

Geauga County Historical Sales File for 2008 - Single Family Sales

This sales file is sorted by taxing district then by ascending sale price. See the last page for disclaimers and explanations of this data.

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
01-103800	16709 MUNN RD	511	\$232,500	\$185,000	20080529	125.68%	none
01-117126	19035 BROOKFIELD DR	510	\$194,300	\$208,500	20080714	93.19%	prev sale 4/26/06 \$218000
01-053151	17194 WOOD ACRE TR	510	\$219,200	\$214,000	20080619	102.43%	none
01-056000	9819 BROADWAY DR	510	\$175,700	\$223,000	20080429	78.79%	none
01-088650	10825 STAFFORD RD	511	\$231,200	\$224,000	20080724	103.21%	none
01-117116	19130 BROOKFIELD DR	510	\$205,800	\$225,000	20080515	91.47%	none
01-117894	16815 VICTORIA DR	510	\$229,000	\$229,000	20080811	100.00%	verified sale - was foreclosure re-sale, prev sale 9/1/99 \$285000
01-092150	17315 MESSENGER RD	511	\$225,300	\$235,000	20080701	95.87%	none
01-093411	18880 MUNN RD	510	\$225,700	\$235,000	20080220	96.04%	none
01-067453	9866 BAINBRIDGE RD	510	\$214,700	\$240,000	20080515	89.46%	prev sale 9/7/00 \$205900
01-117903	18155 AUBURN RD	511	\$246,000	\$240,000	20080701	102.50%	prev sale 4/1/04 \$284000, 2/27/00 \$215000
01-117129	19081 BROOKFIELD DR	510	\$205,700	\$242,000	20080717	85.00%	none
01-117534	10900 STAFFORD RD	510	\$229,600	\$255,000	20080626	90.04%	none
01-117697	17041 MESSENGER RD	511	\$295,600	\$265,000	20080821	111.55%	none
01-118697	17209 WING RD	511	\$195,600	\$265,000	20080424	73.81%	none
01-117733	11645 TAYLOR MAY RD	511	\$218,300	\$283,800	20080418	76.92%	prev sale 6/3/03 \$221500
01-118255	18611 AUBURN GLEN DR	511	\$270,600	\$287,500	20081014	94.12%	prev sale spec home 5/23/02 \$295000
01-117721	11515 ROBIN WOOD LN	510	\$399,000	\$309,000	20080815	129.13%	none
01-118390	17890 STERLING GLEN LN	510	\$302,500	\$310,000	20080115	97.58%	none
01-117922	11200 SPICEBERRY CR	510	\$280,500	\$315,000	20080829	89.05%	prev sale was vacant land only 5/20/02 \$58000
01-118785	17530 MESSENGER RD	511	\$210,500	\$330,000	20080206	63.79%	was pt of large farm that was bought in 2003 and split up
01-117621	18973 PRIMROSE CT	510	\$327,000	\$332,000	20080808	98.49%	none
01-117874	9920 CRYSTAL TR	510	\$330,800	\$350,000	20080707	94.51%	none
01-117879	9960 WATERFORD TR	510	\$370,100	\$365,000	20080917	101.40%	foreclosure re-sale
01-005130	9800 WHISPER WOOD CR	510	\$348,100	\$367,500	20080331	94.72%	none
01-118892	19180 SANCTUARY DR	510	\$367,000	\$377,000	20080109	97.35%	none
01-002190	16515 MUNN RD	511	\$434,700	\$400,000	20080903	108.68%	prev sale spec home 6/29/04 \$543700 - prev sale vacant land
01-118405	16670 ORANGE LN	510	\$413,700	\$408,000	20080125	101.40%	none
01-118416	16720 ORANGE LN	510	\$414,500	\$416,000	20080227	99.64%	none
01-118875	11575 FROSTWOOD DR	510	\$470,000	\$420,000	20080718	111.90%	prev sale spec home 1/6/06 \$475000
01-118756	11800 ASCOT LN	510	\$405,000	\$425,000	20080520	95.29%	new const for Tax Year 2008
01-118067	16655 ANNE LN	510	\$357,600	\$430,000	20080523	83.16%	none
01-118751	11750 ASCOT LN	510	\$404,800	\$432,000	20081030	93.70%	prev sale 9/30/03 \$400000, 2003 sale was vacant land only \$79000
01-111502	10970 TAYLOR MAY RD	511	\$336,300	\$435,000	20081030	77.31%	prev sale was vacant land only 5/6/05 \$66000
01-117747	16820 STAFFORDSHIRE CT	510	\$440,000	\$435,000	20080327	101.15%	spec home - was for sale over 12 months - verified sale
01-118307	18485 MAY CT	510	\$357,300	\$443,000	20080626	80.65%	none
01-118755	11790 ASCOT LN	510	\$440,000	\$470,000	20080808	93.62%	none
01-118967	11830 EDINBORO LN	510	\$430,000	\$478,000	20080627	89.96%	none
01-119043	18175 SEDGE CT	510	\$481,000	\$490,000	20080818	98.16%	spec home, prev sale was vacant land only 4/17/06 \$115900
01-118303	18445 MAY CT	510	\$484,900	\$507,000	20080618	95.64%	prev sale 4/16/07 \$540000
01-119058	11855 STARBUSH CT	510	\$557,800	\$521,000	20080811	107.06%	prev sale was vacant land only 4/24/06 \$135000
01-118646	9775 CUMBERLAND TR	510	\$520,000	\$565,500	20080610	91.95%	prev sale 9/25/06 \$534400
01-119057	11825 STARBUSH CT	510	\$627,200	\$620,000	20080929	101.16%	spec home - prev sale was block of vacant lots to builder
01-119071	9795 HORSESHOE DR	510	\$706,200	\$710,000	20080728	99.46%	spec home - prev sale vacant land only 7/2/07 \$90000
01-118737	11630 ASCOT LN	510	\$550,300	\$825,000	20080714	66.70%	vacant land only sale 1/30/03 \$97000
02-301600	18845 CHILLICOTHE RD	510	\$124,600	\$129,500	20081229	96.22%	none
02-410200	7251 PETTIBONE RD	511	\$104,500	\$130,000	20080311	80.38%	none
02-356700	7295 CHAGRIN RD	510	\$99,600	\$134,900	20080924	73.83%	none
02-225250	8760 BEACON HILL DR	510	\$138,200	\$145,000	20080103	95.31%	none
02-172400	8861 CARNES RD	510	\$158,900	\$159,000	20080701	99.94%	none
02-276710	18732 GEAUGA LAKE RD	511	\$145,200	\$160,000	20080530	90.75%	none

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
03-006280	7064 PINE ST	510	\$165,800	\$160,000	20080925	103.63%	none
02-249500	7164 JACKSON RD	511	\$126,000	\$171,000	20080428	73.68%	prev sale 4/4/02 \$112800
02-380760	7909 CHAGRIN RD	510	\$145,600	\$175,000	20081114	83.20%	foreclosure re-sale 8/9/07 \$70600 then remod., 12/31/03 \$139000
02-319300	17810 KINGSWOOD DR	510	\$160,700	\$176,000	20080502	91.31%	none
02-064100	8010 BAINBRIDGE RD	511	\$190,700	\$185,000	20081119	103.08%	none
02-241100	17166 SUNSET DR	510	\$195,700	\$185,500	20081114	105.50%	prev sale 10/10/02 \$189000, 5/2/97 \$152500
02-417400	8190 BAINBRIDGE RD	510	\$215,200	\$190,000	20080613	113.26%	relo - prev sale 6/30/05 \$279400
02-142080	8915 SOUTHBROOK TR	510	\$202,400	\$193,000	20080314	104.87%	BOR case - value at sale shown - arms length. Prev 10/22/04 \$218,900
02-238700	17598 MERRY OAKS TR	510	\$223,600	\$194,500	20081203	114.96%	none
02-186100	17400 TANGLEWOOD CT	510	\$234,400	\$210,000	20080827	111.62%	none
02-229100	8471 SUMMIT DR	510	\$174,500	\$210,000	20080228	83.10%	prev sale 7/29/04 \$193000
02-385608	8905 SOUTHBROOK TR	510	\$232,400	\$210,000	20080627	110.67%	none
02-326580	17906 HARVEST DR	510	\$213,800	\$214,000	20080627	99.91%	none
03-017100	7107 OAK ST	510	\$170,800	\$218,000	20080516	78.35%	prev sale 9/19/00 \$189300
02-098700	17157 SUNSET DR	510	\$207,000	\$219,000	20080529	94.52%	none
02-027050	17481 MERRY OAKS TR	510	\$197,200	\$220,000	20080609	89.64%	prev sale 4/6/01 \$201000
02-114300	17143 PARK DR	510	\$184,500	\$220,000	20080709	83.86%	prev sale 6/30/00 \$180000, 2/5/99 \$165000
02-187650	17060 SUNSET DR	510	\$228,800	\$220,000	20080430	104.00%	prev sale 8/22/03 \$235000
02-244700	8370 CRAIG DR	510	\$202,500	\$220,000	20080207	92.05%	none
03-017000	7070 PINE ST	510	\$182,000	\$221,000	20081204	82.35%	prev sale 7/23/04 \$210000, 6/30/98 \$139500, 3/12/97 \$129500
02-133895	9280 TAYLOR MAY RD	511	\$179,800	\$223,000	20080201	80.63%	prev sale 2/21/03 \$175000
02-033850	18136 SNYDER RD	511	\$251,700	\$245,000	20080414	102.73%	none
02-056071	8304 PEBBLE CREEK CT	510	\$257,700	\$245,000	20081001	105.18%	prev sale 10/24/03 \$255000
02-380300	7461 SAMUEL LORD DR	510	\$178,600	\$245,000	20080416	72.90%	none
02-146030	17780 LOST TR	510	\$270,800	\$250,000	20081205	108.32%	none
02-263770	8393 SUMMIT DR	510	\$202,600	\$250,000	20080619	81.04%	none
02-313112	8351 TIMBER TR	510	\$293,200	\$252,500	20081211	116.12%	none
02-115800	18028 ELLIOTT DR	510	\$217,400	\$255,000	20080714	85.25%	none
02-160350	18029 MILLSTONE RD	510	\$271,900	\$257,500	20080606	105.59%	prev sale 6/26/01 \$226500
02-273550	19139 CASCADE CT	510	\$238,500	\$260,000	20080416	91.73%	none
02-415000	7063 WOODLAND AVE	510	\$252,000	\$265,000	20080108	95.09%	none
02-136370	18040 BIRCH HILL DR	510	\$232,200	\$270,400	20080630	85.87%	prev sale 5/27/98 \$210000
02-313139	8208 TIMBER TR	510	\$233,500	\$271,000	20080725	86.16%	none
02-394050	7660 COUNTRY LN	511	\$254,600	\$272,000	20081124	93.60%	none
02-149550	8200 STONEY BROOK DR	510	\$246,600	\$272,500	20081031	90.50%	none
02-232990	17713 LOST TR	510	\$265,200	\$272,500	20080117	97.32%	none
02-031230	17596 PLUM CREEK TR	510	\$236,500	\$280,000	20081218	84.46%	none
02-392050	17220 PARK DR	510	\$172,700	\$284,000	20080717	60.81%	prev sale 11/14/06 \$215000
02-015820	17730 LOST TR	510	\$267,600	\$285,000	20081030	93.89%	prev sale 3/3/98 \$222500
02-222010	17068 SAVAGE RD	511	\$226,700	\$285,000	20081121	79.54%	prev sale 4/20/04 \$235000
02-209827	9225 WILDERNESS PASSAGE	510	\$292,400	\$288,000	20080521	101.53%	none
02-215420	8662 TANGLEWOOD TR	510	\$254,300	\$295,000	20080215	86.20%	none
02-107656	16650 MOHICAN TR	510	\$308,900	\$300,000	20080604	102.97%	prev sale 9/22/06 \$295000
02-310150	8390 SUMMIT DR	510	\$316,600	\$303,000	20081114	104.49%	prev sale 5/29/03 \$301000, 6/17/99 \$150000 - remod/addn in 2004
02-220571	8240 STONEY BROOK DR	510	\$239,400	\$305,000	20080502	78.49%	prev sale 12/15/06 \$249000
02-419782	9099 BAINBRIDGE RD	511	\$279,800	\$305,000	20080702	91.74%	none
02-165250	17134 NORTH BROOK TR	510	\$347,000	\$308,000	20080530	112.66%	none
02-092420	16833 SNYDER RD	511	\$296,800	\$310,000	20080624	95.74%	none
03-009560	7694 WASHINGTON ST	511	\$195,900	\$312,500	20080602	62.69%	none
02-209848	8891 LAKE IN THE WOODS TR	510	\$275,700	\$315,000	20080826	87.52%	prev sale 4/4/97 \$237000
02-336100	17214 NORTH BROOK TR	510	\$347,300	\$315,000	20080516	110.25%	none
02-330704	8858 KINGS ORCHARD TR	510	\$294,400	\$320,000	20081121	92.00%	prev sale 8/14/03 \$306000
02-243600	18016 LOST TR	510	\$302,800	\$325,000	20080930	93.17%	prev sale 8/31/99 \$228900
02-209849	16611 MOHICAN TR	510	\$264,400	\$332,500	20081022	79.52%	none
02-419598	16710 BRIGADOON DR	510	\$313,600	\$333,000	20080424	94.17%	prev sale 5/25/04 \$328000

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02-086660	17982 ELLIOTT DR	510	\$340,400	\$340,000	20081105	100.12%	prev sale 6/19/98 \$334900, 6/2/97 \$320000
02-412515	9095 LAKE IN THE WOODS TR	510	\$339,300	\$342,500	20080228	99.07%	none
02-246700	17385 SUGAR HILL TR	510	\$337,500	\$345,000	20080314	97.83%	none
02-192700	17126 CATSDEN RD	511	\$244,000	\$350,000	20080606	69.71%	none
02-101450	17393 SUGAR HILL TR	510	\$330,100	\$360,000	20080613	91.69%	prev sale 11/1/05 \$390000
02-412504	8875 BIRCHBARK GROVE	510	\$313,500	\$360,000	20080820	87.08%	none
02-040810	8867 TANGLEWOOD TR	510	\$303,900	\$370,000	20081010	82.14%	prev sale 7/25/97 \$270000
03-004100	7047 SOUTH ST	510	\$242,100	\$372,500	20080815	64.99%	prev sale 6/28/02 \$280000
02-420759	9210 OLD MEADOW DR	511	\$357,600	\$394,000	20080709	90.76%	none
02-420388	8125 BAINBROOK DR	510	\$400,100	\$395,000	20080515	101.29%	prev sale 10/19/01 \$306800
02-232970	17530 HASKINS RD	511	\$323,900	\$405,000	20080804	79.98%	prev sale 2/26/08 \$450000
02-420091	7755 BRAYTON TR	510	\$375,100	\$410,000	20080603	91.49%	prev sale 9/2/03 \$395000
02-419609	16703 BRIGADOON DR	510	\$391,200	\$420,000	20081015	93.14%	prev sale 10/18/01 \$355000
02-420482	7980 BAINBROOK DR	510	\$389,900	\$429,000	20080808	90.89%	prev sale 12/12/05 \$445000
02-420973	7050 COUNTRY LN	510	\$434,500	\$435,000	20080828	99.89%	spec home
02-420390	8090 BAINBROOK DR	510	\$421,300	\$445,000	20080201	94.67%	prev sale 10/5/05 \$512500
02-419694	17390 HAWKSVIEW LN	510	\$445,700	\$450,000	20080212	99.04%	none
02-420504	18330 HEARTHSTONE LN	510	\$496,100	\$462,500	20081020	107.26%	prev sale 6/26/00 \$470000, spec home 6/22/99 \$464900
02-420425	8075 DARBY'S RUN	510	\$435,300	\$467,000	20080327	93.21%	none - prev sale 7/28/04 \$445000
02-192300	8246 TULIP LN	512	\$484,500	\$475,000	20080208	102.00%	none
02-175200	8047 CHAGRIN RD	511	\$376,200	\$478,000	20080912	78.70%	none
02-420554	17382 TALL TREE TR	510	\$475,000	\$493,500	20080214	96.25%	foreclosed & resold in 2007 Prev sale 4/05 \$495k
02-421047	7493 CREEK VIEW TR	510	\$550,000	\$510,000	20081125	107.84%	spec home - no prev sales
02-419702	17330 OLD TANNERY TR	510	\$456,600	\$517,500	20080624	88.23%	prev sale 7/22/04 \$477500
02-419994	8360 BAINBROOK DR	510	\$353,400	\$520,000	20080516	67.96%	prev sale 8/8/02 \$318000
02-419970	17421 LAKESEDGE TR	510	\$533,200	\$526,000	20080820	101.37%	none
02-420079	18371 CRANBERRY RIDGE LN	510	\$444,800	\$530,000	20080430	83.92%	prev sale 11/10/04 \$495000
02-420551	17322 TALL TREE TRL	510	\$545,900	\$639,900	20080415	85.31%	none
02-420623	17390 OWLS HOLLOW LN	510	\$481,800	\$656,000	20080328	73.45%	prev sale 12/12/03 \$528000
02-420326	17416 RAMBLING CREEK TR	510	\$575,700	\$675,000	20081006	85.29%	none
02-420520	8320 WOODBERRY BV	510	\$586,500	\$700,000	20080926	83.79%	relocation sale - prev sale 7/30/04 \$618000
02-420049	8635 TAMARACK TR	510	\$623,400	\$701,000	20081105	88.93%	none
02-420115	17330 BUCKTHORN DR	510	\$637,200	\$743,600	20080409	85.69%	none
02-420609	8415 WEMBLEY CT	510	\$713,900	\$775,000	20080519	92.12%	prev sale 4/27/05 \$758600
02-234920	16780 SNYDER RD	511	\$613,700	\$790,000	20081112	77.68%	prev sale 10/11/07 \$625000, feb 2007 sale was vacant land only \$67500
02-420441	8000 DARBY'S RUN	510	\$678,500	\$790,000	20081028	85.89%	prev sale was vacant land only 5/2/01 \$110000
02-420917	17400 LOOKOUT DR	510	\$747,300	\$807,500	20080611	92.54%	prev sale 9/12/06 \$774900
02-421044	7511 CREEK VIEW TR	510	\$817,500	\$825,000	20081107	99.09%	none
03-019070	8120 WOODBERRY BV	510	\$729,700	\$970,000	20080731	75.23%	prev sale was vacant land only 3/30/05 \$149900
02-150650	16520 HEATHERWOOD LN	510	\$773,900	\$985,000	20080829	78.57%	none
03-019077	16405 MAJESTIC OAKS DR	510	\$670,100	\$1,067,000	20080715	62.80%	prev sale 12/30/05 \$908400, 2003 sale was builder purch of block of lots
04-150927	13760 CLARIDON TROY RD	511	\$42,900	\$60,000	20081204	71.50%	none
04-007000	15721 JUG ST	511	\$101,700	\$125,000	20080220	81.36%	foreclosure & resold in 2007 Prev sale 9/15/04 \$123k
04-147400	12775 KINSMAN RD	511	\$122,200	\$125,000	20080904	97.76%	none
04-036750	14610 BURTON WINDSOR RD	511	\$110,000	\$146,000	20080613	75.34%	prev sale 2/3/03 \$130000
04-043600	14475 BROADWOOD DR	510	\$163,700	\$155,000	20080905	105.61%	none
04-093500	15820 RAPIDS RD	511	\$144,700	\$165,000	20080729	87.70%	none
04-040150	13987 BUTTERNUT RD	511	\$120,100	\$171,300	20080717	70.11%	none
04-019100	13740 BUTTERNUT RD	510	\$207,300	\$225,000	20080718	92.13%	none
04-039153	13765 EQUESTRIAN DR	510	\$322,900	\$325,000	20080331	99.35%	none
05-045307	13745 W CENTER ST	511	\$77,500	\$67,000	20080123	115.67%	prev sale 9/19/07 \$50000
05-002600	14452 HICKOX ST	510	\$128,300	\$137,000	20081204	93.65%	none
05-044800	13625 SECO BV	510	\$123,000	\$140,000	20081107	87.86%	prev sale 10/31/00 \$110000
05-019700	13646 W SPRING ST	510	\$128,400	\$145,000	20080328	88.55%	prev sale 7/25/03 - remodeled & resold in 2008 was ask \$159,900
05-036300	14694 S CHESHIRE ST	510	\$116,300	\$145,000	20080829	80.21%	prev sale 9/27/00 \$128000

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05-044700	13687 CARLTON ST	510	\$134,400	\$146,000	20080827	92.05%	prev sale - foreclosure re-sale 4/3/03 \$118000, 8/20/99 \$134000
05-010700	14411 GARDEN ST	510	\$132,200	\$152,000	20080104	86.97%	prev sale 1/21/03 \$147500
05-000200	13907 KIRTLAND ST	510	\$154,700	\$157,300	20080118	98.35%	none
05-013750	14417 N CHESHIRE ST	510	\$153,600	\$170,000	20080926	90.35%	none
05-003649	13630 CARLTON ST	510	\$170,400	\$174,900	20080430	97.43%	none
05-003698	14042 GOODWIN AVE	510	\$223,800	\$225,000	20081006	99.47%	prev sale 1/25/05 \$230000, vacant land sale 2/11/03 \$60000
06-067850	11036 HENNING DR	510	\$117,000	\$133,000	20080131	87.97%	prev sale 10/28/03 \$130000
06-051205	10326 AUBURN RD	511	\$138,000	\$135,000	20081117	102.22%	prev sale 4/16/02 \$48000
06-051800	10074 RAVENNA RD	511	\$96,400	\$135,000	20080818	71.41%	previous sales in 2008 & 1998 were between family members
06-032200	11036 OLMAR DR	510	\$123,200	\$150,600	20080131	81.81%	prev sale 8/24/01 \$134700
06-037050	9735 THWING RD	511	\$144,100	\$161,500	20080910	89.23%	none
06-071900	9740 MENTOR RD	511	\$150,700	\$185,000	20080515	81.46%	prev sale 6/30/05 \$205900
06-035660	9421 ROBINSON RD	511	\$129,100	\$189,000	20080711	68.31%	none
06-020600	9834 THWING RD	511	\$195,800	\$202,000	20081208	96.93%	none
06-120870	9879 MENTOR RD	510	\$198,900	\$219,000	20081113	90.82%	none
07-000400	8510 AUBURN RD	510	\$264,500	\$250,000	20080110	105.80%	foreclosed & resold in 2007 - resold in 2008
06-121080	9805 BRECKENRIDGE DR	510	\$349,000	\$276,000	20081114	126.45%	none
06-120205	9780 CAMPTON RIDGE DR	510	\$324,100	\$300,000	20081229	108.03%	prev sale 3/29/02 \$283500 - 14x22 addn in 2007.
06-120996	11960 QUAIL WOODS DR	510	\$305,000	\$305,000	20081105	100.00%	none
06-049900	9034 MENTOR RD	511	\$343,100	\$325,000	20080530	105.57%	none
06-121018	11965 QUAIL WOODS DR	510	\$286,200	\$360,000	20080807	79.50%	prev sale 4/27/06 \$313100, 4/28/98 \$275000
06-120243	9855 CAMPTON RIDGE DR	510	\$351,000	\$380,000	20080519	92.37%	none
06-120477	11435 GLENMORA DR	510	\$417,200	\$500,000	20080709	83.44%	prev sale 8/25/98 \$399000
09-001520	8651 MENTOR RD	511	\$534,100	\$500,000	20080528	106.82%	verified sale with buyer
06-120478	11415 GLENMORA DR	510	\$483,500	\$515,000	20080417	93.88%	prev sale 2/17/04 \$490000
10-100140	115 MAPLE AVE	510	\$111,300	\$100,000	20080620	111.30%	2 sales same day - \$80000 then \$100000
10-107350	506 CRICKETT RD	510	\$103,600	\$109,000	20080908	95.05%	none
10-048150	316 IRMA DR	510	\$111,000	\$113,000	20080328	98.23%	none
10-091000	109 MAPLE AVE	510	\$95,000	\$119,300	20080530	79.63%	none
10-069400	207 WILSON MILLS RD	510	\$90,300	\$119,900	20080502	75.31%	prev sale 7/15/03 \$70000
10-045200	488 CRICKETT RD	510	\$106,800	\$123,500	20080707	86.48%	none
10-060650	327 CYNTHIA DR	510	\$104,700	\$123,700	20080630	84.64%	none
10-099800	338 IRMA DR	510	\$130,800	\$124,000	20080724	105.48%	none
10-039700	134 GOODRICH CT	510	\$113,200	\$134,000	20080822	84.48%	prev sale 6/15/01 \$115800
10-162460	324 SOUTH ST	510	\$125,100	\$136,600	20080715	91.58%	prev sale 10/1/04 \$146500
10-151600	333 IRMA DR	510	\$114,800	\$137,000	20081223	83.80%	none
10-076400	311 N HAMBEN ST	510	\$125,600	\$138,000	20080717	91.01%	none
10-062000	146 MAPLE AVE	510	\$110,500	\$140,000	20080702	78.93%	prev sale 10/29/98 \$100000
10-083000	360 S HAMBEN ST	510	\$95,200	\$140,000	20080304	68.00%	foreclosed in 2007, resold 9/28/07 \$53000, remodel. Then resold in 08
10-066600	14 BATTLES CT	510	\$148,400	\$143,000	20080417	103.78%	verified sale - prev sale 9/12/02 \$151900
10-112550	355 WILSON MILLS RD	511	\$133,800	\$148,000	20080211	90.41%	none
10-136840	337 IRMA DR	510	\$126,500	\$148,500	20080731	85.19%	prev sale 6/24/03 \$144500
10-067400	338 S HAMBEN ST	510	\$113,400	\$157,000	20080424	72.23%	none
10-164946	211 WOODBRIDGE LN	510	\$189,500	\$163,000	20081007	116.26%	prev sale 3/20/03 \$210000
10-164937	229 WOODBRIDGE LN	510	\$186,000	\$165,000	20080411	112.73%	prev sale 7/26/01 \$199000
10-126071	131 SOUTH ST	510	\$149,800	\$170,000	20080310	88.12%	prev sale 3/3/03 \$158000
10-146180	115 CLARIDON RD	510	\$157,900	\$175,000	20080229	90.23%	none
10-065500	410 NORTH ST	510	\$156,700	\$180,000	20080709	87.06%	none
10-164905	136 PINE HOLLOW CR	510	\$188,300	\$186,000	20080131	101.24%	none
10-165395	108 SUGARBUSH GL	510	\$175,600	\$192,500	20080926	91.22%	prev sale 7/20/01 \$175200
10-164961	104 WOODBRIDGE CROSSING	510	\$197,700	\$204,000	20080807	96.91%	prev sale 7/10/01 \$187000
10-071561	101 WOODBRIDGE CROSSING	510	\$194,800	\$206,500	20080212	94.33%	prev sale 11/30/01 \$180000
10-164955	116 WOODBRIDGE CROSSING	510	\$203,000	\$210,000	20080228	96.67%	prev sale 2/12/02 \$207000
10-126055	440 SOUTH ST	511	\$186,900	\$219,000	20080513	85.34%	prev sale 10/15/03 \$203000
10-165467	910 LOST POND PK	510	\$235,000	\$219,000	20080507	107.31%	prev sale 6/10/05 \$260400 (new hse at prev sale)

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
10-164843	220 CANFIELD DR	510	\$238,300	\$239,900	20080321	99.33%	prev sale 12/28/01 \$212500
10-165479	110 W POINTE CT	510	\$233,100	\$240,000	20080111	97.13%	prev sale 4/16/04 \$249500
10-165367	118 TINKERS TR	510	\$210,900	\$249,000	20080627	84.70%	none
10-165453	105 DEEPWOOD CT	510	\$226,200	\$265,000	20080109	85.36%	prev sale 4/1/02 \$230000
10-164990	152 PINE HOLLOW CR	510	\$235,800	\$268,000	20080522	87.99%	prev sale 5/23/03 \$260000 - 12/14/00 \$262000
10-164853	209 CANFIELD DR	510	\$294,900	\$314,500	20080317	93.77%	none
11-007400	7130 WILSON MILLS RD	511	\$131,200	\$129,000	20080909	101.71%	foreclosure re-sale - foreclosure 9/2/08 \$105100, prev 4/17/00 \$125000
11-168400	12654 WARD DR	511	\$103,900	\$130,000	20080711	79.92%	prev sale 10/20/99 \$113500
11-118500	8079 SHERMAN RD	510	\$146,600	\$131,000	20080501	111.91%	none
11-378700	13140 MARILYN RD	510	\$134,500	\$140,000	20080718	96.07%	none
11-324500	12619 HOVEY DR	510	\$103,100	\$146,000	20081017	70.62%	none
11-007200	13487 LAKEWOOD DR	510	\$179,000	\$150,000	20080430	119.33%	none
11-109600	8213 SHERMAN RD	510	\$165,400	\$150,000	20080630	110.27%	none
11-374500	13161 MARILYN RD	510	\$137,900	\$156,000	20080325	88.40%	none
11-205300	7367 BROOK LN	510	\$159,300	\$158,500	20080111	100.50%	sold within family members in 2006
11-162800	12840 MANCHESTER DR	510	\$150,900	\$159,000	20080815	94.91%	none
11-025400	8623 CARMICHAEL DR	510	\$164,900	\$160,000	20081023	103.06%	none
11-228600	13123 MARILYN RD	510	\$149,500	\$160,000	20080701	93.44%	prev sale 6/12/06 \$107900
11-373850	8517 SHARP LN	510	\$134,500	\$162,000	20080919	83.02%	prev sale 12/22/98 \$132500
11-376650	13221 MARILYN RD	510	\$166,000	\$163,000	20081031	101.84%	none
11-219625	13340 CAVES RD	510	\$162,000	\$165,500	20080514	97.89%	none
11-285300	9041 CEDAR RD	511	\$142,700	\$170,000	20080605	83.94%	prev sale 5/16/01 \$148500
11-326500	12468 VALLEY VIEW DR	510	\$170,000	\$170,000	20081002	100.00%	none
11-161650	12146 BARDWELL DR	511	\$153,000	\$172,000	20080811	88.95%	none
11-283600	8550 SHERMAN RD	511	\$123,900	\$172,000	20081014	72.03%	prev sale 8/28/07 \$126000 - remodeled?
11-368200	12598 WARD DR	511	\$137,200	\$176,000	20081030	77.95%	prev sales were inter-family sales
11-124500	8525 SHARP LN	510	\$163,600	\$178,000	20081231	91.91%	prev sale was foreclosure re-sale 2/15/07 \$100000, 9/10/99 \$154900
11-065770	12425 VALLEY VIEW DR	510	\$155,500	\$180,000	20080723	86.39%	none
11-025200	8370 KIRKWOOD DR	510	\$178,600	\$180,100	20080814	99.17%	none
11-006050	12897 CAVES RD	510	\$136,400	\$182,000	20080702	74.95%	none
11-086800	8956 RANCH DR	511	\$170,000	\$182,000	20081021	93.41%	none
11-137650	11525 RUST DR	511	\$194,000	\$182,800	20081020	106.13%	none
11-046050	12415 HAROLD DR	510	\$161,900	\$185,000	20080820	87.51%	prev sale in 2002 was between family members
11-389197	12780 HEATH RD	511	\$169,300	\$185,000	20081023	91.51%	none
11-176200	8600 MULBERRY RD	511	\$152,200	\$187,000	20080710	81.39%	prev sale 5/11/00 \$172000
11-387800	7679 CHESTER BROOK RD	510	\$166,500	\$189,900	20080428	87.68%	none
11-133200	11929 CLEARVIEW RD	510	\$166,000	\$205,000	20081008	80.98%	none
11-253500	12573 WARD DR	511	\$180,500	\$210,000	20080131	85.95%	prev sale 1/26/04 \$191200
11-195000	11805 HEATH RD	511	\$176,000	\$215,000	20080612	81.86%	prev sale 7/9/03 \$173500
11-174300	8709 RANCH DR	510	\$191,900	\$220,000	20080729	87.23%	none
11-230100	11482 FERRY RD	511	\$214,900	\$225,000	20081010	95.51%	none
11-244200	11502 CHAPIN ST	510	\$185,500	\$232,000	20080626	79.96%	prev sale 11/30/01 \$179000
11-177900	7678 OAK HILL DR	510	\$250,400	\$240,000	20080204	104.33%	none
11-180300	8860 RANCH DR	510	\$197,900	\$242,000	20080317	81.78%	none
11-332600	11991 CAVES RD	511	\$233,100	\$244,000	20080904	95.53%	none
11-375200	11580 RUST DR	511	\$232,600	\$245,000	20080417	94.94%	prev sale 3/18/05 \$253000
11-202400	8901 RANCH DR	510	\$208,600	\$248,000	20081030	84.11%	none
11-221790	9650 SHADOW HILL TR	511	\$242,700	\$250,000	20080529	97.08%	none
11-358800	11819 CAVES RD	511	\$239,600	\$250,000	20080425	95.84%	none
11-010102	12986 WOODSIDE DR SOUTH	510	\$255,100	\$254,000	20080827	100.43%	prev sale 8/30/00 \$265000 - could be a sale as result of divorce
11-145500	7970 WILLOWBROOK DR	510	\$190,000	\$260,000	20080718	73.08%	prev sale verified 2/15/08 \$190000 then remod & re-sold
11-271700	7625 APPLE BLOSSOM LN	510	\$261,700	\$261,000	20081024	100.27%	none
11-188750	12120 CAVES RD	510	\$312,600	\$265,000	20080324	117.96%	prev sale 8/26/03 \$315000
11-052210	12903 WELLSWOOD TR	510	\$232,800	\$272,000	20080820	85.59%	prev sale 6/30/03 \$275000
11-009551	8606 KIRKWOOD DR	510	\$254,800	\$275,000	20080109	92.65%	none

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11-389173	8909 CEDAR RD	511	\$243,400	\$278,000	20080730	87.55%	prev sale 3/22/02 \$259000, vacant land only 9/14/99 \$51500
11-211300	7717 MAYFIELD RD	511	\$281,300	\$281,300	20080916	100.00%	prev sale 7/11/02 \$305000 2008 sale is verified
11-161000	12257 SHILOH DR	510	\$243,500	\$286,000	20080612	85.14%	none
11-172640	11624 CAMBRIDGE DR	510	\$250,000	\$290,000	20080430	86.21%	prev sale 7/30/01 \$279000
11-094200	7161 OLD MILL RD	510	\$200,400	\$293,000	20080926	68.40%	none
11-122800	7534 GREENFIELD TR	510	\$200,600	\$295,000	20081031	68.00%	prev sale 9/27/02 \$215000
11-388636	11410 FOXHAVEN DR	510	\$309,400	\$297,500	20080418	104.00%	prev sale 3/4/05 \$304000
11-335924	12473 BENTBROOK DR	510	\$372,000	\$300,000	20080317	124.00%	none
11-377100	11892 EAST HILL DR	511	\$359,900	\$349,900	20080409	102.86%	none
11-226600	8009 SHERMAN RD	511	\$295,100	\$350,000	20080930	84.31%	none
11-355110	9310 WINCHESTER VY	510	\$316,500	\$350,000	20080904	90.43%	none
11-379950	7590 PELHAM DR	510	\$456,500	\$370,000	20080201	123.38%	none
11-388902	12545 CHESTERFIELD LN	510	\$353,700	\$383,500	20080529	92.23%	none
11-145670	7401 TATTERSALL	510	\$428,800	\$390,000	20080815	109.95%	prev sale 8/13/98 \$420000
11-388904	12585 CHESTERFIELD LN	510	\$389,000	\$415,000	20080327	93.73%	none
11-008950	7409 TATTERSALL	510	\$480,000	\$430,000	20080312	111.63%	verified arms length - prev sale 7/15/02 \$472000
11-059950	7215 WILSON MILLS RD	510	\$440,100	\$440,000	20080828	100.02%	none
11-298750	7440 PADDOCK	510	\$374,000	\$465,000	20080117	80.43%	none
11-389202	8899 SHERMAN RD	511	\$468,700	\$475,000	20080725	98.67%	prev sale was vacant land only 6/6/02 \$96500
11-389181	12410 FALCON RIDGE RD	510	\$440,000	\$510,000	20080919	86.27%	prev sale 11/30/04 \$450000, spec home 3/18/04 \$442000
11-179500	11423 COUNTY LINE RD	517	\$511,500	\$635,000	20080208	80.55%	prev sale 4/26/04 \$520000
11-388874	13455 LEDGEBROOK LN	510	\$944,600	\$1,050,000	20080807	89.96%	prev sale 5/17/01 \$1,225,000
12-052600	12464 OLD STATE RD	511	\$95,100	\$60,000	20080611	158.50%	none
12-072600	13156 ALDENSHIRE DR	510	\$145,900	\$175,000	20080530	83.37%	prev sale 9/6/02 \$162500
12-090309	11255 CLARIDON TROY RD	511	\$239,100	\$215,000	20081229	111.21%	prev sale from builder 2/7/05 \$244000 - 2008 sale due to relocation
12-095123	11220 STONELEDGE DR	510	\$241,600	\$240,000	20080721	100.67%	vacant land only sale 5/11/98 \$44000
12-090173	12179 TAYLOR WELLS RD	511	\$222,300	\$248,500	20080916	89.46%	prev sale between family in 2007
12-095125	11140 STONELEDGE DR	510	\$240,000	\$253,000	20080522	94.86%	prev 1/13/04 \$245000
12-019800	14820 STILLWELL RD	511	\$194,000	\$254,900	20080703	76.11%	prev sale 4/29/05 \$240000
12-082276	13679 STONEY SPRINGS DR	510	\$238,000	\$284,000	20080530	83.80%	confirmed valid
12-095132	11145 STONELEDGE DR	510	\$279,600	\$285,000	20080919	98.11%	prev sale 5/16/00 \$245000
14-032500	108 GOREDON DR	510	\$78,700	\$115,900	20080917	67.90%	prev sale 12/1/06 \$115500
14-032020	115 CORNELIA DR	510	\$100,000	\$130,000	20080718	76.92%	prev sale 10/8/04 \$116500, 8/25/00 \$93000
15-029300	10155 CUTTS RD	511	\$94,600	\$90,000	20080108	105.11%	foreclosure prev sale 5/21/01 \$40500
15-007200	13361 CHARDON WINDSOR RD	511	\$94,000	\$130,000	20080623	72.31%	prev sale 12/18/03 \$94000
15-070150	14308 GAR HWY	511	\$149,800	\$174,500	20080227	85.85%	prev sale 5/28/02 \$154000
15-066270	13375 WOODIN RD	511	\$180,200	\$176,000	20080111	102.39%	prev sale 8/18/04 \$200900
15-101903	10878 KILE RD	511	\$164,600	\$177,000	20080529	92.99%	none
15-004900	9204 OLD STATE RD	511	\$185,000	\$189,000	20081114	97.88%	prev sale 4/18/97 \$185000
15-059530	9954 HIGH COUNTRY DR	510	\$176,000	\$190,000	20081023	92.63%	prev sale 5/8/02 \$166000
15-004451	9562 WILDWOOD DR	510	\$192,900	\$192,000	20080516	100.47%	none
15-072354	9893 HIGH COUNTRY DR	510	\$193,800	\$199,000	20080516	97.39%	prev sale 8/15/00 \$180000
15-072357	9945 HIGH COUNTRY DR	510	\$199,900	\$200,000	20080709	99.95%	none
15-035900	9672 OLD STATE RD	511	\$190,700	\$212,000	20081020	89.95%	prev sale 5/16/03 \$124000 - addn + garage blt after 2003 sale
15-102277	14100 GAR HWY	510	\$244,500	\$217,000	20080111	112.67%	none
15-073200	13176 GAR HWY	511	\$154,300	\$225,000	20081223	68.58%	prev sale was 3 pcls for \$600000 10/11/06 - 2008 sale was 1 pcl only
15-102021	10280 PENNIMAN DR	510	\$302,900	\$243,200	20080610	124.55%	none
15-102082	9625 JUNIPER DR	510	\$296,200	\$250,000	20080702	118.48%	prev sale in 1997 was vacant land only
15-102426	15140 CRIMSON KING TR	511	\$320,000	\$284,000	20080204	112.68%	prev sale 9/7/07 \$235000
15-102426	15140 CRIMSON KING TR	511	\$320,000	\$290,000	20081016	110.34%	prev sale 2/4/08 \$284000, 9/7/07 \$235000 (unfinished new home)
15-102019	10320 PENNIMAN DR	510	\$298,500	\$296,000	20080813	100.84%	prev sale was vacant land only 2/16/01 \$53000
15-008500	9405 BRAKEMAN RD	511	\$297,700	\$299,900	20080501	99.27%	none
15-101970	8677 BRAKEMAN RD	511	\$384,400	\$320,000	20080716	120.13%	none
15-102534	13480 WALKING STICK LN	510	\$306,500	\$330,000	20080710	92.88%	spec home, vacant land sale only 6/1/07 \$82900
15-102287	9585 GRANTHAM LN	510	\$360,000	\$335,000	20081119	107.46%	prev sale 10/27/04 \$365000

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15-102542	13495 WALKING STICK LN	510	\$328,700	\$375,000	20080905	87.65%	spec home - prev sale vacant land only 5/1/07 \$78900
16-048260	17080 MAYFIELD RD	511	\$26,700	\$50,000	20080212	53.40%	none
16-002110	17890 PIONEER RD	511	\$57,500	\$52,000	20081003	110.58%	none
16-002100	17850 PIONEER RD	511	\$142,400	\$139,000	20081028	102.45%	none
16-065900	11501 CLAY ST	511	\$103,400	\$143,000	20080215	72.31%	none
16-078592	12595 CLAY ST	511	\$184,200	\$180,000	20081125	102.33%	prev sale vacant land (1 lot of 2 pcd 2008 sale) 9/17/03 \$20000
16-078320	11635 KILE RD	511	\$209,700	\$207,500	20080707	101.06%	none
18-073350	17012 SHEDD RD	511	\$85,600	\$115,900	20080609	73.86%	none
18-004200	15741 GEORGIA RD	511	\$109,500	\$116,000	20080114	94.40%	foreclosed & resold in 2007 - resold again in 2008
18-069500	17716 KINSMAN RD	511	\$101,200	\$118,000	20081009	85.76%	none
18-019800	15415 OLD STATE RD	511	\$126,000	\$119,000	20080604	105.88%	none
18-049850	15757 BURTON WINDSOR RD	511	\$116,100	\$121,400	20080806	95.63%	prev sale 9/30/99 \$110000
18-081700	13870 OLD STATE RD	511	\$115,000	\$135,000	20081112	85.19%	none
18-087651	17296 PETERS RD	511	\$142,600	\$140,000	20080630	101.86%	prev sale 10/31/02 \$131000
18-090532	15590 CLOVERDALE DR	510	\$138,100	\$152,000	20080317	90.86%	none
18-090874	16945 NAUVOO RD	511	\$175,200	\$152,000	20080926	115.26%	none
18-091017	16185 BURTON WINDSOR RD	511	\$132,900	\$165,000	20080213	80.55%	none
18-011850	16770 PETERS RD	511	\$165,400	\$175,000	20080912	94.51%	prev sale 9/5/00 \$115000
18-090616	15463 NEWCOMB RD	511	\$153,200	\$175,000	20080930	87.54%	none
18-090554	16372 SWINE CREEK RD	511	\$193,800	\$224,500	20080110	86.33%	prev sale 10/18/02 \$195000
19-059880	14886 THOMPSON AVE	510	\$109,100	\$98,000	20081021	111.33%	none
19-059900	15811 GROVE ST	510	\$95,800	\$112,000	20081003	85.54%	none
19-050850	15797 GROVE ST	510	\$101,700	\$112,500	20080926	90.40%	none
19-053350	15967 JOHNSON ST	510	\$97,100	\$116,500	20081208	83.35%	none
19-041100	15674 ELMWOOD ST	510	\$107,600	\$131,000	20080703	82.14%	prev sales 7/3/08 \$102000, 9/13/06 \$148000, 9/21/05 \$137700
19-016090	15628 OAKDALE ST	510	\$125,000	\$137,500	20081003	90.91%	none
19-080814	14878 LANTERN CT	510	\$136,200	\$152,900	20080718	89.08%	none
19-033250	15656 ELMWOOD ST	510	\$142,600	\$159,000	20080703	89.69%	none
19-081055	15403 ROYAL OAK DR	510	\$155,500	\$160,000	20080904	97.19%	prev sale spec home 3/8/05 \$169400
19-080951	15108 TIMBER RIDGE	510	\$200,700	\$169,000	20080903	118.76%	prev sale spec home 10/15/99 \$156000
19-081057	15410 ROYAL OAK DR	510	\$164,900	\$169,500	20080721	97.29%	prev sale spec home 6/6/02 \$168400
19-080882	14821 GLEN VALLEY DR	510	\$171,200	\$173,000	20081024	98.96%	prev sale was vacant land only 2/1/99 \$27400
19-081052	15409 ROYAL OAK DR	510	\$179,200	\$179,900	20080804	99.61%	prev sale 3/20/06 \$195000, spec home 4/1/04 \$190000
19-080990	14808 GLEN VALLEY DR	510	\$178,800	\$199,900	20080317	89.44%	spec home - arms length
19-036700	14988 LINDA AVE	510	\$190,500	\$215,000	20081010	88.60%	prev sale 3/23/00 \$162000
20-033000	17203 GAR HW	511	\$104,500	\$120,000	20080826	87.08%	none
20-007100	9372 MORGAN RD	512	\$114,200	\$128,900	20080201	88.60%	none
20-064400	15976 LEGGETT RD	511	\$83,100	\$129,000	20080530	64.42%	none
20-044550	16355 BURROWS RD	511	\$208,000	\$167,500	20080815	124.18%	prev sale 7/28/06 \$215000
20-063800	17520 LEGGETT RD	510	\$135,700	\$171,500	20080116	79.13%	none
20-032550	9583 KILE RD	511	\$195,300	\$195,000	20080611	100.15%	none
20-090784	16165 HAUTALA RD	511	\$223,000	\$260,000	20081022	85.77%	prev sale was vacant land only 4/7/06 \$66000.
21-084000	11951 RAVENNA RD	511	\$126,100	\$110,000	20080829	114.64%	prev sale 12/6/06 \$37500, 4/12/01 \$111000 could not verify
21-105100	12841 RAVENNA RD	511	\$158,900	\$115,000	20080825	138.17%	none
21-093500	11975 BEAN RD	511	\$169,500	\$125,000	20080730	135.60%	prev sale was foreclosure re-sale 4/30/08 \$85000 then re-sold
21-175600	12755 BASS LAKE RD	511	\$101,000	\$127,000	20080415	79.53%	none
22-009200	12405 HEATH RD	510	\$159,800	\$132,000	20080331	121.06%	none
21-142500	10586 MAYFIELD RD	511	\$130,200	\$135,000	20081024	96.44%	none
21-125100	12572 AUBURN RD	510	\$139,600	\$145,000	20081120	96.28%	none
21-127700	11700 MAPLEWOOD RD	510	\$133,300	\$153,000	20080619	87.12%	prev sale 8/24/04 \$147500
21-120600	10055 MULBERRY RD	511	\$182,000	\$153,400	20080331	118.64%	none
21-063500	12680 AUBURN RD	510	\$105,400	\$168,000	20081113	62.74%	prev sale 10/12/00 \$130000
21-169030	13014 TREADWAY DR	510	\$138,800	\$169,500	20080627	81.89%	none
21-113505	12459 FOWLERS MILL RD	511	\$130,600	\$180,000	20080501	72.56%	none
21-162600	11569 THWING RD	510	\$187,500	\$183,000	20081217	102.46%	relocation sale - prev valid sale 7/11/00 \$198500

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
21-170050	11196 FOWLERS MILL RD	511	\$180,500	\$189,500	20080620	95.25%	none
21-036920	10804 BUTTERNUT RD	510	\$168,600	\$190,000	20080725	88.74%	prev sale 10/29/03 \$193900
21-046750	11914 BEAN RD	511	\$199,600	\$194,000	20080915	102.89%	none
21-122800	13047 STANFIELD DR	510	\$194,700	\$199,900	20080528	97.40%	none
21-059600	13301 AUBURN RD	511	\$217,000	\$200,000	20080328	108.50%	none
21-137050	13488 WALNUT TRCE	510	\$224,500	\$204,000	20080923	110.05%	none
21-096470	13167 PADDOCK DR	510	\$274,500	\$208,500	20080829	131.65%	none
21-154205	11797 SUN RIDGE CR	510	\$218,400	\$220,000	20080311	99.27%	none
21-096910	12890 GREENBRIER DR	510	\$232,700	\$225,000	20080520	103.42%	none
21-147350	12691 RAVENNA RD	511	\$218,200	\$226,000	20080625	96.55%	none
21-081210	10231 MULBERRY RD	511	\$223,500	\$230,000	20080703	97.17%	none
21-128591	10977 WOOD HOLLOW DR	510	\$235,500	\$235,000	20080407	100.21%	relocation - prev sale 7/19/04 \$277500
21-015300	10120 WILSON MILLS RD	510	\$223,800	\$236,500	20081126	94.63%	none
21-142300	10675 BUTTERNUT RD	511	\$205,400	\$238,000	20081217	86.30%	none
21-052600	11675 STONEGATE DR	510	\$245,000	\$240,000	20080609	102.08%	none
22-024220	13480 ROCKHAVEN RD	510	\$164,600	\$240,000	20080912	68.58%	spec home - was bought from HUD in 2005 - old dwlg razed.
21-048850	13166 PADDOCK DR	510	\$237,600	\$245,000	20080626	96.98%	none
21-048470	11580 FOREST VIEW DR	510	\$241,100	\$270,000	20081022	89.30%	none
21-051100	11579 THWING RD	510	\$228,000	\$270,000	20080912	84.44%	prev sale 7/19/05 \$250000, 6/19/03 \$229000
21-133012	11632 RIVERWOOD DR	510	\$271,200	\$284,000	20080807	95.49%	none
22-024413	11890 RAINTREE DR	510	\$295,000	\$285,000	20080527	103.51%	none
21-107150	12063 FOWLERS MILL RD	511	\$320,100	\$300,000	20080801	106.70%	prev sale to developer 7/18/06 \$205100
21-099100	10765 BUTTERNUT RD	511	\$288,500	\$301,000	20080408	95.85%	none
21-176532	11620 TALL PINES DR	510	\$338,400	\$308,000	20080401	109.87%	none
21-177016	11550 BLUE HERON TR	510	\$342,300	\$336,000	20080519	101.88%	none
21-176568	11700 TALL PINES DR	510	\$327,800	\$342,000	20080612	95.85%	none
21-054900	11080 BRIDLE TR	511	\$325,000	\$360,000	20080305	90.28%	new construction full value
21-084483	11499 TWIN MILLS LN	510	\$315,400	\$360,000	20080430	87.61%	none
22-024407	11747 RAINTREE DR	510	\$414,700	\$382,500	20080829	108.42%	none
21-176677	11650 GATE POST LN	510	\$426,300	\$415,000	20080822	102.72%	none
21-176618	11275 BEECHNUT LN	510	\$590,000	\$435,000	20080117	135.63%	prev sale 3/11/05 \$630k - 2008 sale was relocation
21-176663	11499 BOXWOOD CR	510	\$559,600	\$475,000	20080219	117.81%	none
23-337600	13545 RAVENNA RD	510	\$86,200	\$72,500	20081031	118.90%	none
23-117300	14833 OVERLOOK DR	510	\$84,400	\$85,000	20080110	99.29%	none
23-136300	12385 LELA LN	510	\$119,600	\$120,000	20081024	99.67%	none
23-046420	14815 RAVENNA RD	510	\$149,900	\$145,000	20080428	103.38%	none
23-063100	16146 RAVENNA RD	511	\$117,200	\$150,000	20080801	78.13%	prev sale 8/29/06 \$169000, 7/7/00 \$109000
23-062300	11100 KIMMERIDGE TR	510	\$163,600	\$155,000	20080709	105.55%	prev sale 11/25/98 \$147900
23-288405	12188 MEADOWBROOK DR	510	\$107,900	\$160,000	20080626	67.44%	prev sale 6/1/98 \$96000
23-109650	15825 AUBURN RD	511	\$180,300	\$180,500	20081017	99.89%	prev sale was foreclosure re-sale 4/10/06 \$169000, 9/27/01 \$180000
23-293500	12310 BUTTERNUT RD	511	\$187,600	\$197,000	20080124	95.23%	none
23-119700	10289 KINSMAN RD	510	\$188,500	\$201,000	20080313	93.78%	none
23-285238	13900 KING ARTHUR CT	510	\$208,800	\$220,000	20080416	94.91%	none
23-314550	14680 WINFIELD PARK DR	510	\$217,100	\$240,000	20080613	90.46%	prev sale 9/28/07 \$242000
23-385801	10125 CHARLTON LN	510	\$249,000	\$262,400	20080522	94.89%	none
23-385485	9990 WOODRUFF LN	510	\$335,000	\$279,000	20080221	120.07%	none
23-385209	15861 ARBOR TR	510	\$316,600	\$285,000	20081008	111.09%	prev sale 5/20/97 \$310000
23-025250	14644 WESTWOOD DR	510	\$212,000	\$290,000	20080917	73.10%	none
23-385682	15180 OVERTURE DR	510	\$334,400	\$325,000	20080918	102.89%	prev sale 12/15/00 \$306200
23-385785	14685 CHATHAM GLEN DR	510	\$386,700	\$349,100	20081117	110.77%	prev sale was vacant land only 1/28/00 \$60900
23-385474	16211 WAKE ROBIN DR	510	\$384,000	\$415,000	20080422	92.53%	prev sale 6/9/04 \$384000
25-032010	19151 HOBART RD	511	\$146,300	\$123,500	20080331	118.46%	none
25-049010	16950 HOSMER RD	511	\$153,500	\$155,000	20080324	99.03%	prev sale 6/26/01 \$165000
25-188971	15235 NASH RD	511	\$178,000	\$165,000	20080729	107.88%	none
25-190376	16955 BUNDYSBURG RD	510	\$216,200	\$294,900	20080916	73.31%	prev sale was vacant land only 8/6/01 \$33900

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
26-065900	14745 CAVES RD	511	\$188,200	\$145,000	20080522	129.79%	none
26-190230	8576 FAIRMOUNT RD	511	\$125,300	\$148,000	20080827	84.66%	none
26-028800	13969 E WILLARD RD	510	\$159,400	\$157,000	20080930	101.53%	none
26-015300	9134 KINSMAN RD	511	\$154,700	\$159,000	20080813	97.30%	none
26-030020	14340 CHILLICOTHE RD	511	\$170,200	\$160,000	20080630	106.38%	none
26-110200	15200 S DEEPWOOD LN	510	\$208,400	\$171,000	20080331	121.87%	none
26-013000	15403 DALE RD	510	\$181,200	\$184,900	20081017	98.00%	none
26-144950	14331 CRESTVIEW DR	510	\$265,100	\$188,000	20080108	141.01%	none
26-128800	13846 FOX HILLS DR	510	\$199,800	\$188,800	20081017	105.83%	none
26-050500	15156 HILL DR	510	\$207,200	\$205,000	20080409	101.07%	none
26-057100	14536 WATT RD	511	\$233,200	\$207,500	20080731	112.39%	none
26-058300	8009 KINSMAN RD	510	\$350,300	\$210,000	20080411	166.81%	prev sale 5/28/02 \$387000 - circumstances unknown
26-058400	14872 RUSSELL LN	510	\$209,200	\$210,000	20081016	99.62%	none
26-181300	8578 MUSIC ST	511	\$228,800	\$210,000	20080731	108.95%	prev sale 12/28/01 \$200000
26-185300	14175 CAVES RD	511	\$206,500	\$210,000	20080530	98.33%	prev sale 4/28/99 \$181000
26-209600	14483 W RIDGE DR	511	\$278,300	\$215,000	20081231	129.44%	none
26-007900	15897 SYLVAN RD	510	\$195,300	\$220,000	20080815	88.77%	none
26-128900	7575 DINES RD	511	\$280,000	\$240,000	20080417	116.67%	prev sale 9/29/99 \$296000
26-000600	15889 HEMLOCK RD	511	\$251,600	\$240,000	20080505	104.83%	prev sale 10/28/04 \$276300
26-114500	13911 SWEETBRIAR LN	510	\$228,400	\$242,000	20081121	94.38%	none
26-205300	618 COY LN	510	\$288,800	\$248,000	20080625	116.45%	prev sale 10/9/03 \$260000
26-085800	14781 CAVES RD	511	\$268,500	\$250,000	20080201	107.40%	prev sale 3/5/04 \$270000
26-112980	8371 CHAGRIN MILLS RD	510	\$283,200	\$260,000	20080918	108.92%	prev sale 8/23/01 \$310000
26-166550	7908 WOODSWAY LN	510	\$253,600	\$266,000	20080229	95.34%	none
26-155500	8021 WOODSWAY LN	510	\$245,300	\$268,000	20080624	91.53%	none
26-193507	13685 FOX DEN EAST	510	\$269,100	\$273,000	20080502	98.57%	none
26-035500	7850 DINES RD	511	\$234,800	\$275,000	20080421	85.38%	none
26-166450	8330 MARTINGALE LN	510	\$274,300	\$277,200	20081125	98.95%	prev sale 12/7/01 \$250000
26-003730	15525 HEMLOCK POINT RD	510	\$279,600	\$278,000	20080603	100.58%	none
26-004900	13760 FOX HILLS DR	510	\$214,200	\$290,000	20080207	73.86%	none
26-047200	15221 CHILLICOTHE RD	511	\$217,200	\$305,000	20080630	71.21%	prev sale 8/4/99 \$228000
26-203800	7940 DEERBROOK DR	510	\$362,100	\$354,000	20080807	102.29%	none
26-206119	14789 SLEEPY HOLLOW DR	510	\$357,600	\$369,000	20080904	96.91%	prev sale was vacant land only 11/18/99 \$75000
26-025700	699 COY LN	510	\$370,600	\$375,000	20080229	98.83%	none
26-148820	14714 HILLBROOK LN NORTH	510	\$412,000	\$407,500	20081229	101.10%	none
26-213750	350 APPLEBROOK DR	510	\$444,000	\$407,500	20080227	108.96%	none
26-076113	7555 HUNTERS HOLLOW TR	510	\$565,500	\$490,000	20080930	115.41%	none
26-195738	8970 GALLOWAY TR	510	\$531,800	\$537,500	20080605	98.94%	prev sale 9/24/04 \$560000
26-183200	15405 HEMLOCK POINT RD	510	\$346,100	\$565,000	20080214	61.26%	none
26-107794	7540 WATER FALL TR	510	\$558,500	\$625,000	20080730	89.36%	prev sale 7/28/04 \$558500
26-107793	7525 WATER FALL TR	510	\$631,200	\$705,000	20080716	89.53%	prev sale 6/30/04 \$665000 - was relocation sale
27-010330	13650 COUNTY LINE RD	511	\$614,600	\$1,100,000	20080307	55.87%	none
29-047300	110 FERNWOOD RD	510	\$138,200	\$152,000	20080827	90.92%	prev sale 2/5/01 \$145000
29-036600	32 E BEL MEADOW LN	510	\$155,500	\$168,000	20080818	92.56%	none
29-000100	1241 BELL RD	510	\$166,300	\$178,000	20080924	93.43%	prev sale 5/21/99 \$165000
29-014600	1393 BELL RD	510	\$167,100	\$187,000	20081016	89.36%	none
29-010600	108 LEAVIEW LN	510	\$161,700	\$190,000	20080926	85.11%	prev sale 9/23/98 \$133900
29-081300	31 WOODSIDE RD	510	\$200,000	\$192,000	20080403	104.17%	prev sale 10/12/01 \$216500
29-067300	124 LEAVIEW LN	510	\$202,800	\$197,500	20080627	102.68%	none
29-064305	114 FERNWOOD RD	510	\$210,900	\$215,000	20080829	98.09%	none
29-044800	104 PAW PAW LAKE DR	510	\$214,800	\$220,000	20080630	97.64%	none
29-093600	113 LAUREL RD	510	\$155,900	\$240,000	20080630	64.96%	prev sale 2/28/02 \$166500
29-092100	91 PAW PAW LAKE DR	510	\$206,900	\$257,500	20081023	80.35%	none
29-090550	54 MAPLE HILL DR	510	\$221,500	\$261,000	20080807	84.87%	prev sale 4/2/99 \$206000
29-105210	24 FOREST DR	510	\$248,400	\$265,000	20080821	93.74%	none

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
29-090300	107 MAPLE HILL DR	510	\$211,300	\$270,000	20080609	78.26%	none
29-050630	64 MAPLE HILL DR	510	\$220,700	\$282,000	20080111	78.26%	none
29-021650	39 FOREST DR	510	\$290,700	\$295,000	20080710	98.54%	none
29-028900	1134 ROYAL OAK DR	510	\$258,900	\$300,000	20080508	86.30%	none
29-107416	829 SUN RIDGE LN	510	\$315,000	\$303,000	20080821	103.96%	prev sale 8/23/04 \$320000
29-034150	16221 SNYDER RD	510	\$306,900	\$310,000	20080829	99.00%	prev sale 6/23/97 \$275000
29-081500	76 MAPLE HILL DR	510	\$214,300	\$315,000	20080926	68.03%	prev sale 10/27/05 \$225000
29-107621	107 WAVERLY LN	510	\$288,400	\$320,000	20080731	90.13%	none
29-107645	20 KIMBERWICK CT	510	\$300,000	\$325,500	20080717	92.17%	prev sale - foreclosure re-sale 8/29/06 \$275000, 9/28/00 \$295000
29-107767	106 SILVER SPRINGS TR	510	\$318,100	\$327,300	20080725	97.19%	prev sale 10/15/99 \$275000
29-090500	1433 BELL RD	511	\$213,900	\$327,500	20081205	65.31%	prev sale 6/12/98 \$175000 dwlg had an additon added in 2000
29-062850	104 SOUTHWYCK DR	510	\$292,700	\$335,000	20080724	87.37%	prev sale was foreclosure re-sale 6/22/07 \$220000, 1/25/99 \$260000
29-107959	151 BELLFLOWER CR	510	\$349,400	\$345,000	20080331	101.28%	prev sales 8/24/04 \$380000 6/20/03 \$385000
29-107989	148 HOLLY LN	510	\$337,300	\$345,000	20080723	97.77%	prev sale spec home 2/10/03 \$345000
29-107779	107 SILVER SPRINGS TR	510	\$328,600	\$350,000	20080805	93.89%	none
29-107935	103 ALDERWOOD TR	510	\$318,800	\$351,000	20080625	90.83%	prev sale 7/25/01 \$309500
29-107610	14 KENSINGTON DR	510	\$382,300	\$360,000	20080609	106.19%	none
29-107990	146 HOLLY LN	510	\$330,400	\$360,000	20080912	91.78%	prev sale 4/11/97 \$310000
29-108080	540 MANOR BROOK DR	510	\$448,600	\$363,000	20080416	123.58%	none
29-107676	43 WOLFEN DR	510	\$351,800	\$375,000	20080929	93.81%	none
29-047950	123 COUNTRYSIDE DR	510	\$299,000	\$390,000	20080320	76.67%	none
29-107657	24 ANNANDALE DR	510	\$386,300	\$400,000	20080815	96.58%	none
29-108090	5249 CHILLICOTHE RD	511	\$335,200	\$405,000	20080402	82.77%	none
29-107707	102 FOXHALL DR	510	\$388,800	\$420,000	20080425	92.57%	prev sale 3/30/04 \$450000
29-107731	77 WATERFORD DR	510	\$408,800	\$420,000	20080630	97.33%	none
29-028700	502 LAURELBROOK DR	510	\$394,000	\$450,000	20080725	87.56%	none
29-108028	503 MANOR BROOK DR	510	\$538,100	\$460,000	20080926	116.98%	prev sale 12/28/99 \$455000, 3/8/99 \$458000
29-108056	111 FOX TR	510	\$422,700	\$500,000	20080825	84.54%	prev sale 7/11/02 \$443000, 8/17/99 \$436500
29-108105	601 DOE CT	510	\$559,100	\$535,500	20080616	104.41%	none
29-108110	600 DOE CT	510	\$497,100	\$540,000	20080919	92.06%	prev sale spec home 10/6/98 \$525300
29-108122	402 RESERVE TR	510	\$547,200	\$550,000	20080815	99.49%	prev sale 7/22/97 \$449100
29-108112	405 RESERVE TR	510	\$544,900	\$590,000	20080715	92.36%	prev sale - spec home 3/24/98 \$517400
29-107909	105 CHAMPION LN	510	\$663,400	\$625,000	20080731	106.14%	prev sale 8/23/00 \$645000
30-046300	7974 SIDLEY RD	511	\$24,000	\$19,500	20080509	123.08%	none
30-021300	6659 MADISON RD	511	\$75,000	\$90,500	20081121	82.87%	prev sale 3/19/97 \$75000
30-031600	7397 SIDLEY RD	511	\$122,900	\$94,900	20080904	129.50%	none
30-036000	15462 TRASK RD	511	\$158,400	\$150,000	20080815	105.60%	none
30-095662	7940 SIDLEY RD	511	\$141,600	\$159,900	20080829	88.56%	prev sale 9/12/03 \$150000, 7/25/00 \$125000
30-071200	8322 MADISON RD	511	\$103,000	\$166,000	20080411	62.05%	none
30-095676	17615 ROCK CREEK RD	511	\$202,000	\$238,500	20080128	84.70%	none
32-074233	19176 MUMFORD RD	511	\$110,400	\$125,000	20081103	88.32%	prev sale 11/4/03 \$115000
32-069450	17814 JUG ST	511	\$98,600	\$133,900	20080226	73.64%	none
32-072353	16750 JUG ST	510	\$164,700	\$160,000	20081002	102.94%	none
32-070857	18485 FOX RD	510	\$181,800	\$197,500	20080711	92.05%	none
32-068550	18985 JUG ST	511	\$151,000	\$200,000	20081230	75.50%	none
32-070100	18378 CLARIDON TROY RD	511	\$202,900	\$260,000	20080429	78.04%	prev sale 6/26/06 \$240000
32-072366	14010 KIMPTON TR	510	\$320,800	\$302,500	20081229	106.05%	prev sale from builder 5/23/07 \$324700
32-053911	13110 MAIN MARKET RD	511	\$292,900	\$305,000	20080103	96.03%	none
Average			\$255,513	\$273,763		94.29%	
Median			\$218,300	\$240,000		94.17%	
Dollar Weighted Mean			\$137,721,300	\$147,558,000		93.33%	

Parcel	Location Address	Class	Mkt Value	Sale Price	Sale Date	Ratio	Notes
Disclaimers and Explanation of Data							
Information provided by the Geauga County Auditor's Office, Beth A. McCaffrey, Interim Auditor. January 5, 2009							
Sales included in this analysis have been deemed "valid" or arms length. Foreclosure sales and re-sales were not included unless verified that the property was not in atypical condition at the time of sale. Market value reported is the market value carried on the parcel by the auditor's office at the time of the sale. Sales history reported in the "notes" area reflects only the prior ten years of history for each property listed. Sales of new homes that were not appraised as of the date of the sale have been excluded from this report.							
All information is deemed reliable but not guaranteed.							
Average is the average of the total column. Median is the center ratio of the data set. Dollar Weighted Mean is the sum of all of the market values divided by the sum of the sales prices. The statistics shown are typical of what is calculated by the Ohio Department of Taxation and what is calculated by the Geauga County Auditor's Office.							
The accepted average ratio as defined by the International Association of Assessing Officers and accepted by the Ohio Department of Taxation are sales ratios between 90% and 110%.							
Data Comparisons from 2005 through 2008							
The average single family property sale price was \$267,600 in 2005, \$277,900 in 2006, \$286,100 in 2007 and \$273,763 in 2008.							
The average ratio of market value to sale price for single family homes was 94.99% for 2005, 88.14% for 2006, 89.30% for 2007 and 94.29% for 2008							