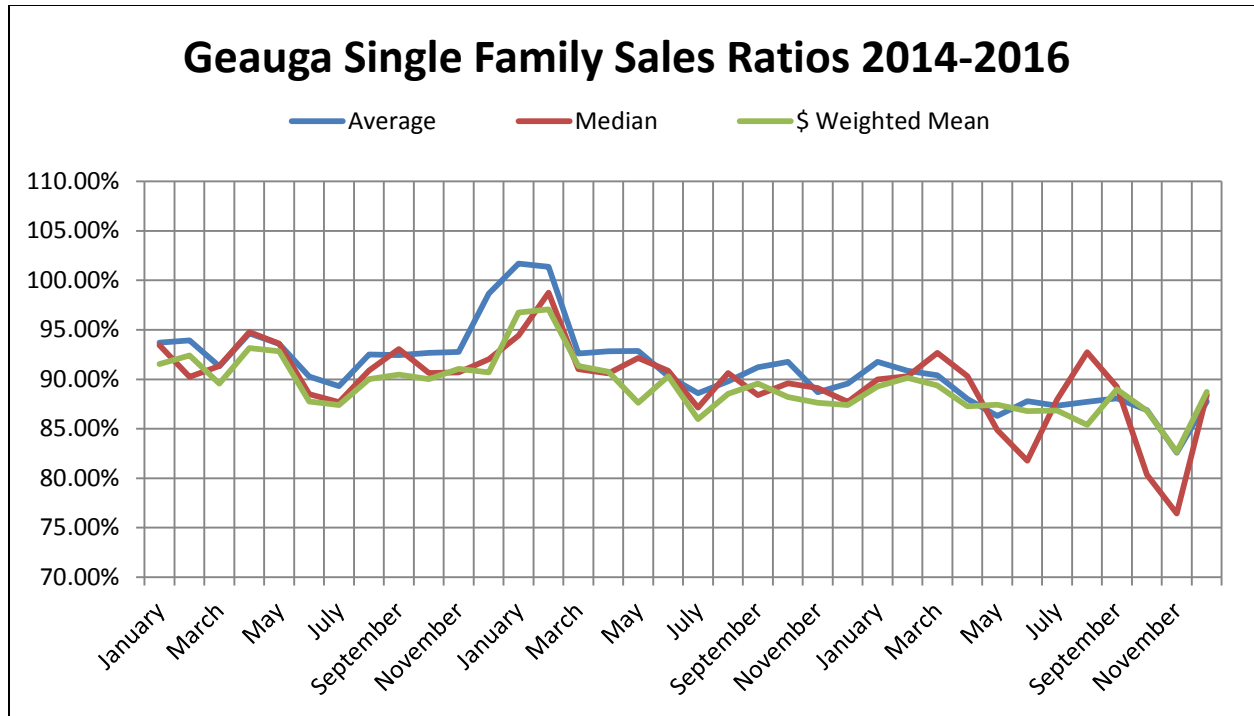
Definitions

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

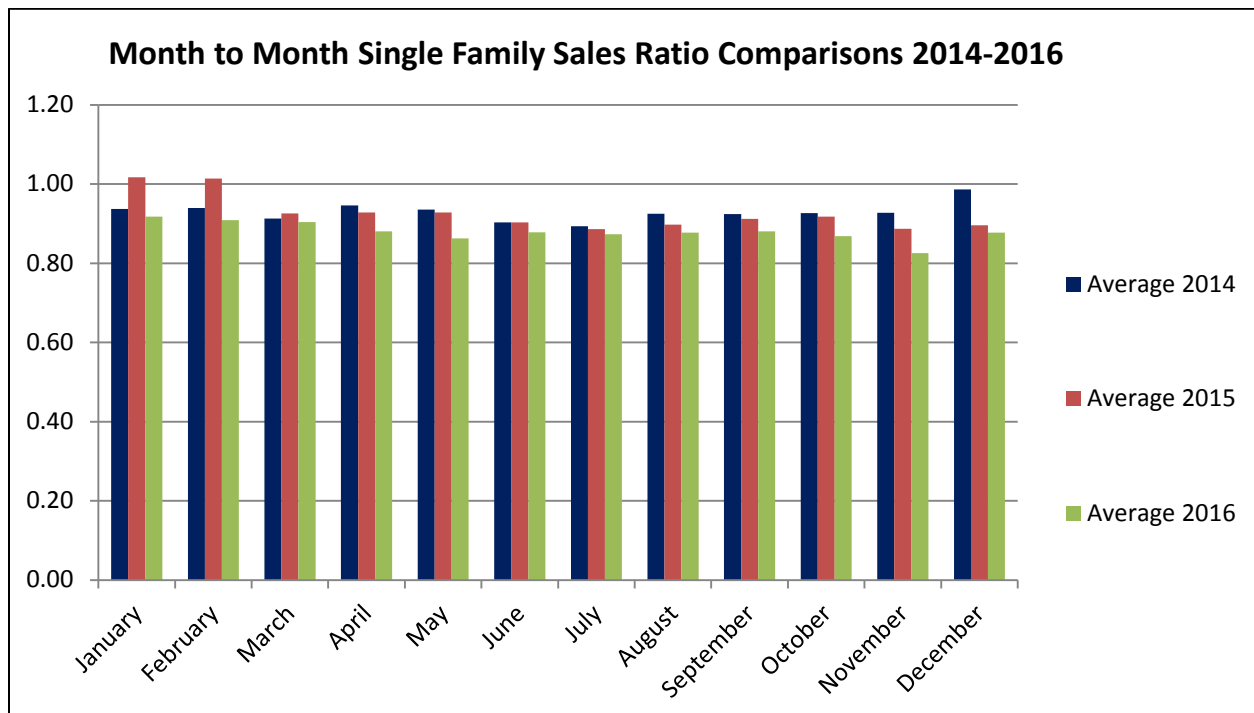


Value to Sale ratios calculated by the Geauga County Auditor's Office based on valid single family sales for the period.

Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 2, 2017

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

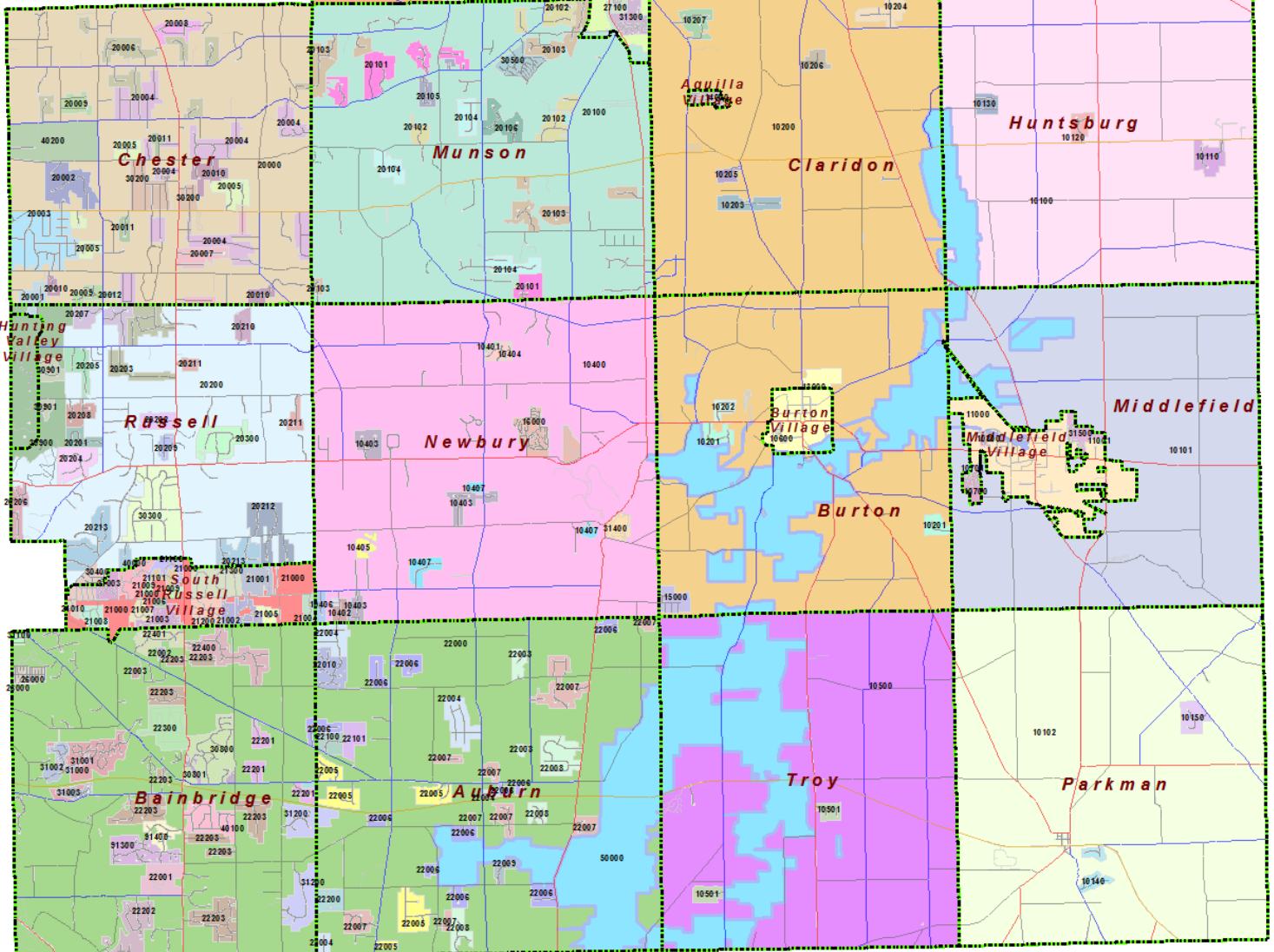
Sales of newly constructed homes not yet appraised have been omitted at the time chart was made – January 2, 2017



Information provided by the Geauga County Auditor's Office, Frank J. Gliha, Auditor. January 2, 2017

All information is deemed reliable but not guaranteed.

10001 THOMPSON HILLS	10002 TROY	10003 CHARTER SUBS	10004 CYPRESS CREEK AND HILL WALK	10005 LAKESHORE SUBS	10006 HENDERSON SUBS
10007 HENDERSON HILLS VILLAGE	10008 WILSON WOODS & GREEN STONE SUBS	10009 CHARTER SUBS	10010 DEER LANE HILLS TRAIL VILLAGE	10011 LAKESHORE SUBS	10012 HENDERSON SUBS
10013 HUNTING	10014 HUNTER COUNTRY RIDGE	10015 HENDERSON HARBOR SUBS	10016 RIVER FALLS SUBS	10017 LAKESHORE SUBS	10018 CHARTER CTR
10019 HENDERSON HILLS	10020 HODGSON	10021 CHARTER SUBS	10022 ARUNDEL HILLS	10023 LAKESHORE SUBS	10024 HENDERSON SUBS
10025 HUNTING	10026 HUNTER COUNTRY RIDGE	10027 CHARTER SUBS	10028 RAIN FOREST AND SPRING	10029 LAKESHORE SUBS	10030 RUSSELL VILLAGE
10031 Emerald	10032 HUNTER COUNTRY RIDGE	10033 RIVER FALLS AND LAKESHORE	10034 LAKESHORE SUBS	10035 LAKESHORE SUBS	10036 BASSVILLE
10037 Emerald	10038 HUNTER COUNTRY RIDGE	10039 LAKESHORE SUBS	10040 COUNTRY EAST HILL AND SPRING	10041 BASSVILLE SUBS	10042 HALLWOOD
10038 Emerald	10039 HUNTER COUNTRY RIDGE	10040 LAKESHORE SUBS	10041 BASSVILLE SUBS	10042 HALLWOOD	10043 HALLWOOD
10039 Emerald	10040 LAKESHORE SUBS	10041 BASSVILLE SUBS	10042 HALLWOOD	10043 HALLWOOD	10044 HALLWOOD
10040 Emerald	10041 BASSVILLE SUBS	10042 HALLWOOD	10043 HALLWOOD	10044 HALLWOOD	10045 HALLWOOD
10041 Emerald	10042 HALLWOOD	10043 HALLWOOD	10044 HALLWOOD	10045 HALLWOOD	10046 HALLWOOD
10042 Emerald	10043 HALLWOOD	10044 HALLWOOD	10045 HALLWOOD	10046 HALLWOOD	10047 HALLWOOD
10043 Emerald	10044 HALLWOOD	10045 HALLWOOD	10046 HALLWOOD	10047 HALLWOOD	10048 HALLWOOD
10044 Emerald	10045 HALLWOOD	10046 HALLWOOD	10047 HALLWOOD	10048 HALLWOOD	10049 HALLWOOD
10045 Emerald	10046 HALLWOOD	10047 HALLWOOD	10048 HALLWOOD	10049 HALLWOOD	10050 HALLWOOD
10046 Emerald	10047 HALLWOOD	10048 HALLWOOD	10049 HALLWOOD	10050 HALLWOOD	10051 HALLWOOD
10047 Emerald	10048 HALLWOOD	10049 HALLWOOD	10050 HALLWOOD	10051 HALLWOOD	10052 HALLWOOD
10048 Emerald	10049 HALLWOOD	10050 HALLWOOD	10051 HALLWOOD	10052 HALLWOOD	10053 HALLWOOD
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10058 Emerald	10059 HALLWOOD	10060 HALLWOOD	10061 HALLWOOD	10062 HALLWOOD	10063 HALLWOOD
10059 Emerald	10060 HALLWOOD	10061 HALLWOOD	10062 HALLWOOD	10063 HALLWOOD	10064 HALLWOOD
10060 Emerald	10061 HALLWOOD	10062 HALLWOOD	10063 HALLWOOD	10064 HALLWOOD	10065 HALLWOOD
10061 Emerald	10062 HALLWOOD	10063 HALLWOOD	10064 HALLWOOD	10065 HALLWOOD	10066 HALLWOOD
10062 Emerald	10063 HALLWOOD	10064 HALLWOOD	10065 HALLWOOD	10066 HALLWOOD	10067 HALLWOOD
10063 Emerald	10064 HALLWOOD	10065 HALLWOOD	10066 HALLWOOD	10067 HALLWOOD	10068 HALLWOOD
10064 Emerald	10065 HALLWOOD	10066 HALLWOOD	10067 HALLWOOD	10068 HALLWOOD	10069 HALLWOOD
10065 Emerald	10066 HALLWOOD	10067 HALLWOOD	10068 HALLWOOD	10069 HALLWOOD	10070 HALLWOOD
10066 Emerald	10067 HALLWOOD	10068 HALLWOOD	10069 HALLWOOD	10070 HALLWOOD	10071 HALLWOOD
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10068 Emerald	10069 HALLWOOD	10070 HALLWOOD	10071 HALLWOOD	10072 HALLWOOD	10073 HALLWOOD
10069 Emerald	10070 HALLWOOD	10071 HALLWOOD	10072 HALLWOOD	10073 HALLWOOD	10074 HALLWOOD
10070 Emerald	10071 HALLWOOD	10072 HALLWOOD	10073 HALLWOOD	10074 HALLWOOD	10075 HALLWOOD
10071 Emerald	10072 HALLWOOD	10073 HALLWOOD	10074 HALLWOOD	10075 HALLWOOD	10076 HALLWOOD
10072 Emerald	10073 HALLWOOD	10074 HALLWOOD	10075 HALLWOOD	10076 HALLWOOD	10077 HALLWOOD
10073 Emerald	10074 HALLWOOD	10075 HALLWOOD	10076 HALLWOOD	10077 HALLWOOD	10078 HALLWOOD
10074 Emerald	10075 HALLWOOD	10076 HALLWOOD	10077 HALLWOOD	10078 HALLWOOD	10079 HALLWOOD
10075 Emerald	10076 H				



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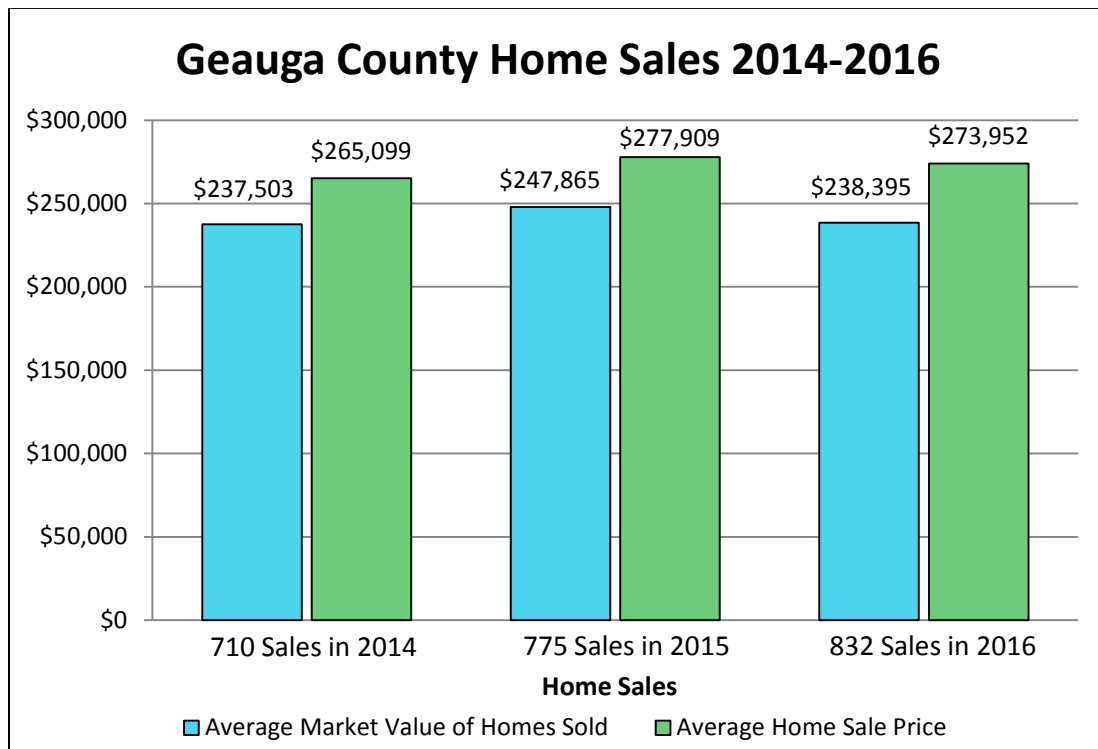
Geauga County

New Homes Built

	2014	2015	2016
Number of Homes Built	99	123	142
Average Sq. Footage of New Home	2,835	2,727	2,515
Average Value of New Home*	\$430,885	\$428,866	\$380,053
Average Value of Existing Homes*	\$236,853	\$237,013	\$239,139
Average Taxes Paid per Year	\$4,209	\$4,406	\$4,544
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$26,919,800	\$31,079,500	\$33,431,300

Existing Home Sales

	2014	2015	2016
Number of Homes Sold	710	775	832
Average Home Sale Price	\$265,099	\$277,909	\$273,952
Average Sq. Foot per Home	2,243	2,317	2,299
Average Sale Price per Sq. Foot*	\$118	\$120	\$119
Average Total Market Value of Home	\$237,503	\$247,865	\$238,395
Average Age of Homes Sold	1972	1973	1972



Auburn Township

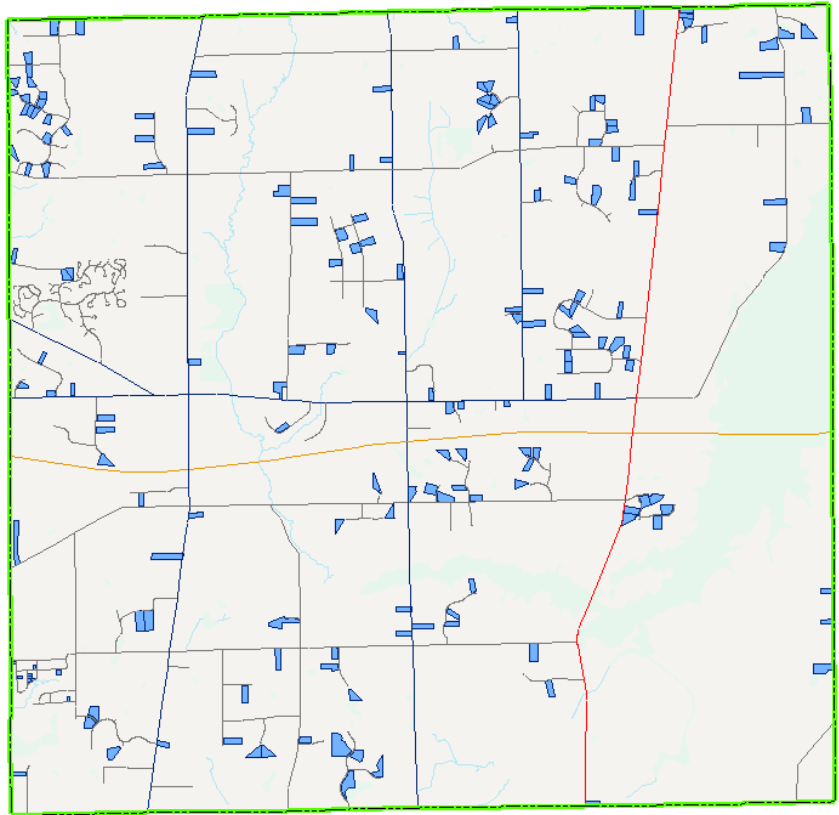
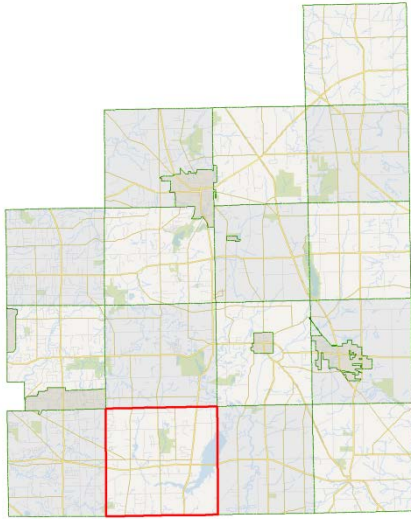
New Homes Built

	2014	2015	2016
Number of Homes Built	9	15	18
Average Sq. Footage of New Home	3,127	2,917	2,690
Average Value of New Home*	\$453,344	\$399,353	\$365,228
Average Value of Existing Homes*	\$298,659	\$298,659	\$303,474
Average Taxes Paid per Year	\$6,034	\$6,649	\$6,743
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$3,015,000	\$3,797,200	\$5,108,900

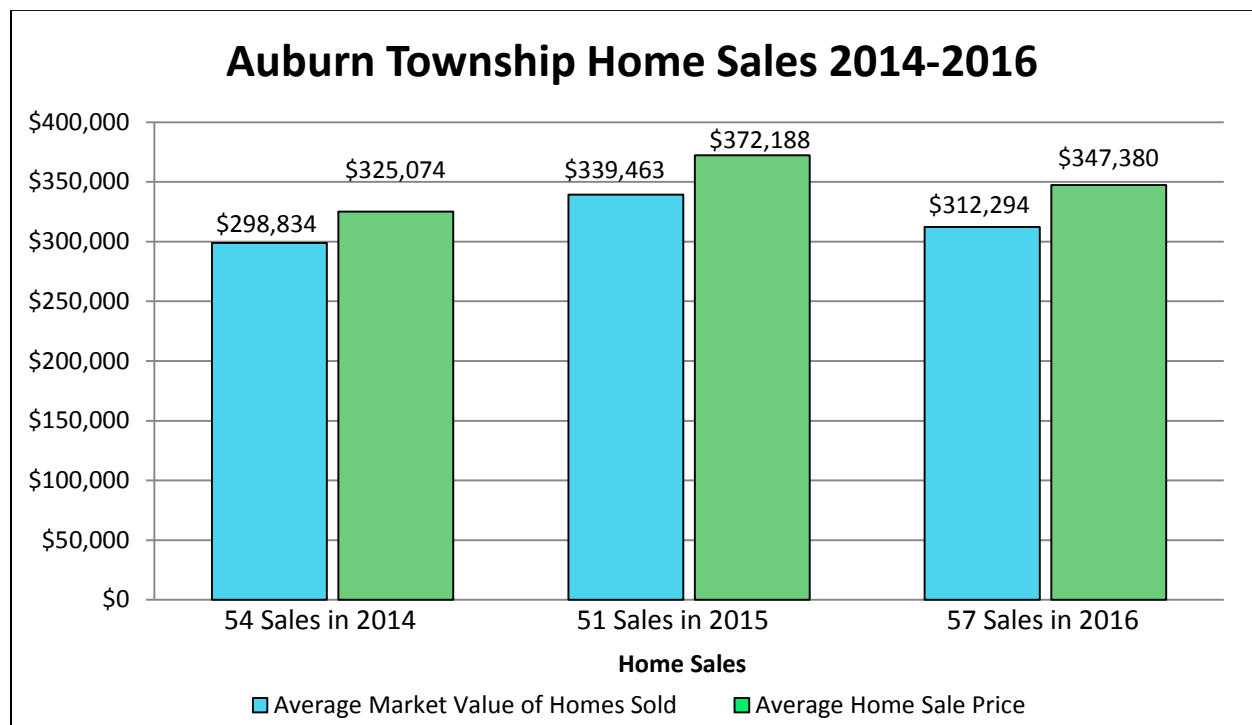
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	54	51	70
Average Home Sale Price	\$325,074	\$372,188	\$347,380
Average Sq. Foot per Home	2,676	2,869	2,756
Average Sale Price per Sq. Foot*	\$119	\$129	\$125
Avg. Market Value of Homes Sold	\$298,834	\$339,463	\$312,294
Average Age of Homes Sold	1990	1994	1986

Auburn Township



 Homes Sold 2014-2016



Bainbridge Township

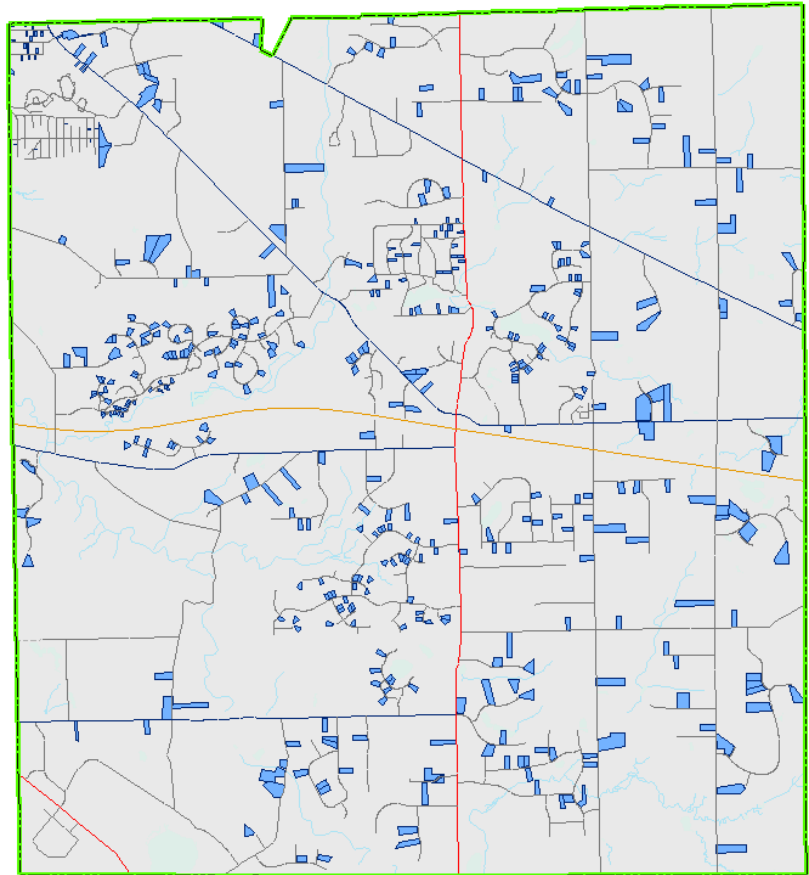
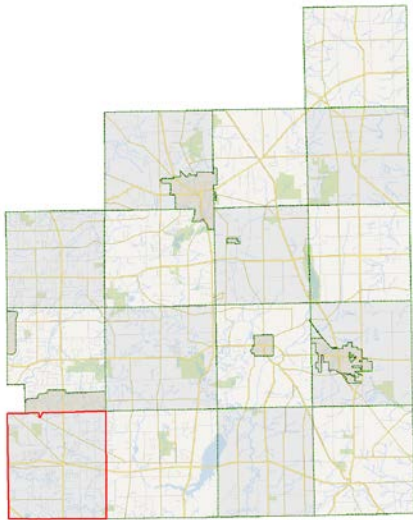
New Homes Built

	2014	2015	2016
Number of Homes Built	29	24	40
Average Sq. Footage of New Home	3,596	3,268	3,209
Average Value of New Home*	\$543,310	\$491,025	\$496,440
Average Value of Existing Homes*	\$308,050	\$308,600	\$312,445
Average Taxes Paid per Year	\$6,742	\$7,371	\$7,656
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$10,251,100	\$6,971,600	\$13,097,600

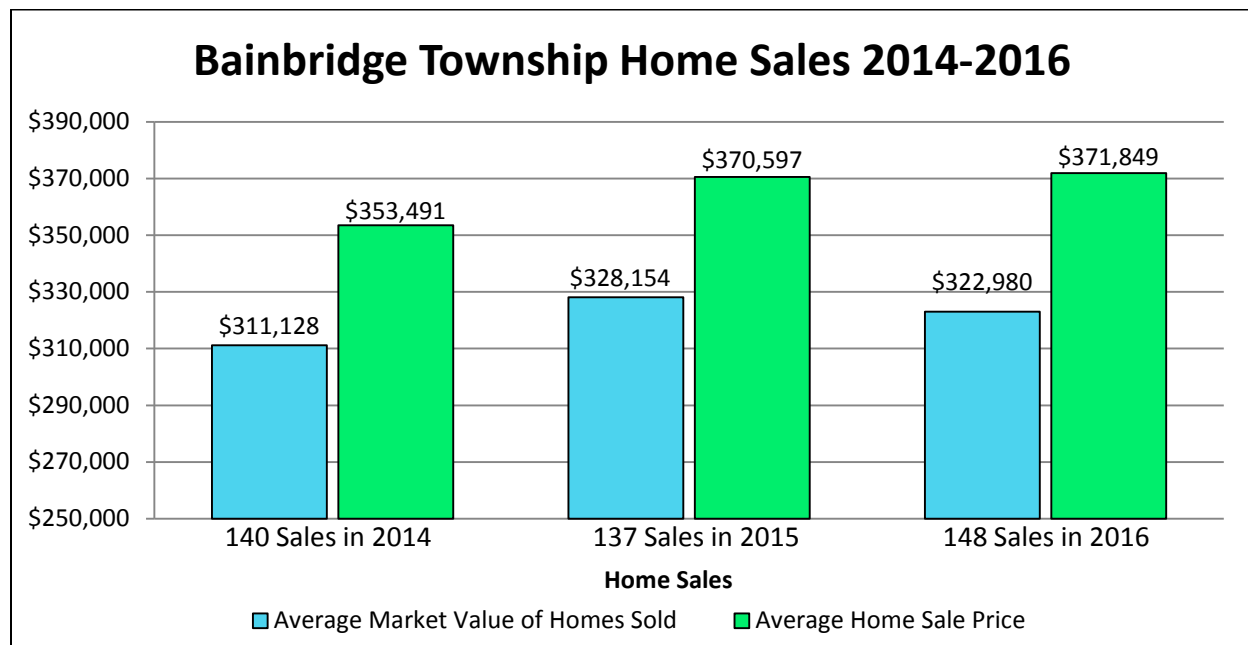
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	140	137	148
Average Home Sale Price	\$353,491	\$370,597	\$371,849
Average Sq. Foot per Home	2,627	2,745	2,733
Average Sale Price per Sq. Foot*	\$132	\$130	\$132
Avg. Market Value of Homes Sold	\$311,128	\$328,154	\$322,980
Average Age of Homes Sold	1974	1979	1979

Bainbridge Township



 Homes Sold 2014-2016



Burton Township

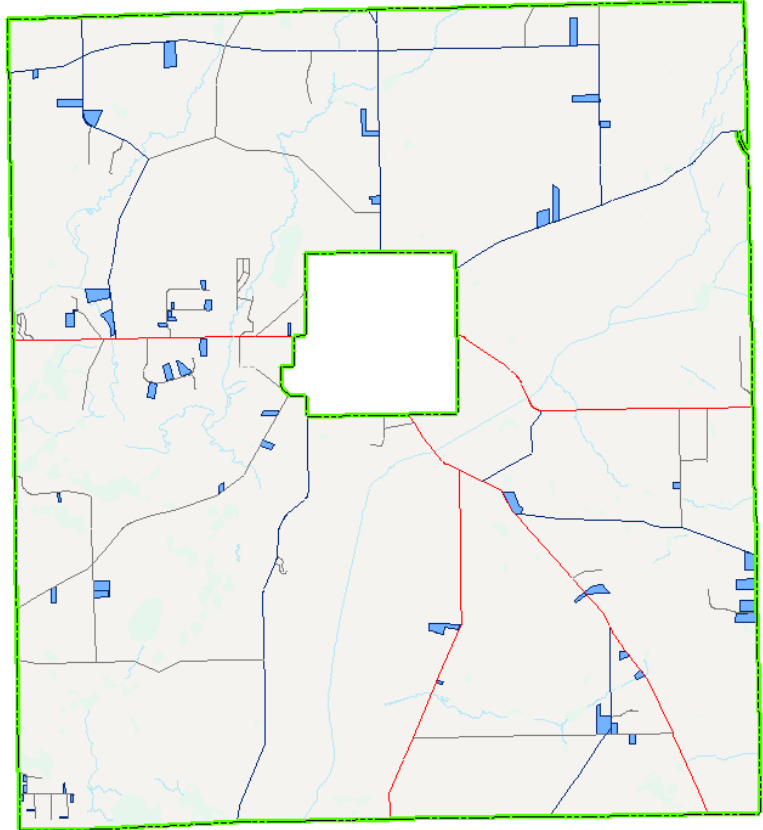
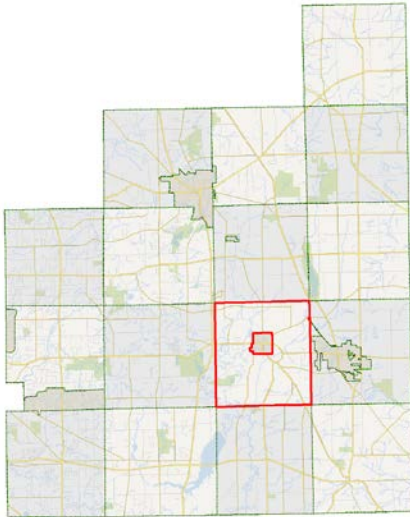
New Homes Built

	2014	2015	2016
Number of Homes Built	3	3	1
Average Sq. Footage of New Home	2,783	2,292	1,848
Average Value of New Home*	\$278,300	\$289,100	\$207,900
Average Value of Existing Homes*	\$139,075	\$139,942	\$139,868
Average Taxes Paid per Year**	\$1,796	\$1,876	\$2,059
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$489,100	\$702,400	\$36,200

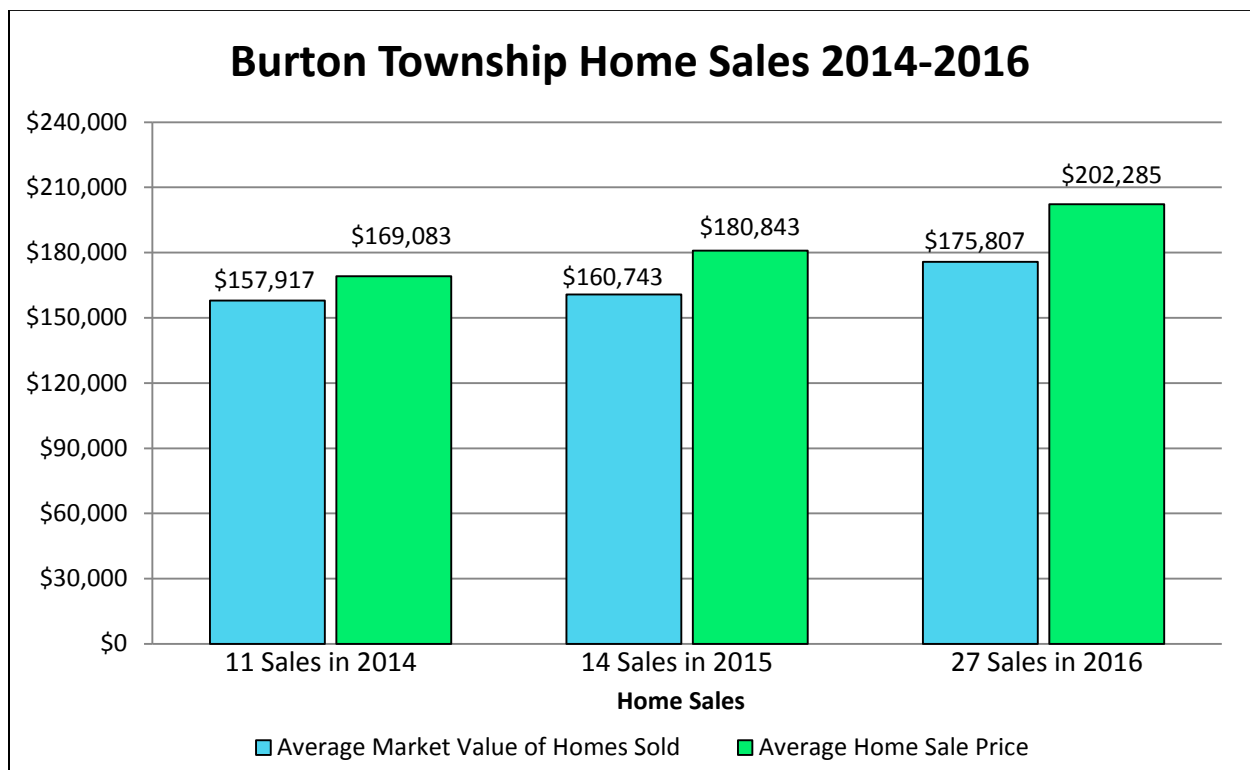
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	11	14	27
Average Home Sale Price	\$169,083	\$180,843	\$202,285
Average Sq. Foot per Home	1,772	1,871	1,929
Average Sale Price per Sq. Foot*	\$95	\$99	\$106
Avg. Market Value of Homes Sold	\$157,917	\$160,743	\$175,807
Average Age of Homes Sold	1960	1960	1962

Burton Township



 Homes Sold 2014-2016



Burton Village

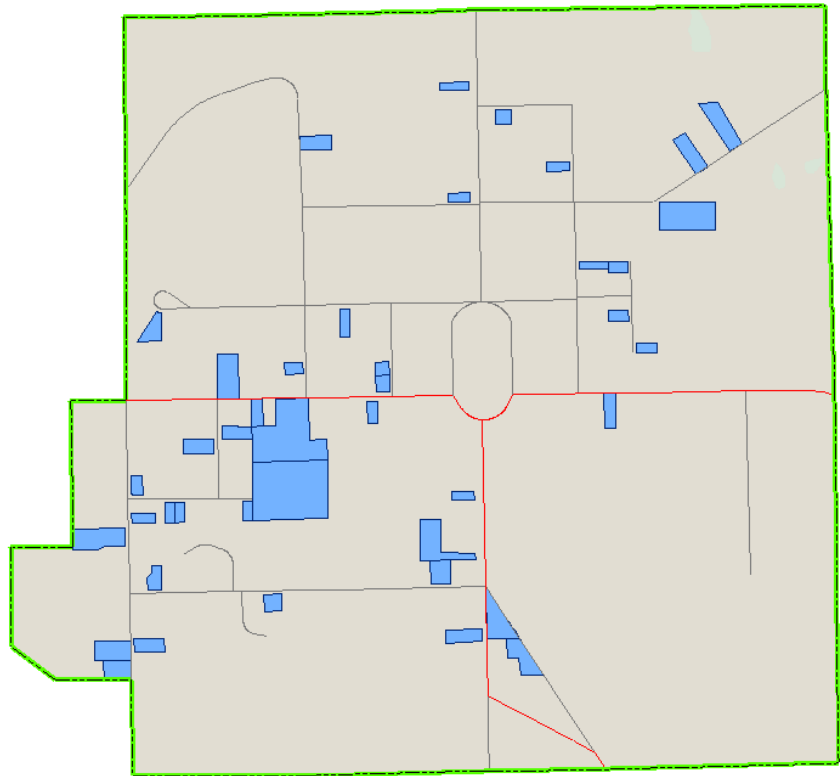
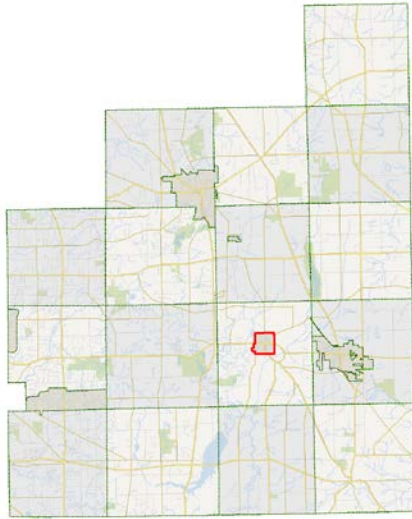
New Homes Built

	2014	2015	2016
Number of Homes Built	1	0	1
Average Sq. Footage of New Home	1,552	n/a	2,224
Average Value of New Home*	\$193,700	n/a	\$245,400
Average Value of Existing Homes*	\$138,066	\$137,958	\$138,093
Average Taxes Paid	\$1,835	\$1,932	\$2,079
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$143,900	n/a	\$205,000

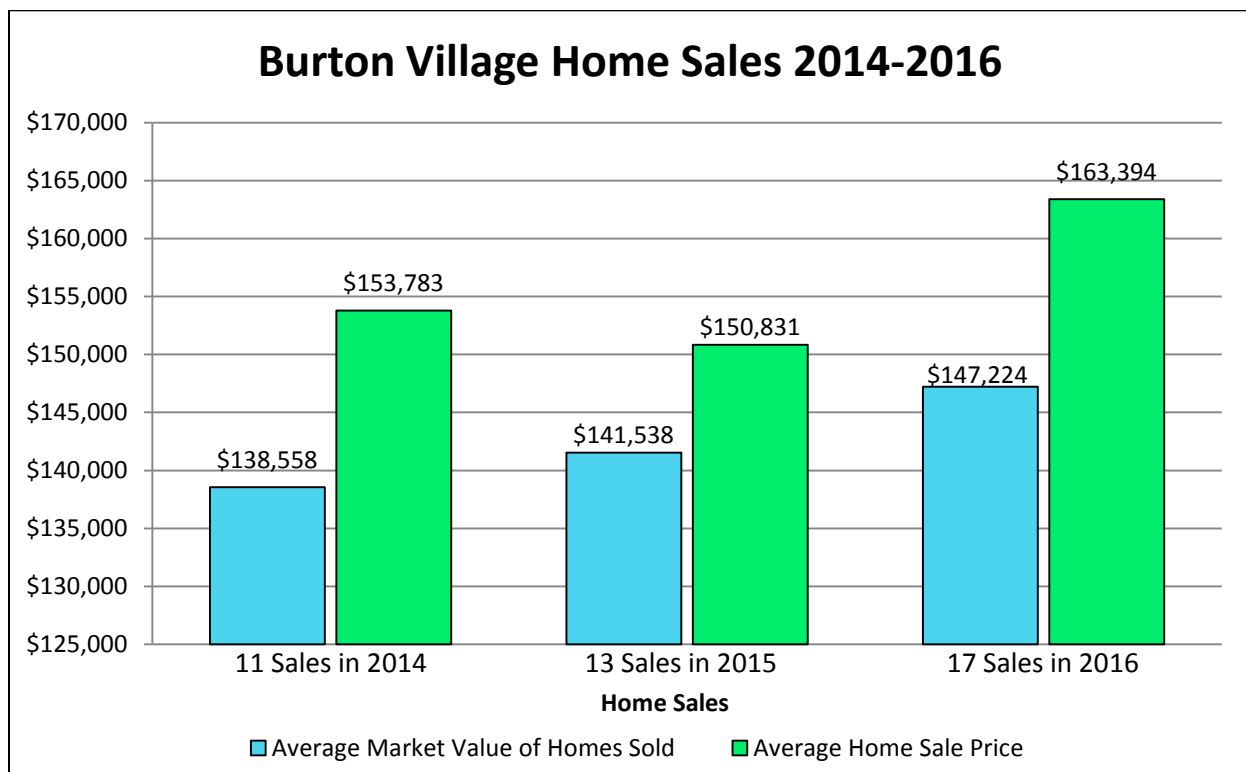
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	11	13	17
Average Home Sale Price	\$153,783	\$150,831	\$163,394
Average Sq. Foot per Home	1,416	1,494	1,767
Average Sale Price per Sq. Foot*	\$108	\$103	\$99
Avg. Market Value of Homes Sold	\$138,558	\$141,538	\$147,224
Average Age of Homes Sold	1938	1940	1946

Burton Village



 Homes Sold 2014-2016



Chardon Township

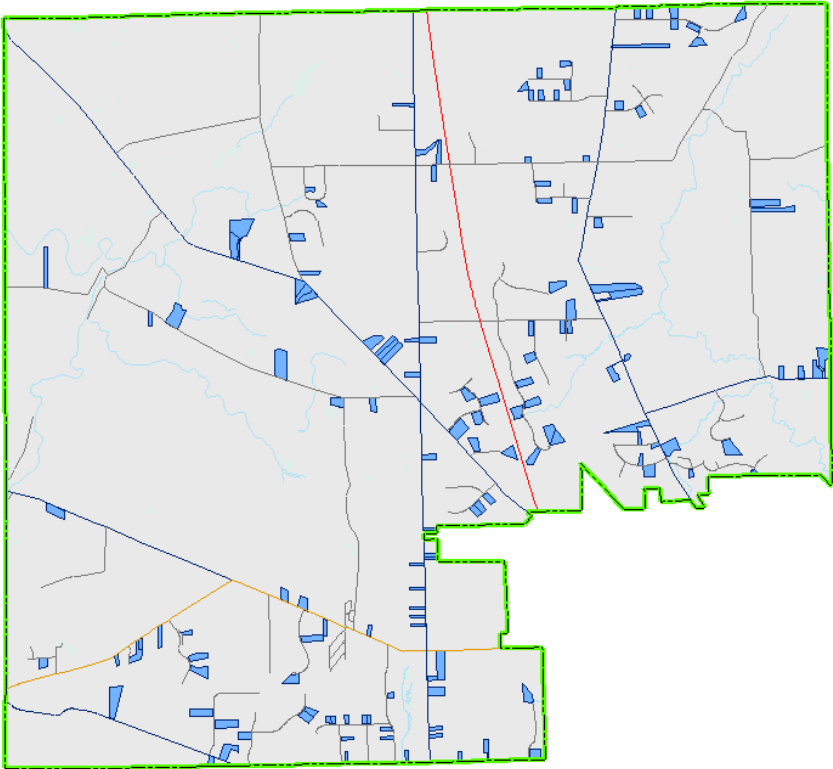
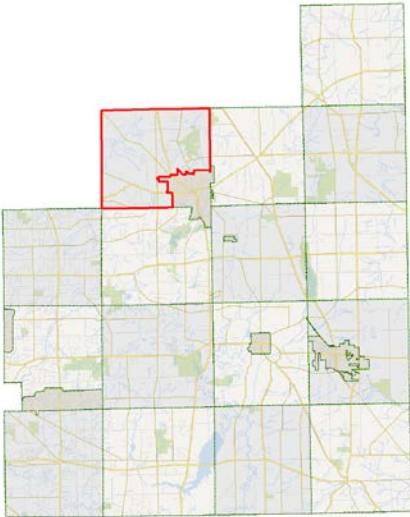
New Homes Built

	2014	2015	2016
Number of Homes Built	5	5	6
Average Sq. Footage of New Home	3,000	4,436	3,862
Average Value of New Home*	\$408,820	\$649,320	\$678,683
Average Value of Existing Homes*	\$248,713	\$249,087	\$250,045
Average Taxes Paid per Year	\$4,567	\$4,794	\$4,811
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,143,000	\$1,580,600	\$2,597,400

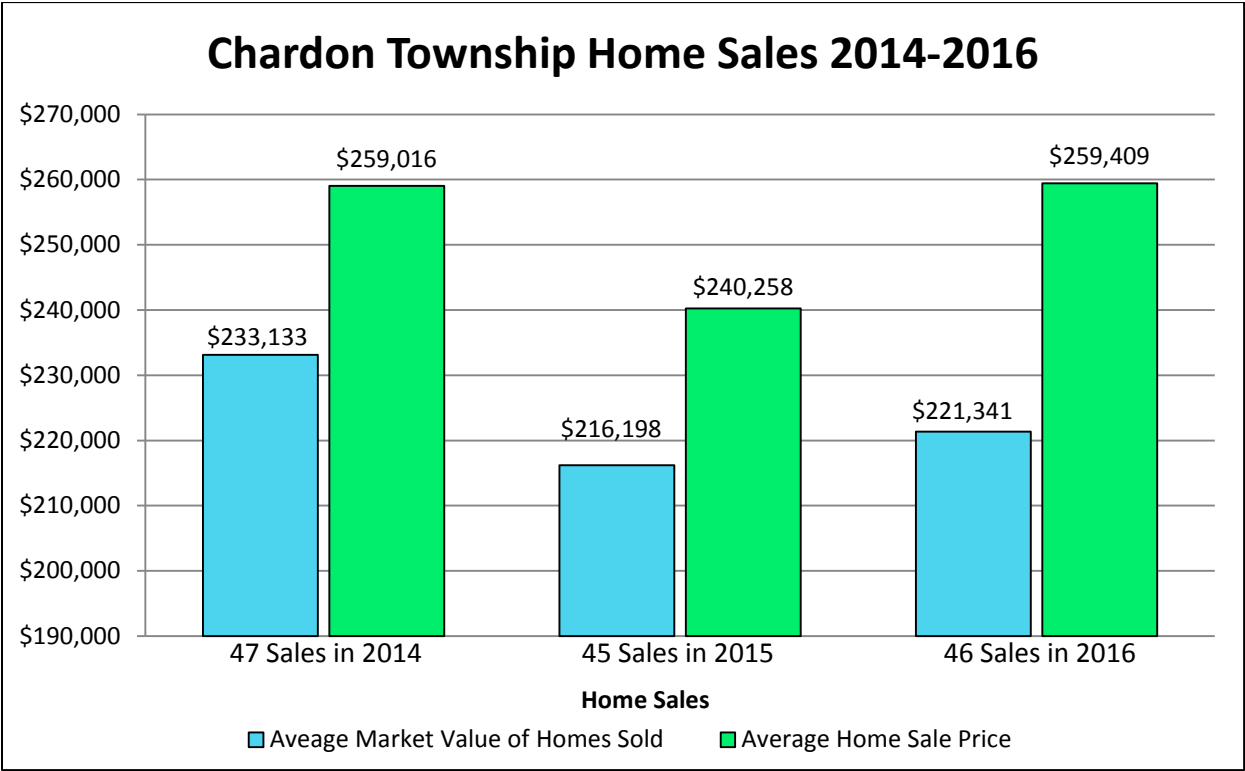
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	47	45	46
Average Home Sale Price	\$259,016	\$240,258	\$259,409
Average Sq. Foot per Home	2,295	2,163	2,228
Average Sale Price per Sq. Foot*	\$113	\$113	\$117
Average Total Market Value of Home	\$233,133	\$216,198	\$221,341
Average Age of Homes Sold	1970	1974	1972

Chardon Township



Homes Sold 2014-2016



City of Chardon

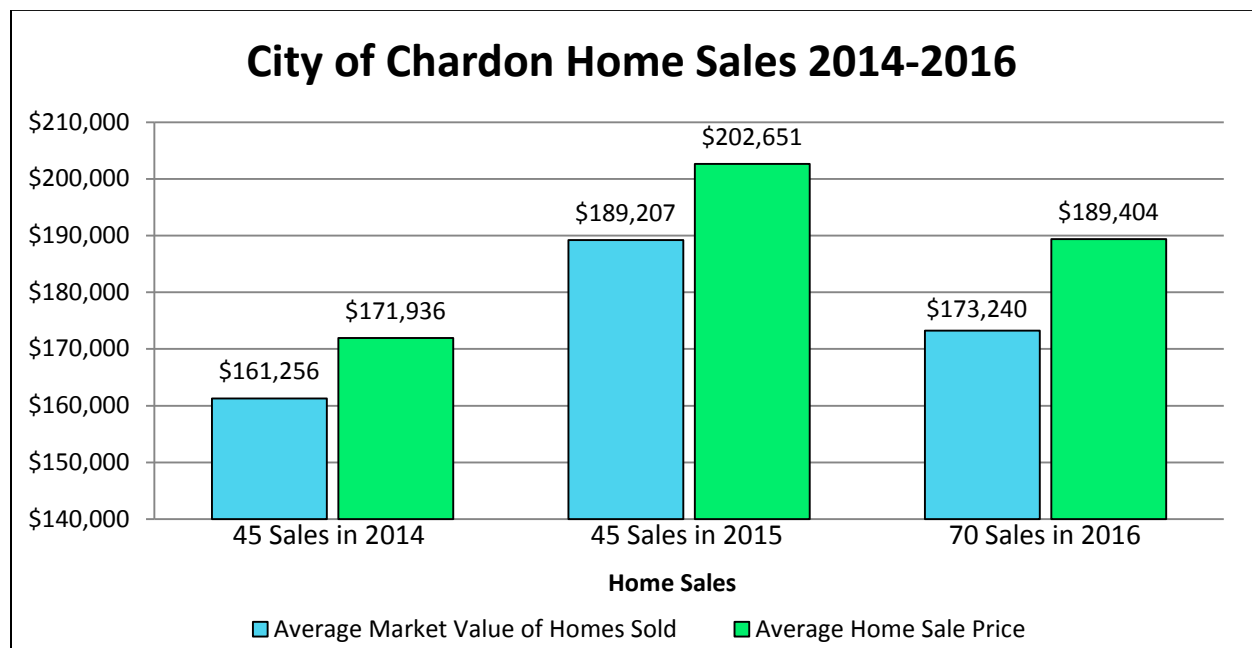
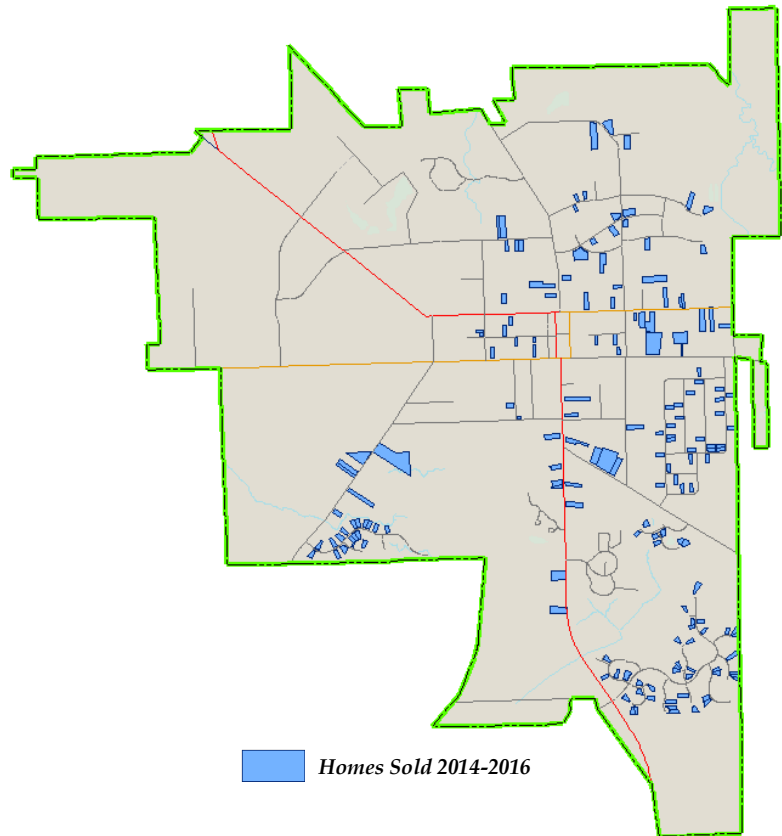
New Homes Built

	2014	2015	2016
Number of Homes Built	7	10	14
Average Sq. Footage of New Home	2,278	2,279	2,507
Average Value of New Home*	\$288,986	\$309,150	\$308,157
Average Value of Existing Homes*	\$156,691	\$157,626	\$159,996
Average Taxes Paid per Year	\$3,013	\$3,149	\$3,202
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$1,540,900	\$2,259,100	\$3,022,600

Existing Home Sales

	2014	2015	2016
Number of Homes Sold	45	45	70
Average Home Sale Price	\$171,936	\$202,651	\$189,404
Average Sq. Foot per Home	1,741	1,834	1,803
Average Sale Price per Sq. Foot*	\$98	\$109	\$108
Avg. Market Value of Homes Sold	\$161,256	\$189,207	\$173,240
Average Age of Homes Sold	1962	1963	1963

City of Chardon



Chester Township

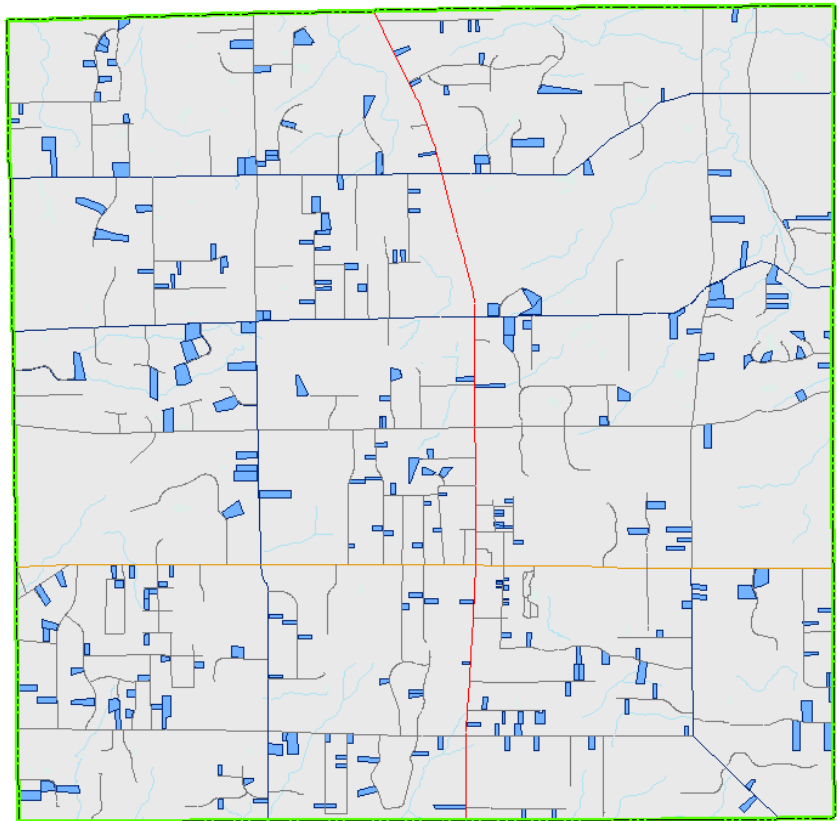
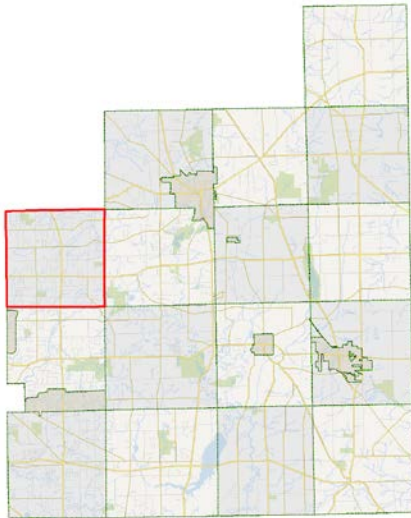
New Homes Built

	2014	2015	2016
Number of Homes Built	2	4	4
Average Sq. Footage of New Home	2,263	3,690	2,587
Average Value of New Home*	\$285,350	\$579,825	\$328,825
Average Value of Existing Homes*	\$219,027	\$219,253	\$220,195
Average Taxes Paid per Year	\$3,991	\$4,130	\$4,326
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$480,300	\$1,504,100	\$581,500

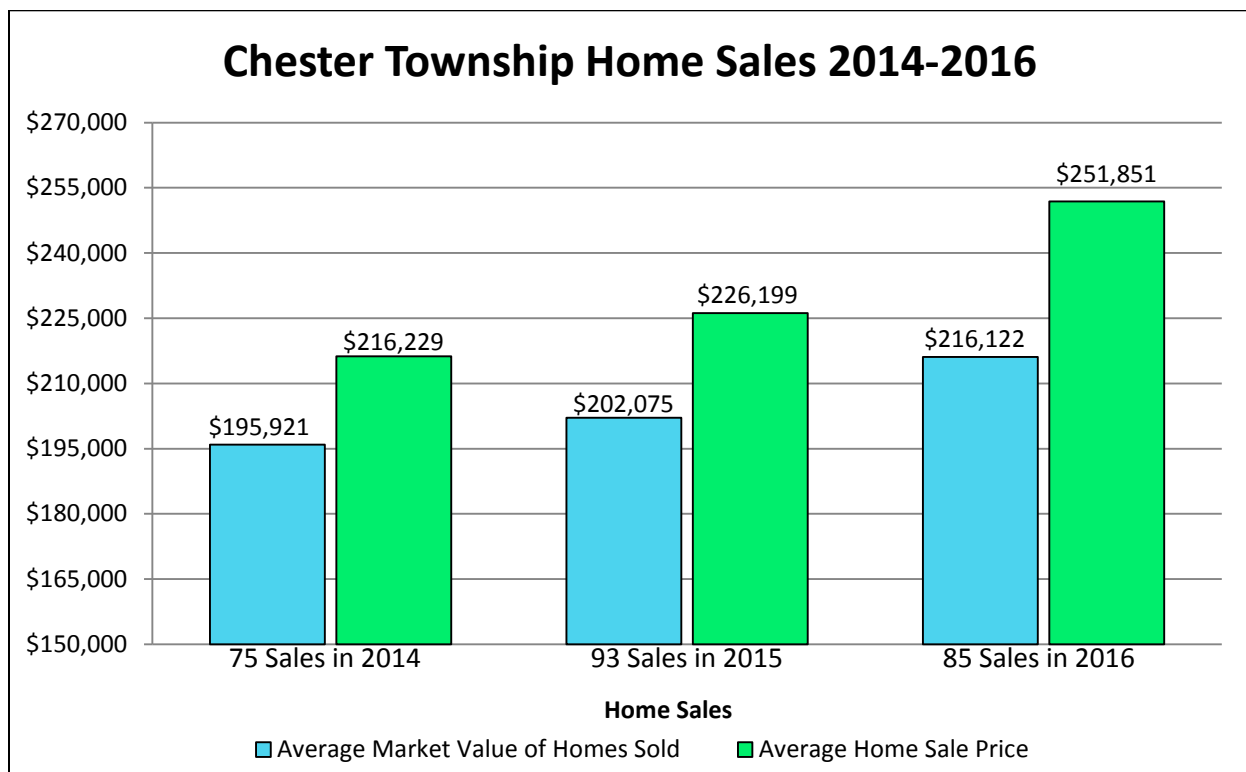
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	75	93	85
Average Home Sale Price	\$216,229	\$226,199	\$251,851
Average Sq. Foot per Home	1,969	2,077	2,325
Average Sale Price per Sq. Foot*	\$111	\$110	\$109
Avg. Market Value of Homes Sold	\$195,921	\$202,075	\$216,122
Average Age of Homes Sold	1965	1964	1965

Chester Township



 Homes Sold 2014-2016



Claridon Township

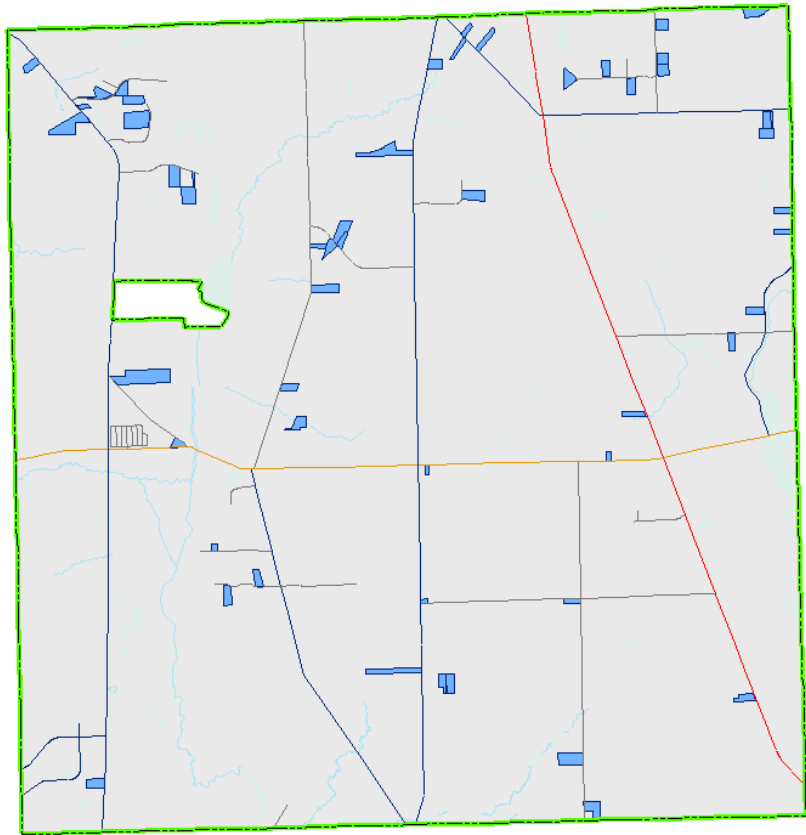
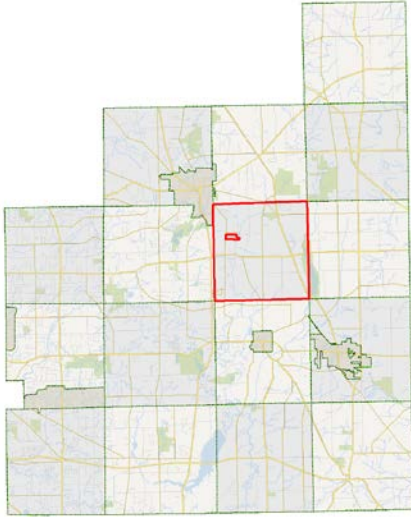
New Homes Built

	2014	2015	2016
Number of Homes Built	1	0	1
Average Sq. Footage of New Home	2,488	n/a	2,310
Average Value of New Home*	\$419,900	n/a	\$296,700
Average Value of Existing Homes*	\$245,783	\$246,186	\$246,458
Average Taxes Paid per Year	\$3,615	\$3,758	\$3,756
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$345,500	n/a	\$57,100

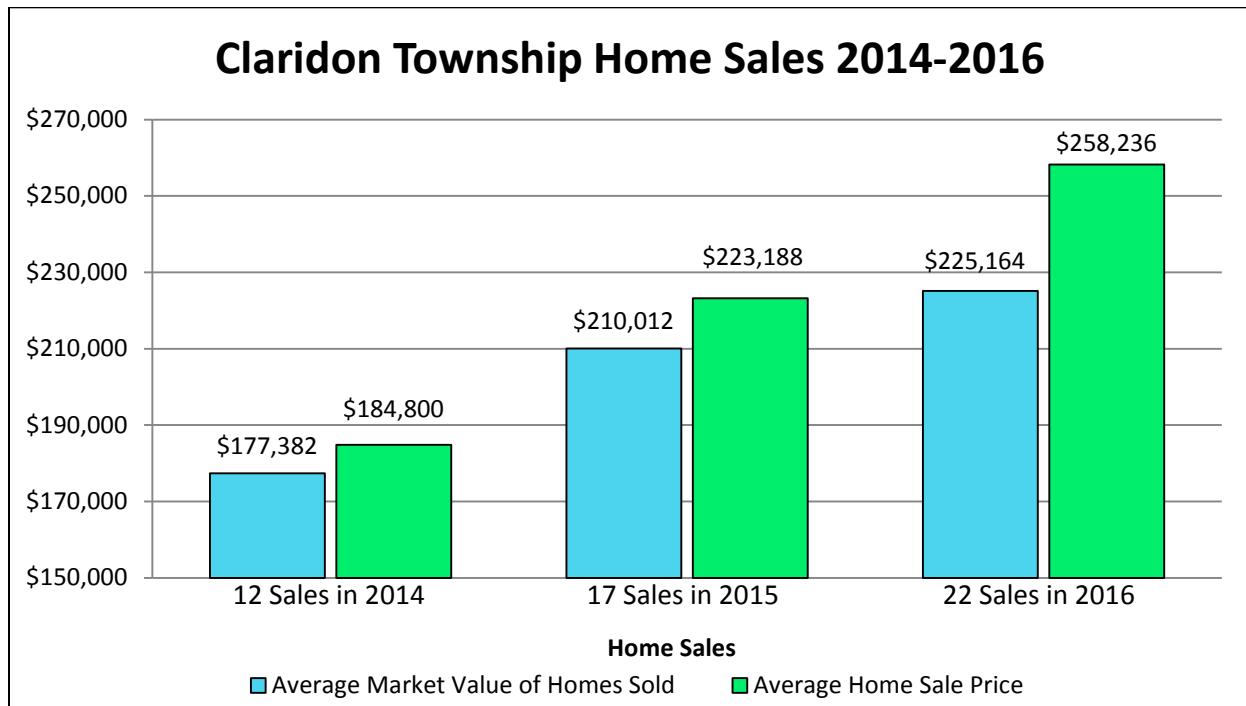
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	12	17	22
Average Home Sale Price	\$184,800	\$223,188	\$258,236
Average Sq. Foot per Home	1,806	2,101	2,171
Average Sale Price per Sq. Foot*	\$103	\$106	\$122
Average Total Market Value of Home	\$177,382	\$210,012	\$225,164
Average Age of Homes Sold	1978	1976	1970

Claridon Township



 Homes Sold 2014-2016



Aquila Village

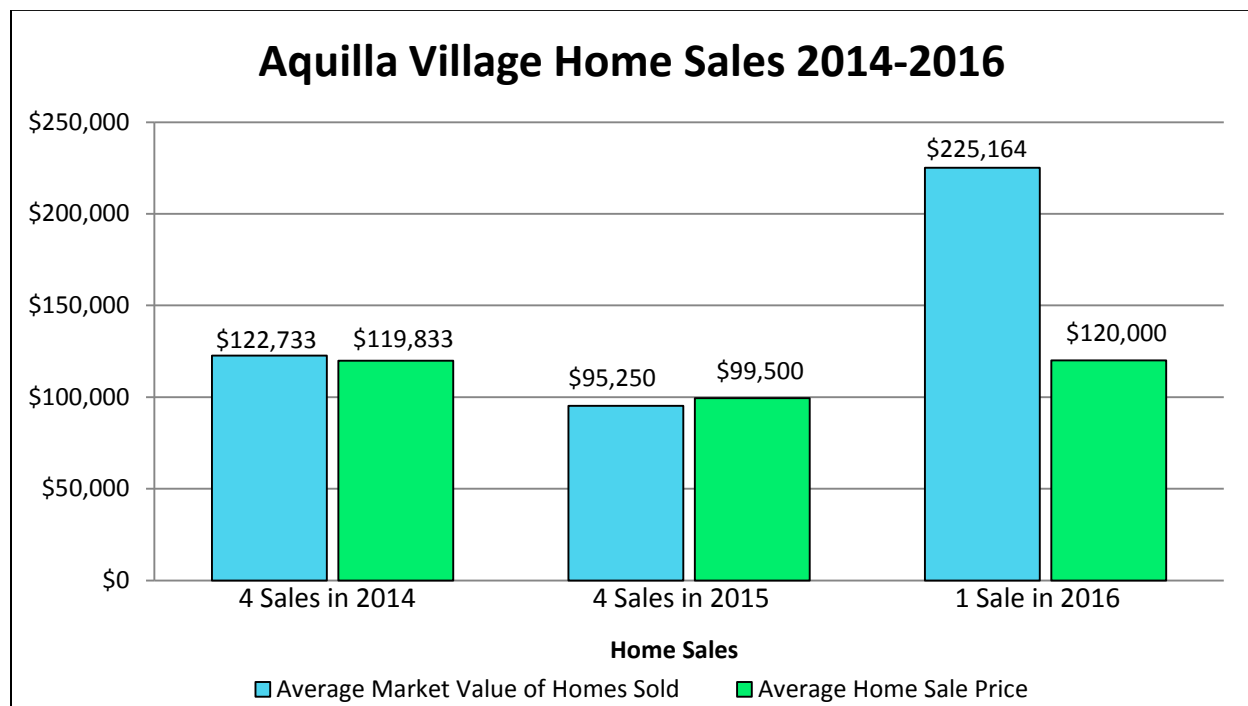
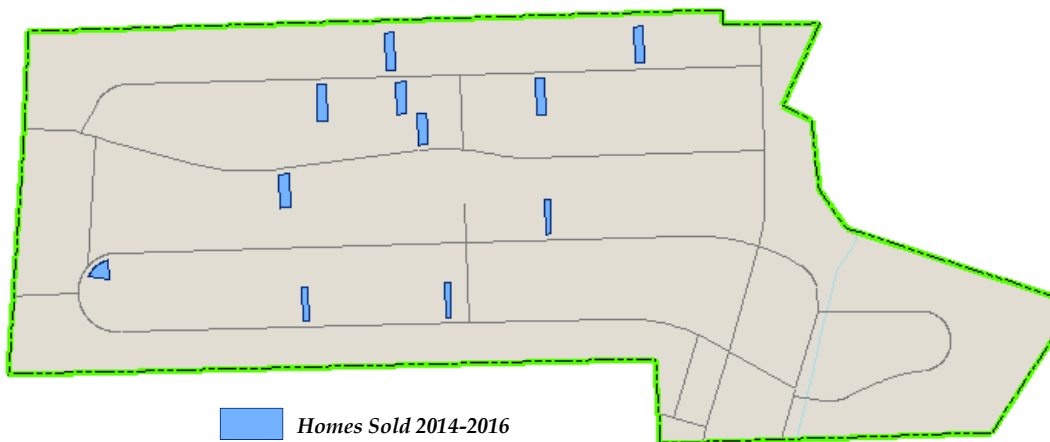
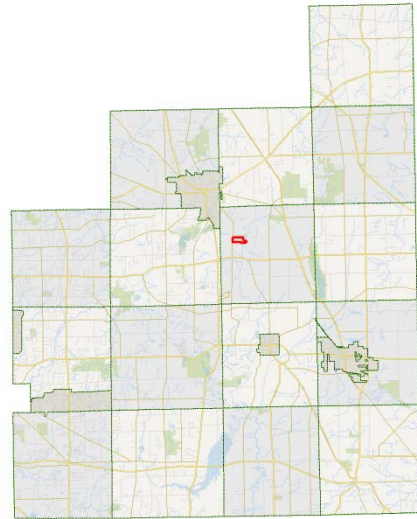
New Homes Built

	2014	2015	2016
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*	\$81,954	\$81,233	\$81,745
Average Taxes Paid per Year	\$1,773	\$1,778	\$1,786
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

Existing Home Sales

	2014	2015	2016
Number of Homes Sold	4	4	1
Average Home Sale Price	\$119,833	\$99,500	\$120,000
Average Sq. Foot per Home	1,438	1,123	1,976
Average Sale Price per Sq. Foot*	\$83	\$87	\$122
Avg. Market Value of Homes Sold	\$122,733	\$95,250	\$225,164
Average Age of Homes Sold	1974	1959	1970

Aquilla Village



Hambden Township

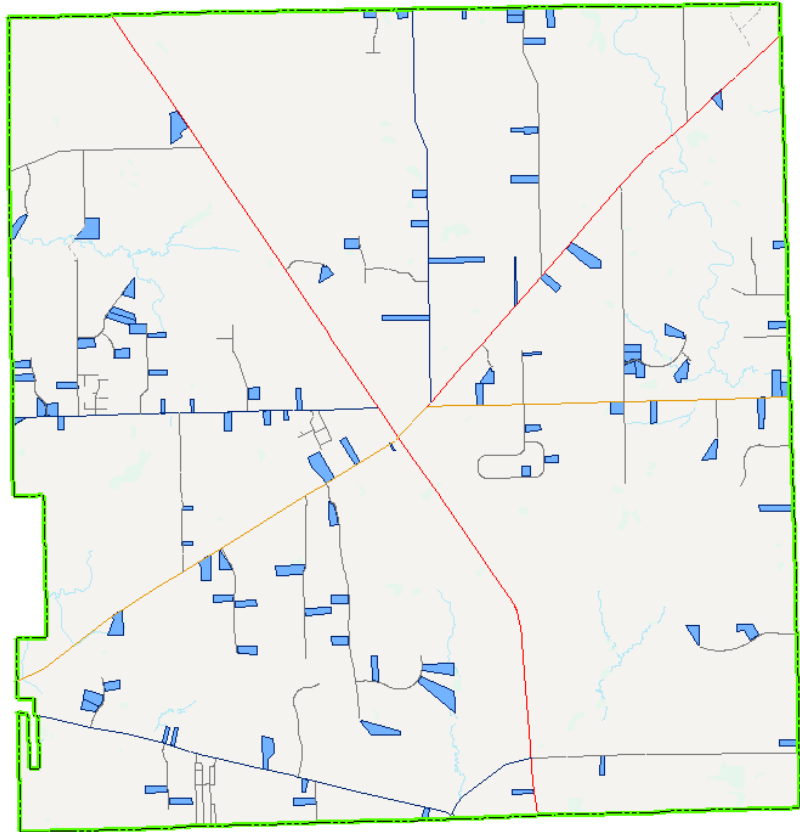
New Homes Built

	2014	2015	2016
Number of Homes Built	4	8	9
Average Sq. Footage of New Home	2,597	2,772	2,679
Average Value of New Home*	\$325,175	\$408,713	\$348,567
Average Value of Existing Homes*	\$255,988	\$256,187	\$260,795
Average Taxes Paid per Year	\$4,951	\$5,111	\$5,200
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$947,700	\$1,910,800	\$1,868,800

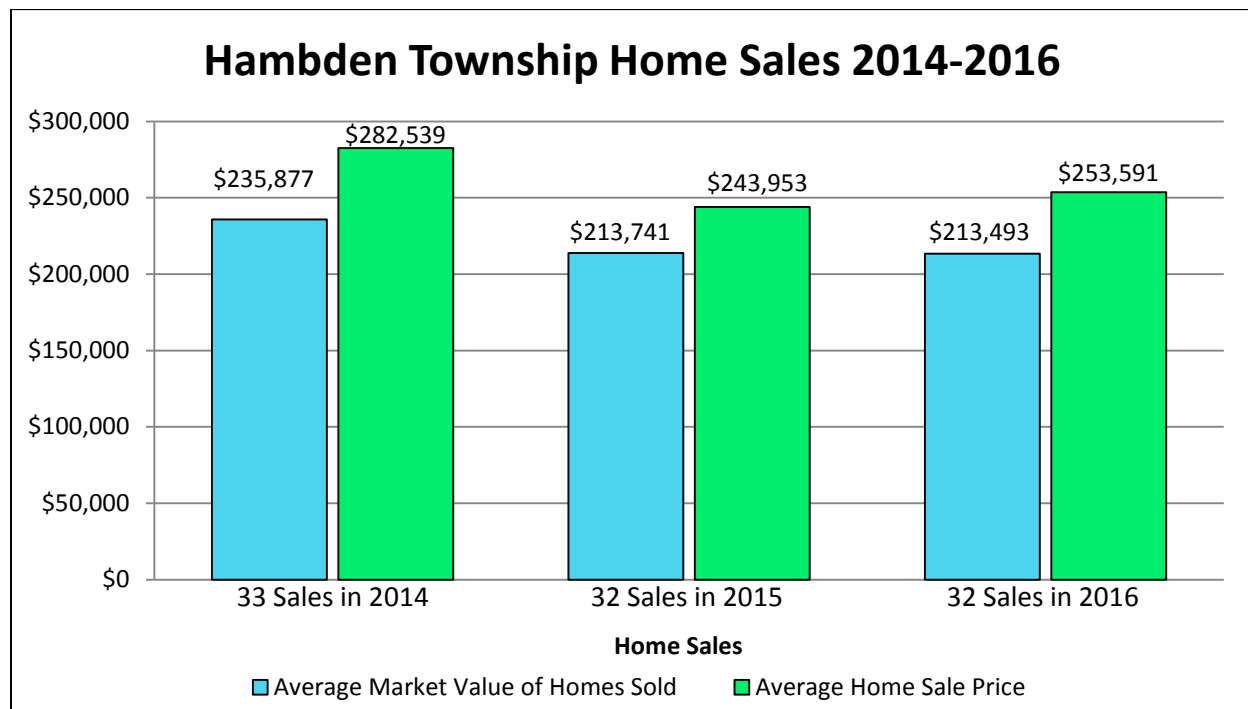
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	33	32	32
Average Home Sale Price	\$282,539	\$243,953	\$253,591
Average Sq. Foot per Home	2,166	2,043	2,096
Average Sale Price per Sq. Foot*	\$133	\$119	\$120
Average Total Market Value of Home	\$235,877	\$213,741	\$213,493
Average Age of Homes Sold	1988	1985	1982

Hambden Township



 Homes Sold 2014-2016



Huntsburg Township

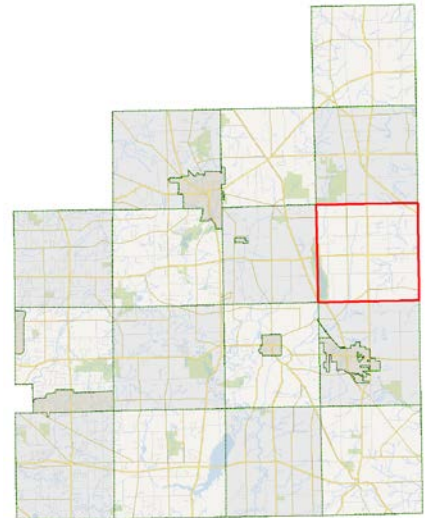
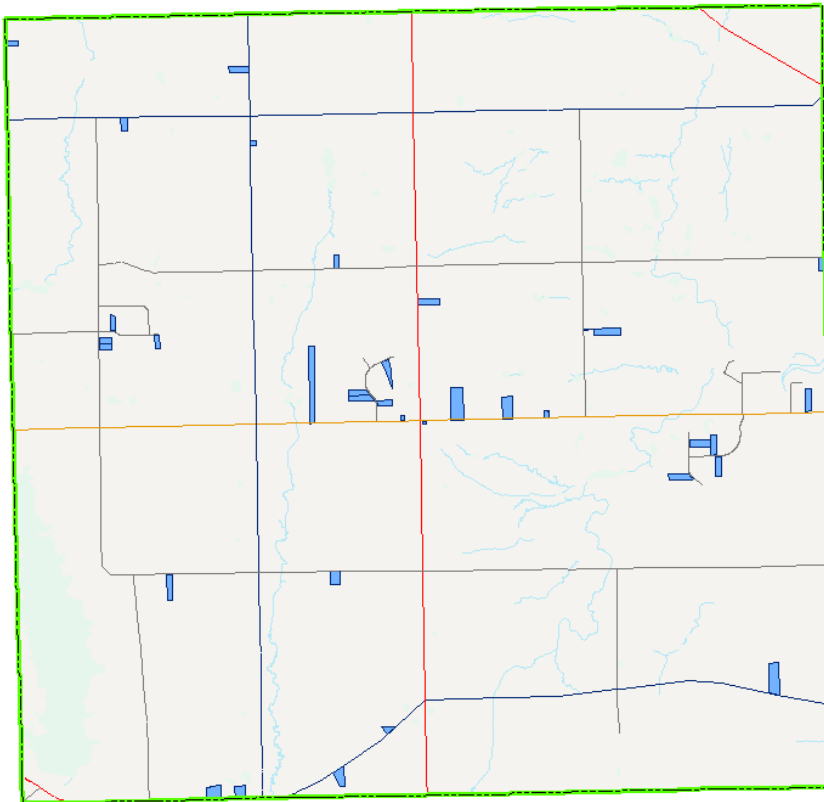
New Homes Built

	2014	2015	2016
Number of Homes Built	4	3	9
Average Sq. Footage of New Home	1,737	1,681	2,251
Average Value of New Home*	\$196,600	\$212,000	\$241,133
Average Value of Existing Homes*	\$198,462	\$194,914	\$203,681
Average Taxes Paid per Year	\$2,902	\$3,010	\$3,130
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$418,900	\$276,500	\$992,000

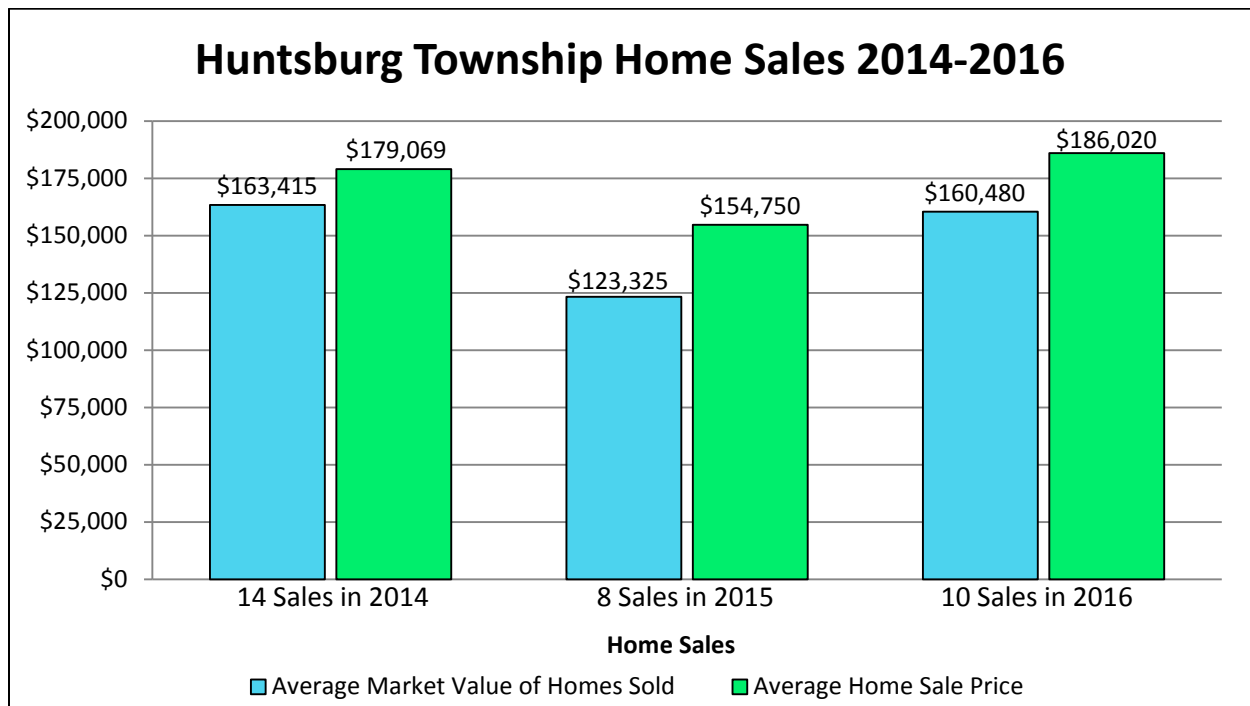
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	14	8	10
Average Home Sale Price	\$179,069	\$154,750	\$186,020
Average Sq. Foot per Home	1,975	1,754	1,976
Average Sale Price per Sq. Foot*	\$91	\$92	\$95
Avg. Market Value of Homes Sold	\$163,415	\$123,325	\$160,480
Average Age of Homes Sold	1979	1945	1981

Huntsburg Township



 Homes Sold 2014-2016



Middlefield Township

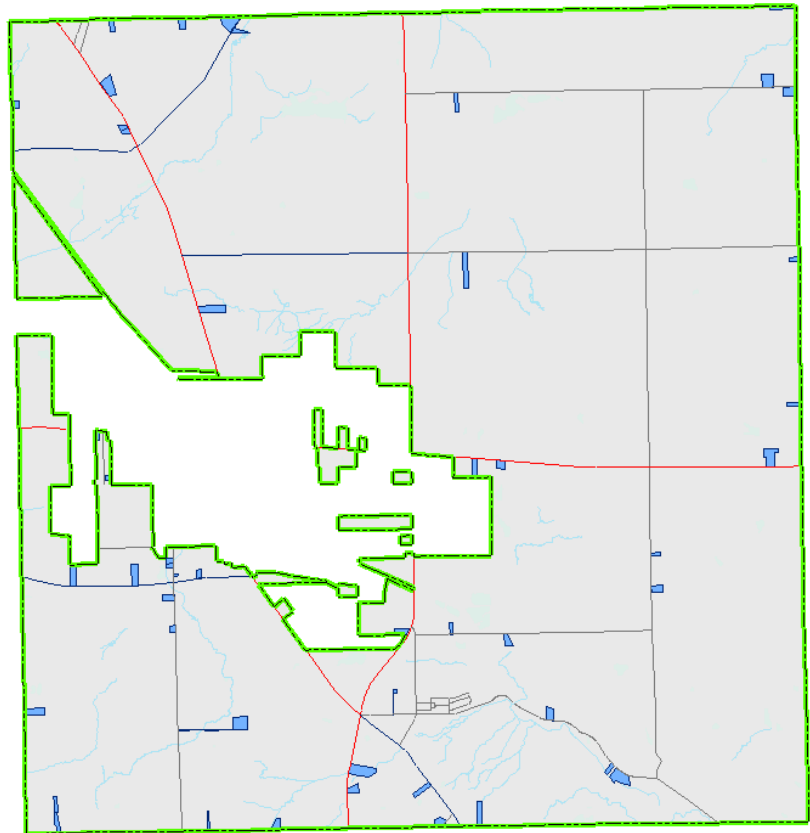
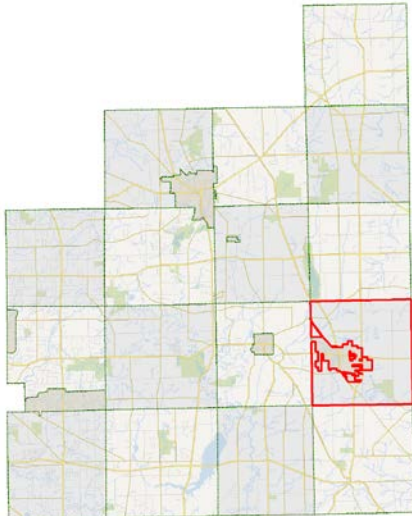
New Homes Built

	2014	2015	2016
Number of Homes Built	2	2	5
Average Sq. Footage of New Home	1,834	1,782	2,143
Average Value of New Home*	\$145,900	\$171,100	\$210,900
Average Value of Existing Homes*	\$144,805	\$146,355	\$150,013
Average Taxes Paid per Year	\$2,026	\$2,184	\$2,345
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$208,600	\$181,900	\$499,200

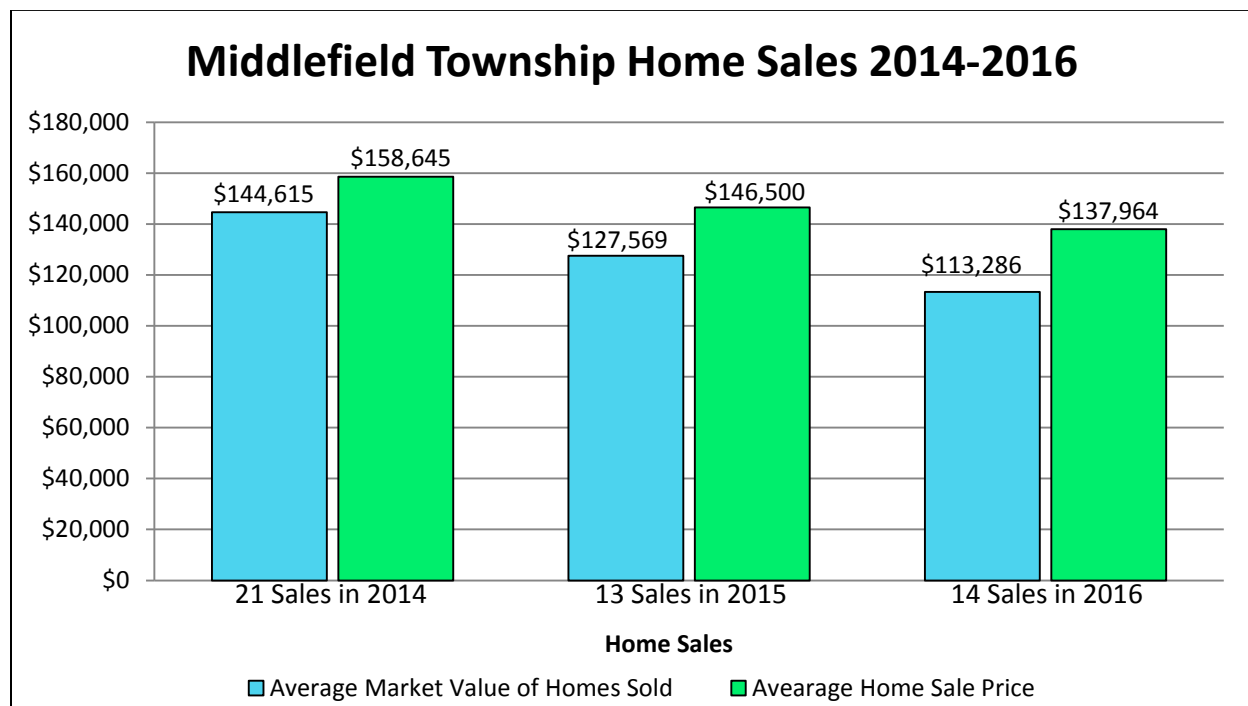
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	21	13	14
Average Home Sale Price	\$158,645	\$146,500	\$137,964
Average Sq. Foot per Home	1,750	1,781	1,455
Average Sale Price per Sq. Foot*	\$91	\$86	\$98
Average Total Market Value of Home	\$144,615	\$127,569	\$113,286
Average Age of Homes Sold	1972	1978	1964

Middlefield Township



 Homes Sold 2014-2016



Middlefield Village

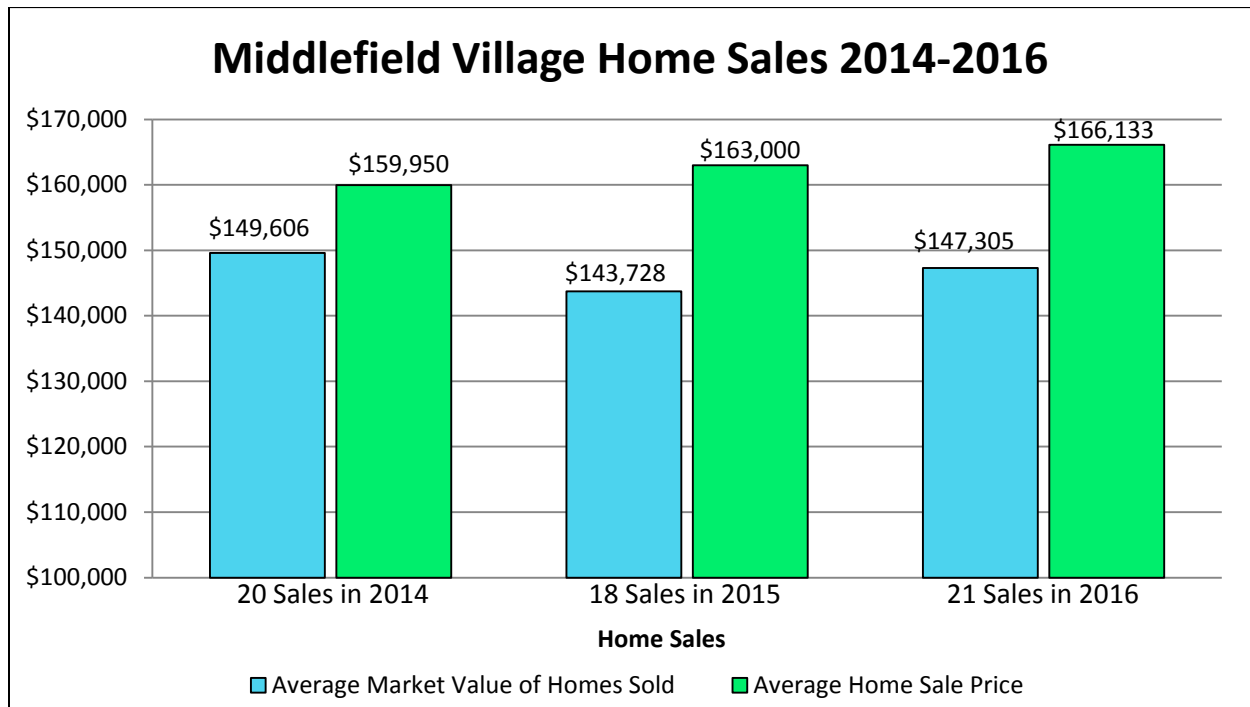
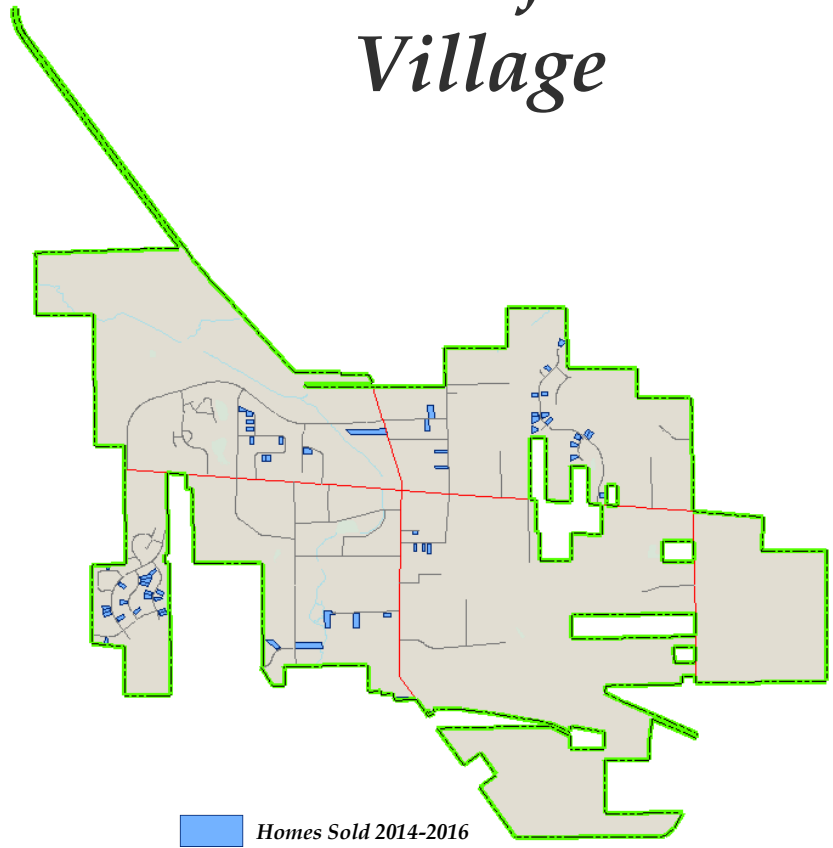
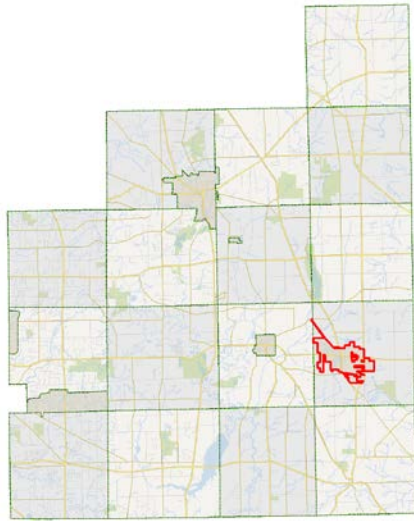
New Homes Built

	2014	2015	2016
Number of Homes Built	1	3	2
Average Sq. Footage of New Home	1,655	1,777	2,310
Average Value of New Home*	\$180,000	\$171,467	\$196,250
Average Value of Existing Homes*	\$137,623	\$138,500	\$138,814
Average Taxes Paid per Year	\$1,891	\$2,085	\$2,143
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$145,000	\$258,500	\$202,300

Existing Home Sales

	2014	2015	2016
Number of Homes Sold	20	18	21
Average Home Sale Price	\$159,950	\$163,000	\$166,133
Average Sq. Foot per Home	1,612	1,680	1,677
Average Sale Price per Sq. Foot*	\$100	\$99	\$101
Avg. Market Value of Homes Sold	\$149,606	\$143,728	\$147,305
Average Age of Homes Sold	1980	1973	1991

Middlefield Village



Montville Township

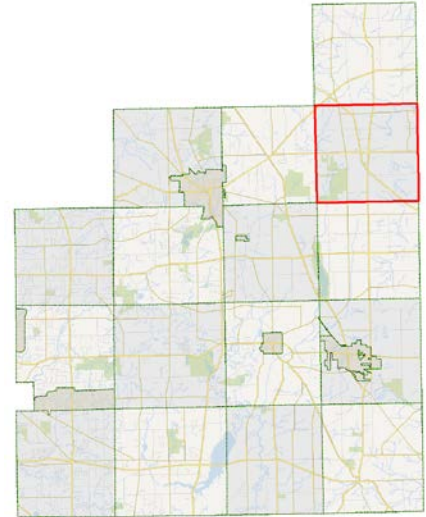
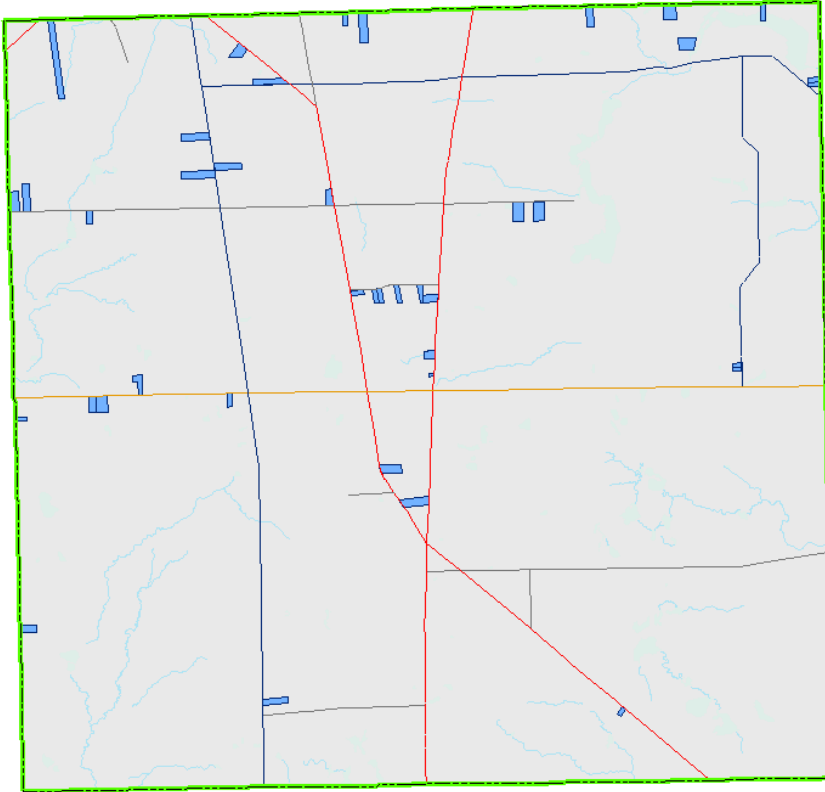
New Homes Built

	2014	2015	2016
Number of Homes Built	4	2	1
Average Sq. Footage of New Home	2,336	3,690	1,704
Average Value of New Home*	\$237,050	\$1,159,650	\$197,100
Average Value of Existing Homes*	\$158,090	\$156,780	\$155,855
Average Taxes Paid per Year	\$2,074	\$2,161	\$2,138
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$559,200	\$1,504,100	\$197,100

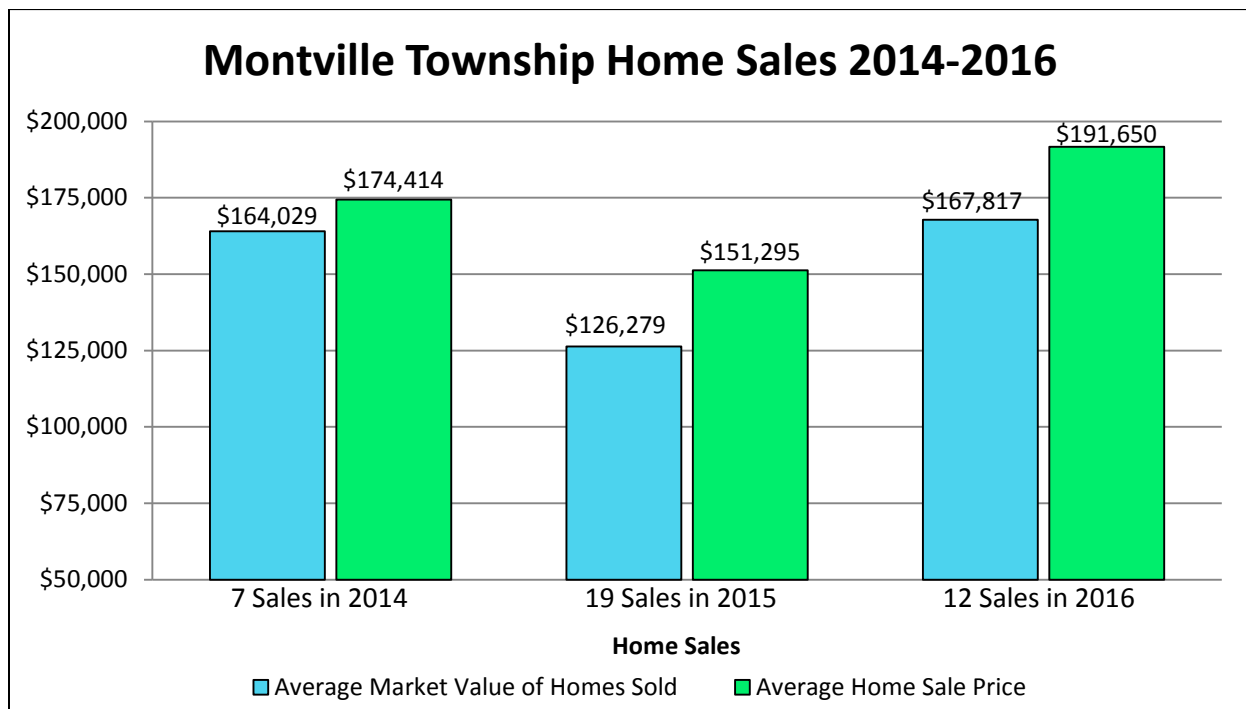
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	7	19	12
Average Home Sale Price	\$174,414	\$151,295	\$191,650
Average Sq. Foot per Home	1,574	1,609	1,926
Average Sale Price per Sq. Foot*	\$114	\$97	\$101
Avg. Market Value of Homes Sold	\$164,029	\$126,279	\$167,817
Average Age of Homes Sold	1966	1963	1980

Montville Township



 Homes Sold 2014-2016



Munson Township

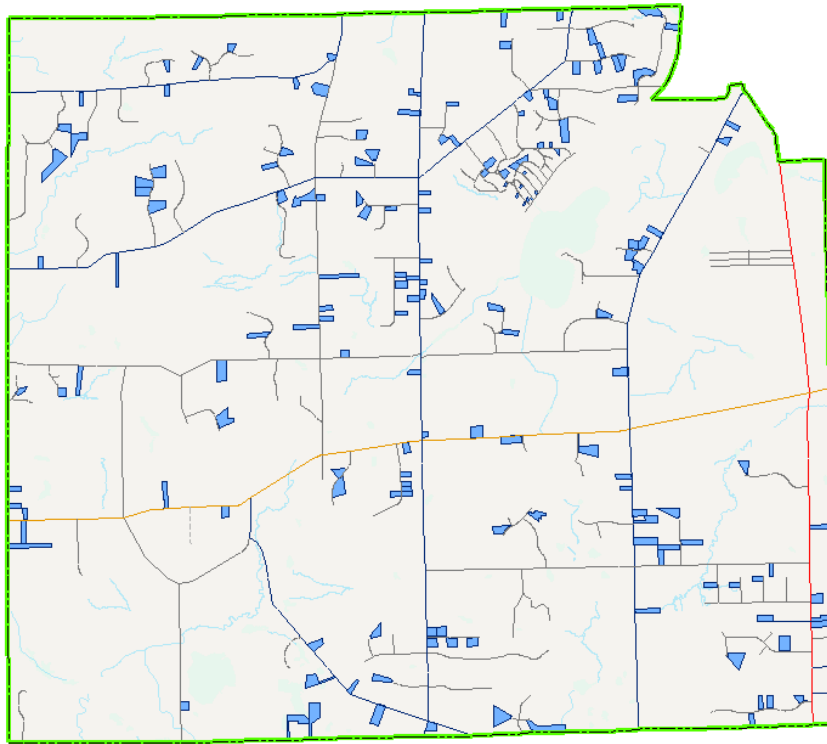
New Homes Built

	2014	2015	2016
Number of Homes Built	13	13	7
Average Sq. Footage of New Home	5,981	3,240	2,783
Average Value of New Home*	\$475,892	\$425,431	\$342,300
Average Value of Existing Homes*	\$249,106	\$250,725	\$251,717
Average Taxes Paid per Year	\$4,714	\$4,904	\$5,066
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$3,922,900	\$3,495,700	\$1,165,000

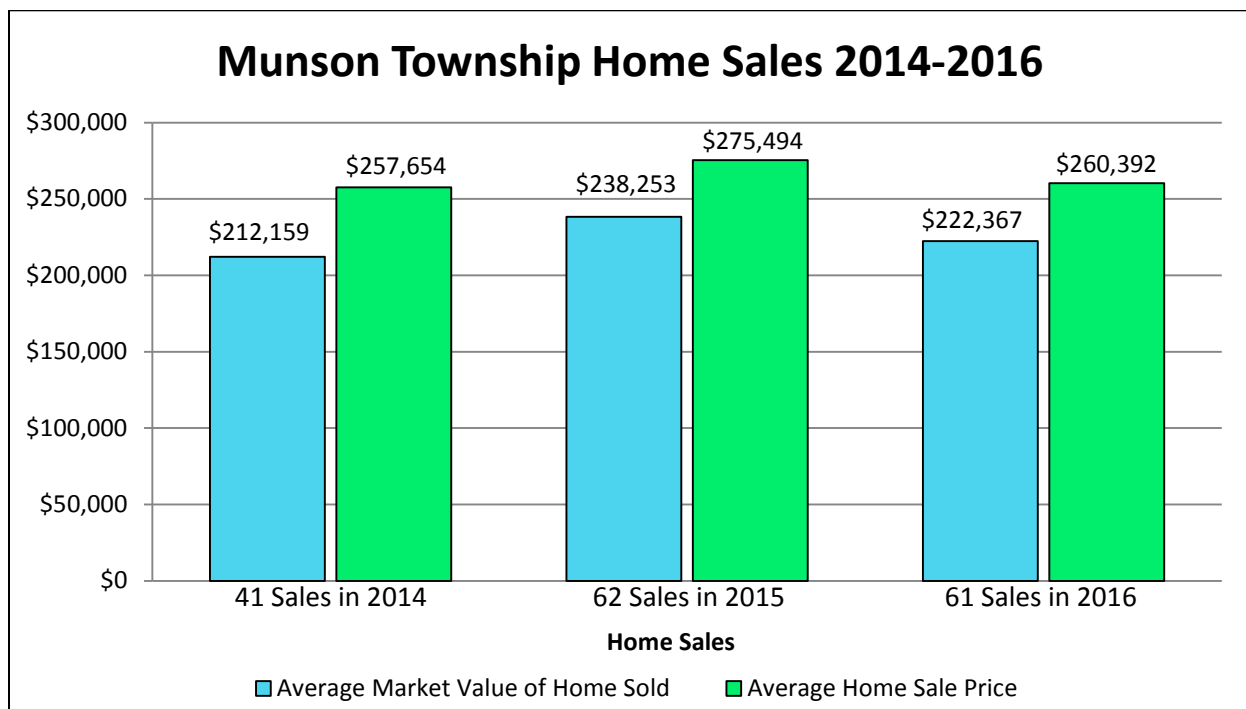
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	41	62	61
Average Home Sale Price	\$257,654	\$275,494	\$260,392
Average Sq. Foot per Home	2,138	2,409	2,291
Average Sale Price per Sq. Foot*	\$121	\$117	\$114
Avg. Market Value of Homes Sold	\$212,159	\$238,253	\$222,367
Average Age of Homes Sold	1971	1975	1973

Munson Township



■ Homes Sold 2014-2016



Newbury Township

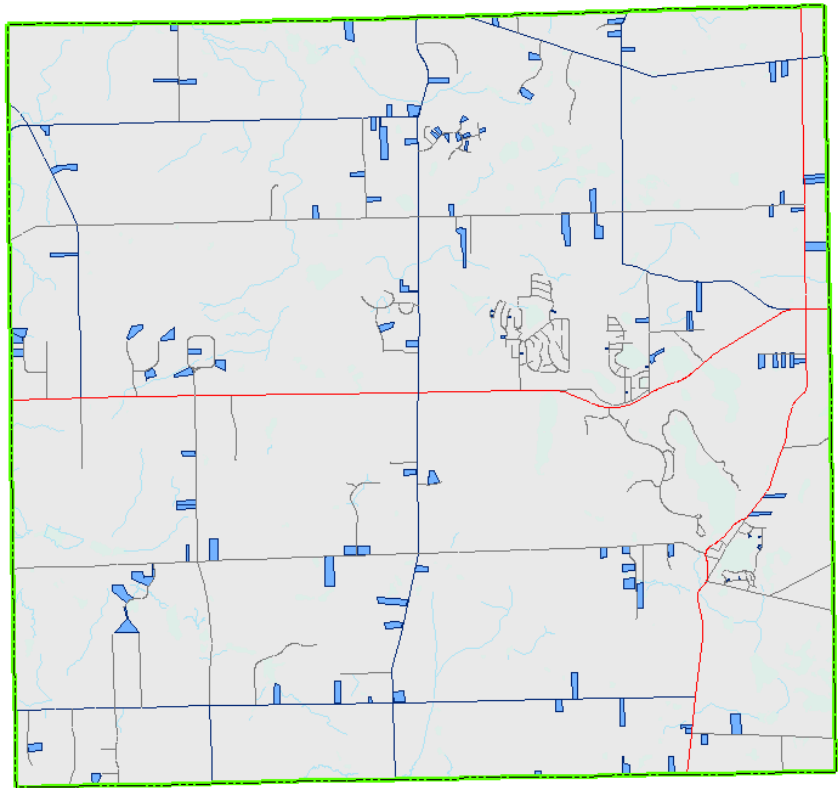
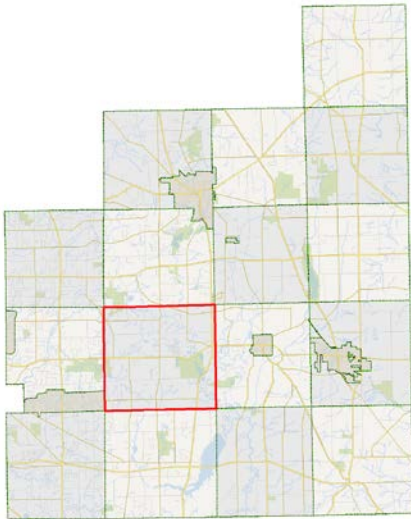
New Homes Built

	2014	2015	2016
Number of Homes Built	0	3	5
Average Sq. Footage of New Home	n/a	2,732	2,454
Average Value of New Home*	n/a	\$343,133	\$274,900
Average Value of Existing Homes*	\$155,400	\$155,690	\$156,010
Average Taxes Paid per Year	\$3,164	\$3,255	\$3,254
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	\$533,400	\$555,800

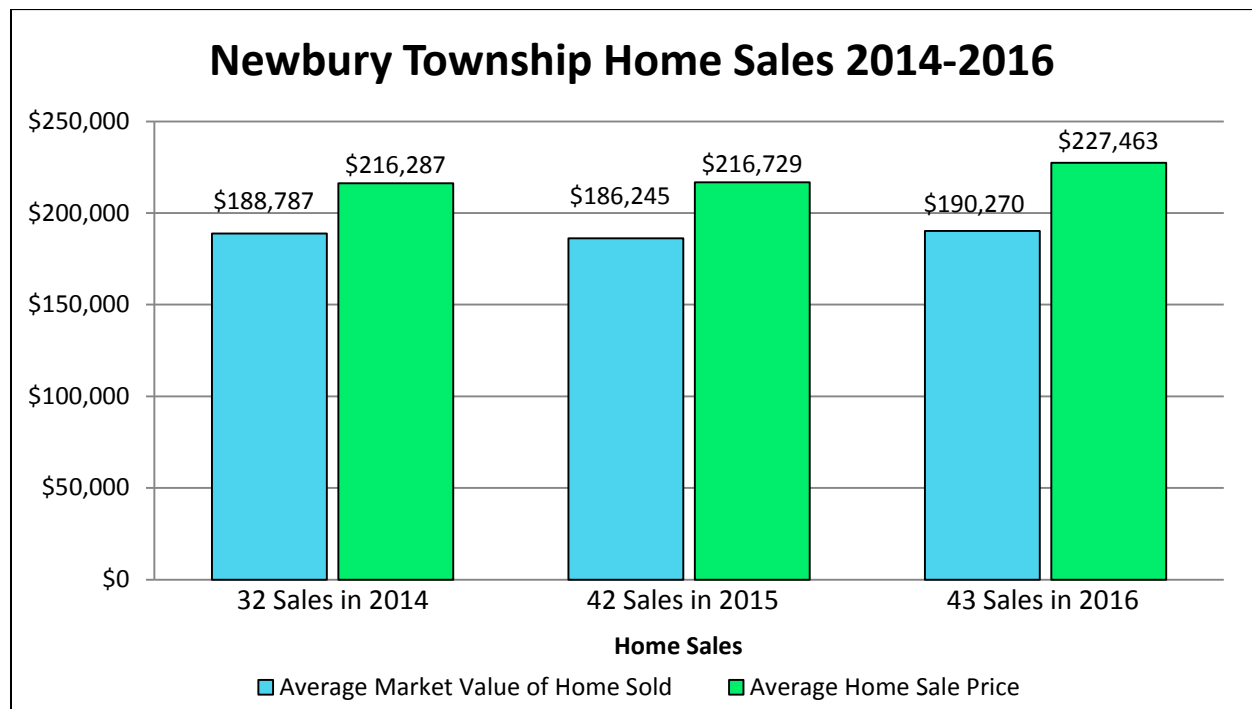
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	32	42	43
Average Home Sale Price	\$216,287	\$216,729	\$227,463
Average Sq. Foot per Home	1,905	2,039	2,058
Average Sale Price per Sq. Foot	\$110	\$105	\$114
Avg. Market Value of Homes Sold	\$188,787	\$186,245	\$190,270
Average Age of Homes Sold	1964	1966	1970

Newbury Township



Homes Sold 2014-2016



Parkman Township

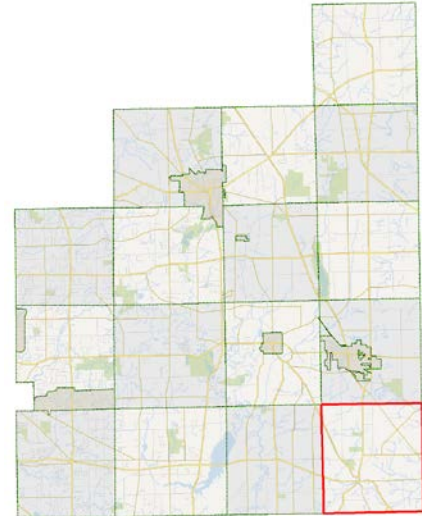
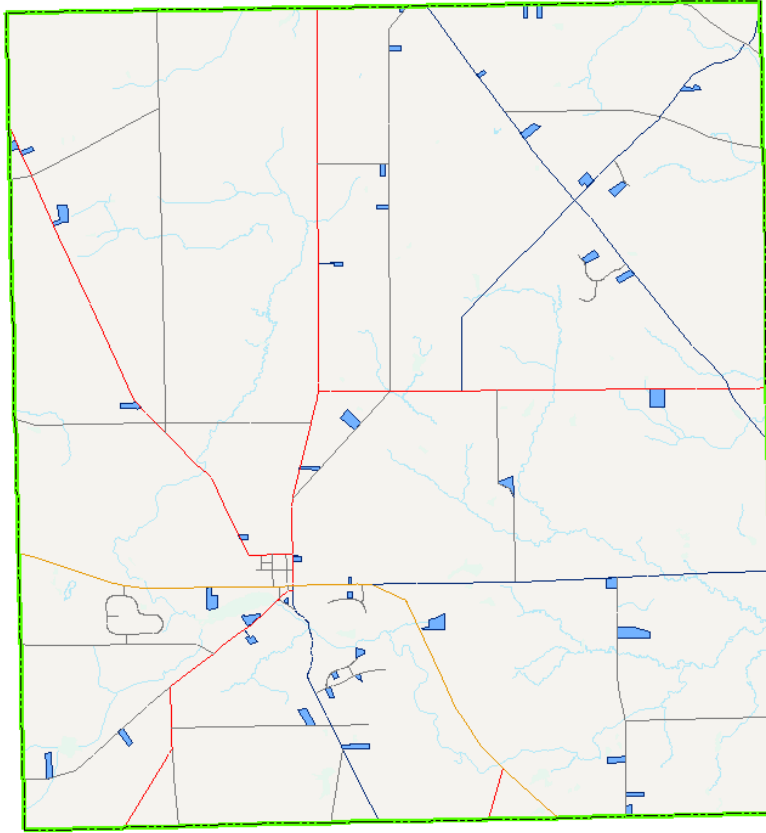
New Homes Built

	2014	2015	2016
Number of Homes Built	2	9	10
Average Sq. Footage of New Home	2,479	2,019	2,592
Average Value of New Home *	\$274,950	\$188,411	\$258,110
Average Value of Existing Homes*	\$195,072	\$192,604	\$197,651
Average Taxes Paid per Year	\$2,809	\$2,920	\$3,133
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$216,600	\$854,400	\$1,733,900

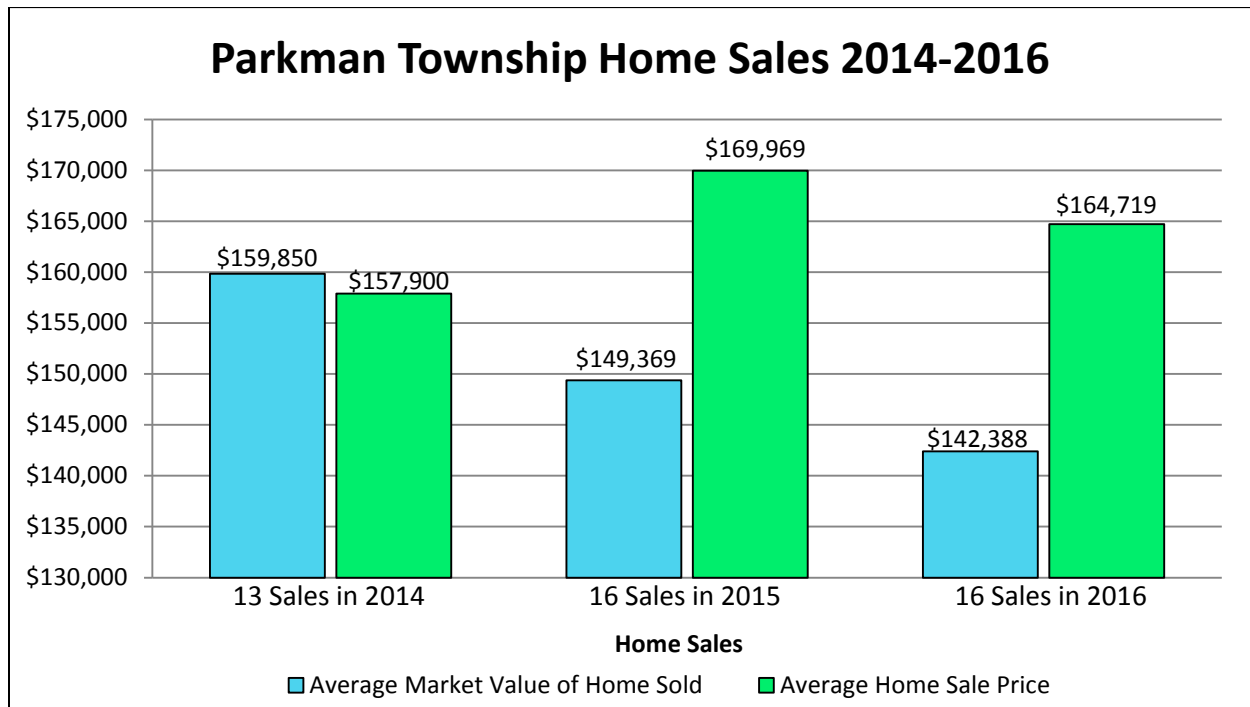
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	13	16	16
Average Home Sale Price	\$157,900	\$169,969	\$164,719
Average Sq. Foot per Home	1,952	1,909	1,811
Average Sale Price per Sq. Foot *	\$84	\$95	\$94
Avg. Market Value of Homes Sold	\$159,850	\$149,369	\$142,388
Average Age of Homes Sold	1972	1971	1972

Parkman Township



 Homes Sold 2014-2016



Russell Township

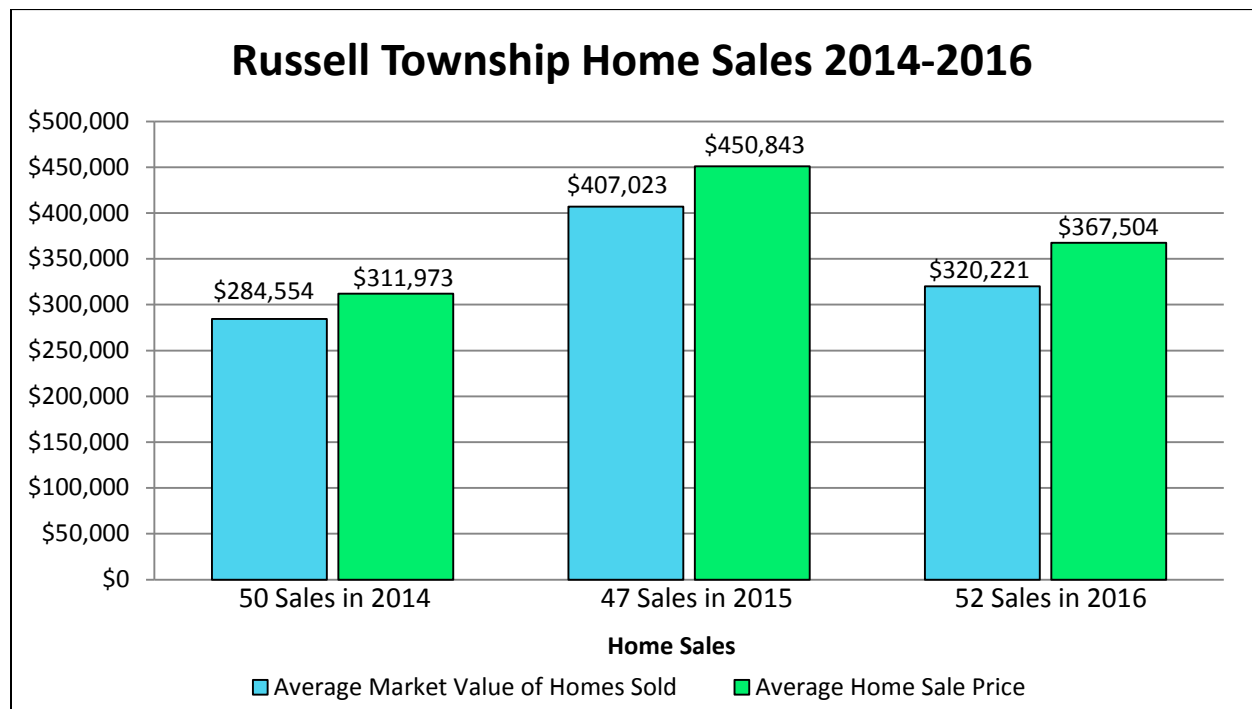
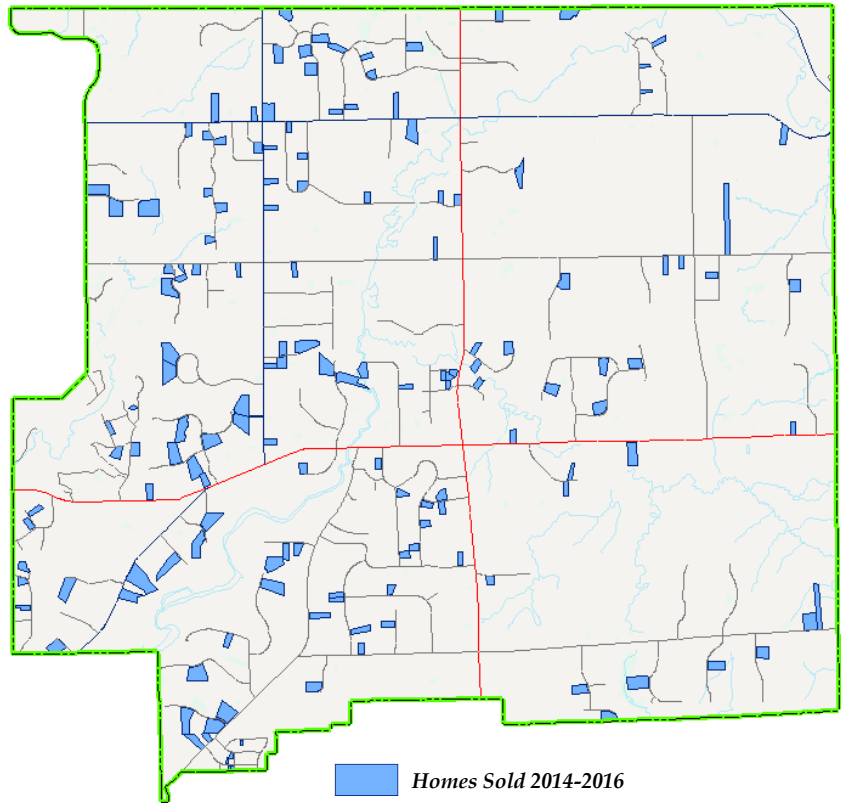
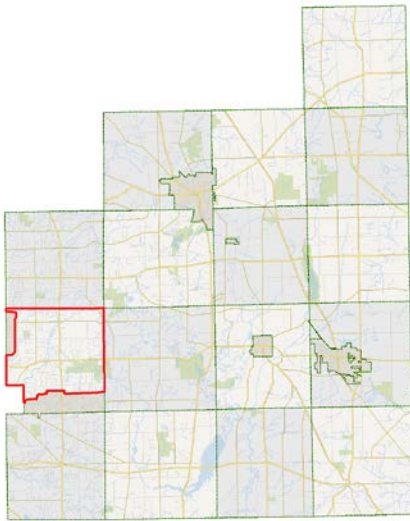
New Homes Built

	2014	2015	2016
Number of Homes Built	8	10	5
Average Sq. Footage of New Home	3,443	4,544	3,537
Average Value of New Home*	\$497,388	\$779,760	\$588,780
Average Value of Existing Homes*	\$325,533	\$326,296	\$327,192
Average Taxes Paid per Year	\$6,625	\$6,840	\$7,208
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$2,143,500	\$3,689,000	\$1,088,700

Existing Home Sales

	2014	2015	2016
Number of Homes Sold	50	47	52
Average Home Sale Price	\$311,973	\$450,843	\$367,504
Average Sq. Foot per Home	2,648	3,223	2,800
Average Sale Price per Sq. Foot	\$115	\$131	\$128
Avg. Market Value of Homes Sold	\$284,554	\$407,023	\$320,221
Average Age of Homes Sold	1967	1973	1967

Russell Township



Hunting Valley Village

New Homes Built

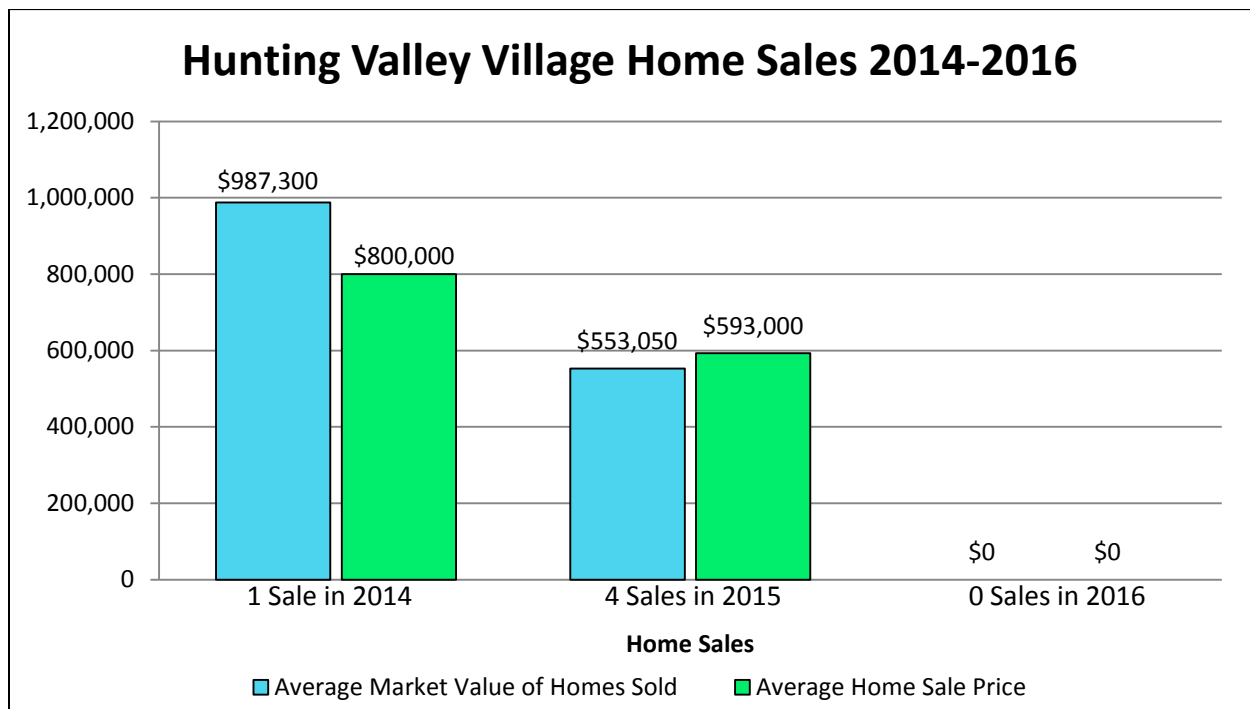
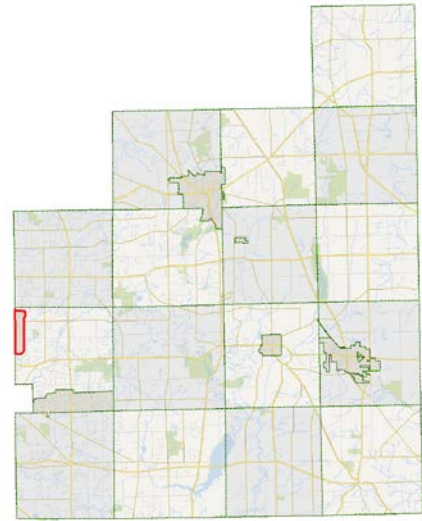
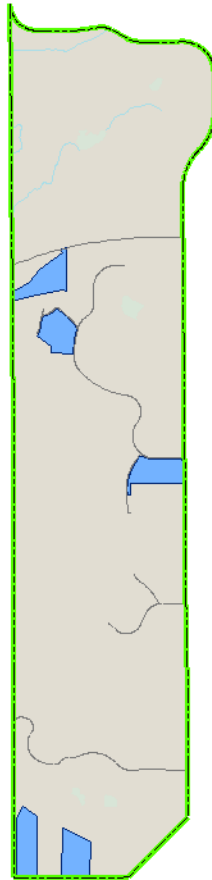
	2014	2015	2016
Number of Homes Built	0	0	0
Average Sq. Footage of New Home	n/a	n/a	n/a
Average Value of New Home*	n/a	n/a	n/a
Average Value of Existing Homes*	\$894,014	\$894,557	\$895,005
Average Taxes Paid per Year	\$16,368	\$16,900	\$17,725
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	n/a	n/a

Exisisting Home Sales

	2014	2015	2016
Number of Homes Sold	1	4	0
Average Home Sale Price	\$800,000	\$593,000	n/a
Average Sq. Foot per Home	5,068	3,541	n/a
Average Sale Price per Sq. Foot*	\$158	\$165	n/a
Average Total Market Value of Home	\$987,300	\$553,050	n/a
Average Age of Homes Sold	1989	1960	n/a

Hunting Valley Village

 Homes Sold 2014-2016



South Russell Village

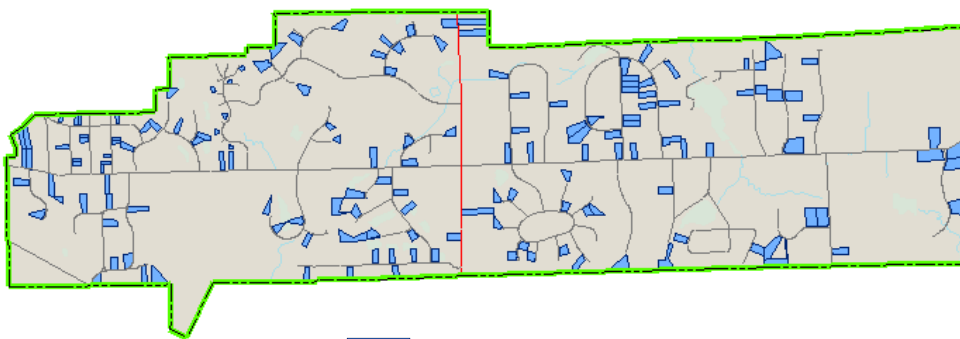
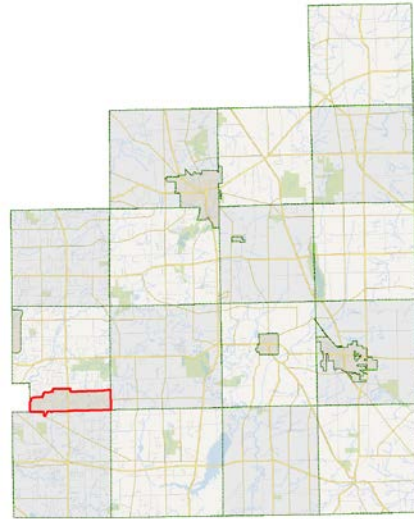
New Homes Built

	2014	2015	2016
Number of Homes Built	2	3	0
Average Sq. Footage of New Home	5,130	2,730	n/a
Average Value of New Home*	\$904,250	\$389,400	n/a
Average Value of Existing Homes*	\$288,160	\$289,582	\$289,855
Average Taxes Paid per Year	\$6,673	\$6,793	\$6,794
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$771,000	\$1,024,500	n/a

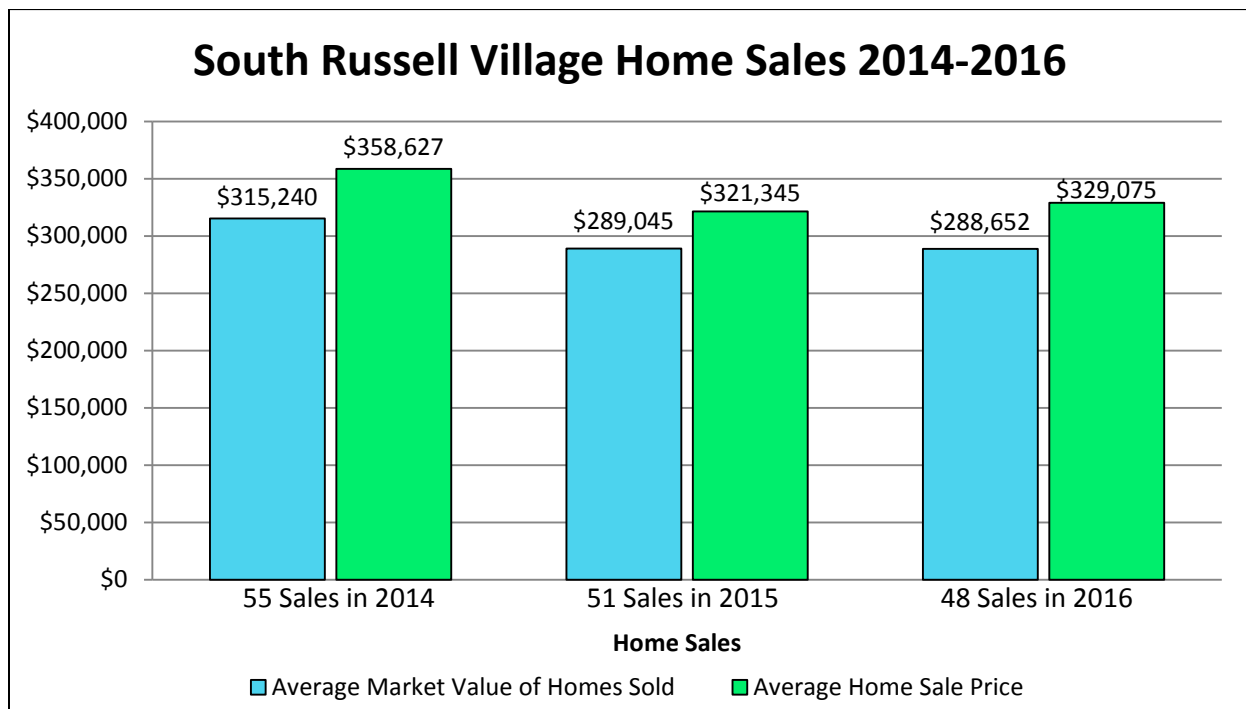
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	55	51	48
Average Home Sale Price	\$358,627	\$321,345	\$329,075
Average Sq. Foot per Home	2,769	2,530	2,489
Average Sale Price per Sq. Foot*	\$126	\$127	\$129
Avg. Market Value of Homes Sold	\$315,240	\$289,045	\$288,652
Average Age of Homes Sold	1975	1974	1971

South Russell Village



■ Homes Sold 2014-2016



Thompson Township

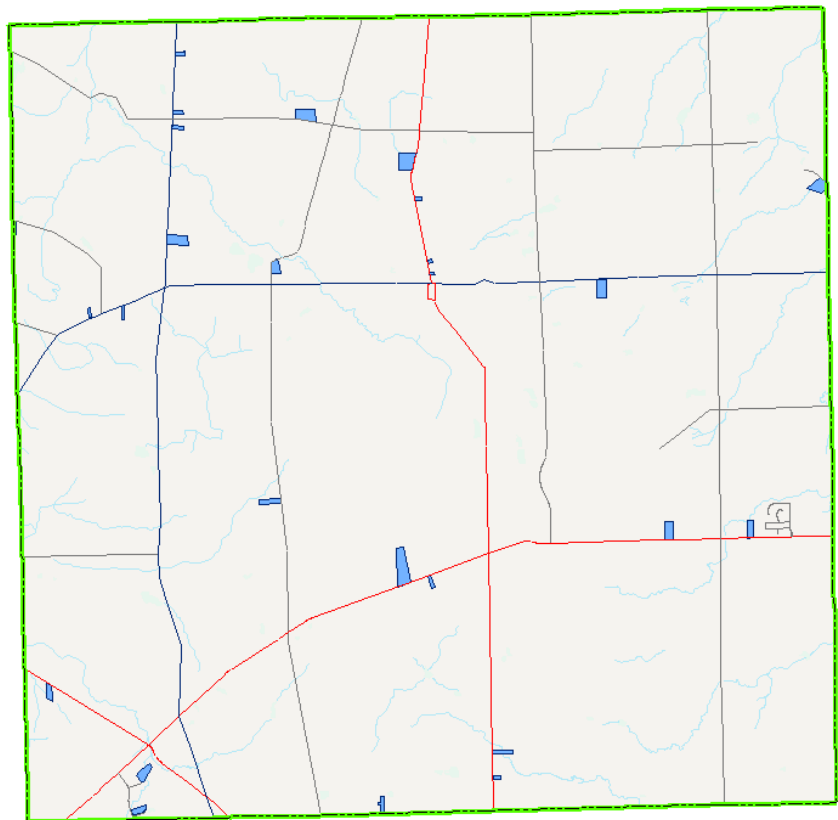
New Homes Built

	2014	2015	2016
Number of Homes Built	2	4	1
Average Sq. Footage of New Home	2,745	1,725	2,186
Average Value of New Home*	\$352,050	\$211,400	\$192,000
Average Value of Existing Homes*	\$163,124	\$163,124	\$159,953
Average Taxes Paid per Year	\$2,254	\$2,338	\$2,265
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	\$177,600	\$372,200	\$155,100

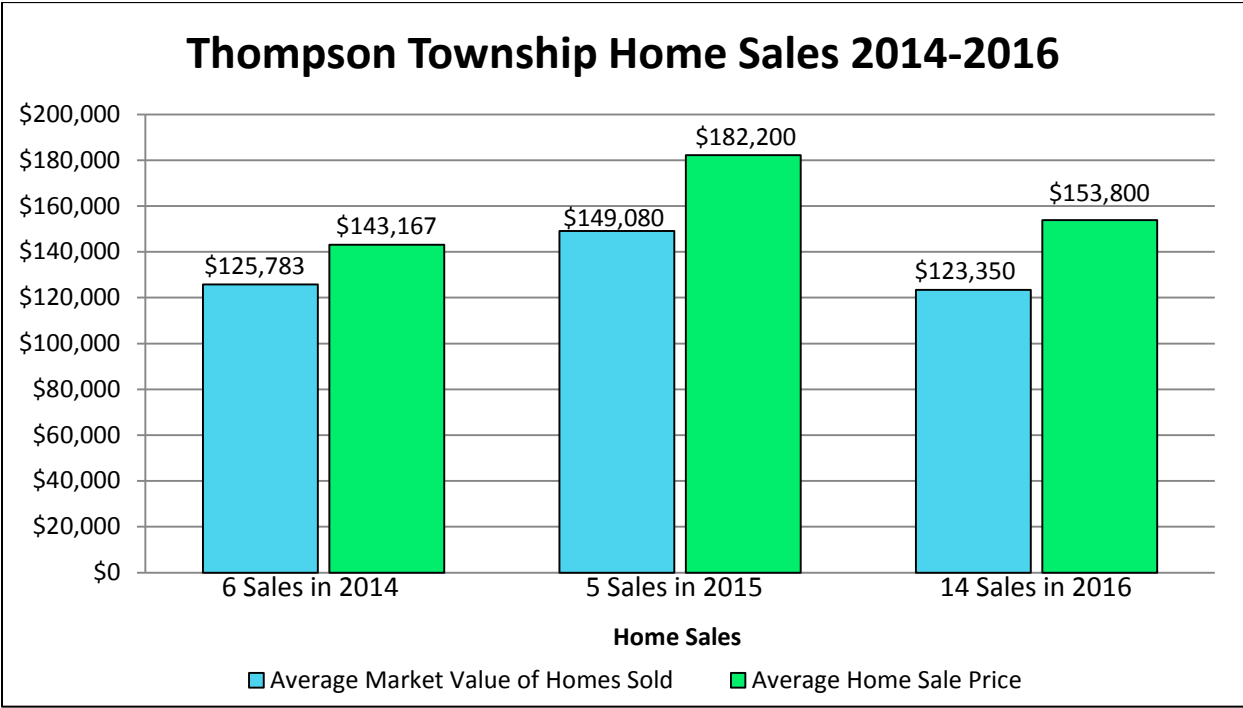
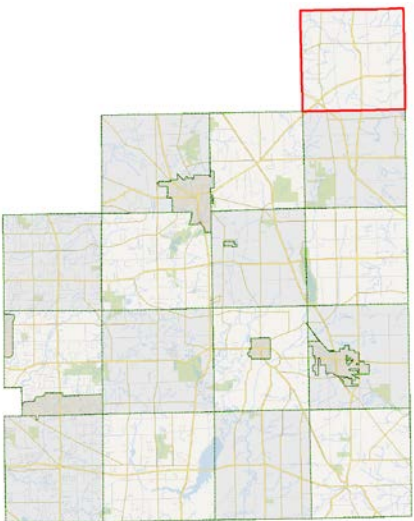
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	6	5	14
Average Home Sale Price	\$143,167	\$182,200	\$153,800
Average Sq. Foot per Home	1,633	1,695	1,487
Average Sale Price per Sq. Foot*	\$91	\$109	\$105
Avg. Market Value of Homes Sold	\$125,783	\$149,080	\$123,350
Average Age of Homes Sold	1961	1948	1968

Thompson Township



 Homes Sold 2014-2016



Troy Township

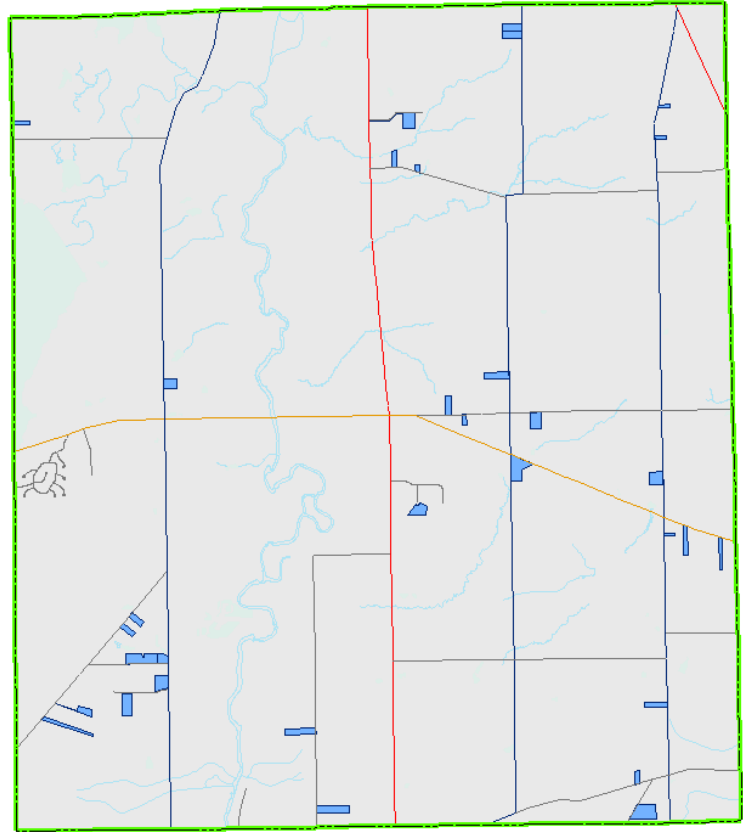
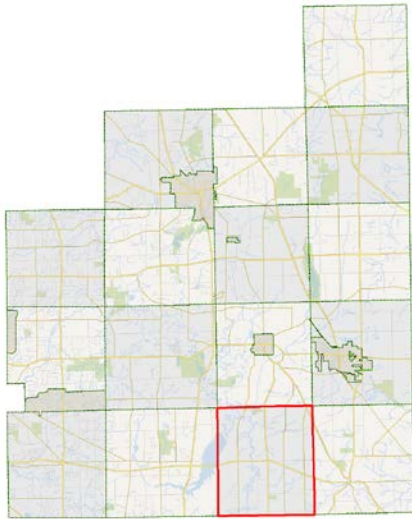
New Homes Built

	2014	2015	2016
Number of Homes Built	0	2	3
Average Sq. Footage of New Home	n/a	1,506	1,911
Average Value of New Home*	n/a	\$151,100	\$215,067
Average Value of Existing Homes*	\$209,362	\$210,435	\$222,200
Average Taxes Paid per Year	\$2,782	\$3,006	\$3,152
Total Dollar Amount Added for New Home Construction (excludes land but may incl partial values)	n/a	\$163,500	\$267,100

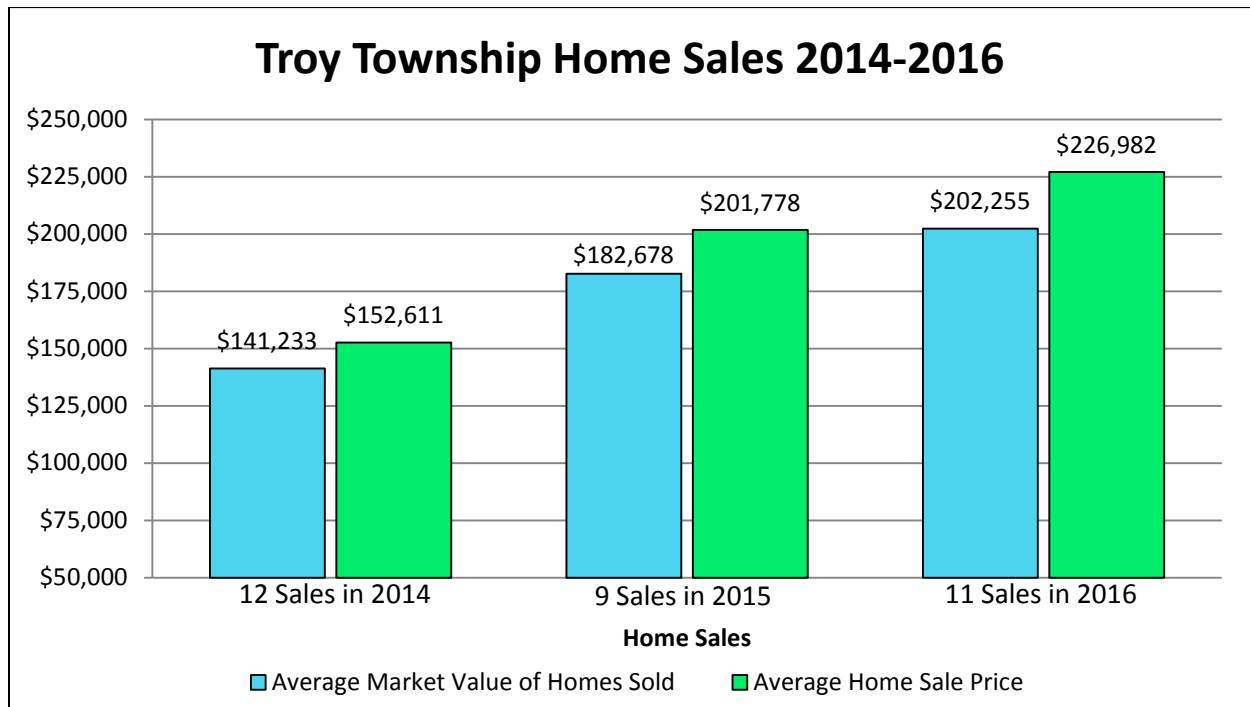
Existing Home Sales

	2014	2015	2016
Number of Homes Sold	12	9	11
Average Home Sale Price	\$152,611	\$201,778	\$226,982
Average Sq. Foot per Home	1,763	1,913	2,304
Average Sale Price per Sq. Foot*	\$91	\$106	\$102
Avg. Market Value of Homes Sold	\$141,233	\$182,678	\$202,255
Average Age of Homes Sold	1961	1983	1969

Troy Township



 Homes Sold 2014-2016



Proudly Serving the Residents of Geauga County

Auditor
Frank J. Gliha
Chief Fiscal Officer



2017 Real Estate Report

Frank J. Gliha

Gauga County Auditor

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The 2017 Real Estate Report was produced in-house by the Geauga County Auditor's Office in August 2017. 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