

Geauga County Historical Sales File for 2011 - Single Family Sales (January 1 through December 31)

This sales file is sorted by taxing district then by ascending sale price. Please see explanations and disclaimers at the bottom and the last page

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
01-029400	18338 SHAW RD	\$137,600	\$128,000	20111104	107.50%	prev sale 10/9/02 \$157000
01-039303	18048 AUBURN RD	\$240,000	\$250,000	20110915	96.00%	prev sale forecl resale 1/31/05 \$76000
01-047850	10237 TAYLOR MAY RD	\$74,900	\$75,500	20110624	99.21%	none
01-050500	17245 MESSENGER RD	\$159,900	\$159,900	20110811	100.00%	none
01-051800	9794 BROADWAY DR	\$165,000	\$174,900	20111011	94.34%	prev sale vac lot 10/26/09 \$35700
01-058800	9822 BROADWAY DR	\$112,200	\$98,000	20110830	114.49%	prev sale 4/20/07 \$141000
01-066480	17199 WOOD ACRE TRL	\$265,500	\$300,000	20110909	88.50%	prev sale 3/15/05 \$290000
01-067452	9850 BAINBRIDGE RD	\$178,200	\$158,000	20110916	112.78%	none
01-089300	17610 WING RD	\$181,400	\$183,000	20110707	99.13%	none
01-111502	10970 TAYLOR MAY RD	\$363,100	\$460,000	20110602	78.93%	prev sale 10/30/08 \$435000
01-113651	10605 LONGVIEW TRL	\$135,000	\$185,000	20111011	72.97%	prev sale 3/7/08 \$137000 remod post sale
01-114700	17573 MUNN RD	\$171,000	\$180,000	20111007	95.00%	prev sale 12/17/10 \$162000
01-116550	18987 MUNN RD	\$167,600	\$175,000	20110609	95.77%	prev sale 7/25/07 \$220000
01-117554	10226 WIDGEON DR	\$233,700	\$234,000	20110722	99.87%	none
01-117793	18843 WHITE OAK DR	\$350,000	\$350,000	20110614	100.00%	prev sale 9/7/99 \$316000
01-117798	18725 WHITE OAK DR	\$279,000	\$279,000	20110926	100.00%	prev sale 1/31/05 \$357000
01-117880	9950 WATERFORD TRL	\$430,000	\$425,000	20111230	101.18%	prev sale 5/12/11 \$430000
01-117880	9950 WATERFORD TRL	\$430,000	\$430,000	20110512	100.00%	none
01-117883	9935 WATERFORD TRL	\$362,200	\$385,000	20110819	94.08%	prev sale 8/6/10 \$380000, 2/11/09 \$357k
01-117988	12140 MARYDALE DR	\$287,500	\$287,000	20110314	100.17%	none
01-118034	18970 EASTWOOD DR	\$320,000	\$320,000	20110630	100.00%	prev sale 5/25/07 \$395000, 6/16/03 \$389k
01-118127	11645 LANCASTER DR	\$371,700	\$407,500	20111202	91.21%	prev sale 8/1/03 \$368200
01-118130	11585 LANCASTER DR	\$310,500	\$289,000	20110919	107.44%	none
01-118164	10735 ROBERT LN	\$314,500	\$333,000	20110517	94.44%	none
01-118193	11060 CRACKEL RD	\$281,700	\$285,000	20110719	98.84%	none
01-118272	16650 LUCKY BELL LN	\$420,000	\$420,000	20110225	100.00%	relocation sale. Prev 7/10/06 \$521k
01-118274	16710 LUCKY BELL LN	\$415,000	\$415,000	20110301	100.00%	prev sale 2/15/01 \$442500
01-118317	10719 BARTHOLOMEW RD	\$264,100	\$320,000	20111215	82.53%	prev sale 7/1/03 \$277500
01-118374	18650 AUBURN GLEN DR	\$403,700	\$450,000	20110112	89.71%	prev sale 12/12/02 \$345,800
01-118416	16720 ORANGE LN	\$390,500	\$390,000	20110817	100.13%	prev sale 2/27/08 \$416000
01-118498	17935 CHATEAU TRL	\$421,100	\$440,000	20111014	95.70%	prev sale 6/1/04 \$491500
01-118584	10735 DAWSON DR	\$295,000	\$299,000	20110706	98.66%	prev sale 8/20/02 \$369900
01-118585	10745 DAWSON DR	\$330,000	\$330,000	20110607	100.00%	prev sale 8/17/07 \$370000, 10/12/06 \$338k
01-118627	16595 FIRWOOD LN	\$495,300	\$485,000	20111003	102.12%	prev sale 7/30/10 \$500k, 1/19/07 \$590000
01-118650	9805 CUMBERLAND TRL	\$493,800	\$500,000	20111028	98.76%	prev sale 4/4/05 \$463000
01-118715	11755 ASCOT LN	\$414,000	\$407,500	20111123	101.60%	prev sale 8/20/10 \$400000, 4/12/06 \$463k
01-118750	11740 ASCOT LN	\$432,900	\$435,000	20110321	99.52%	prev sale 8/31/04 \$479900
01-118752	11760 ASCOT LN	\$445,000	\$465,000	20110729	95.70%	prev sale vac lot 1/3/03 \$74000
01-118875	11575 FROSTWOOD DR	\$365,000	\$362,200	20110218	100.77%	prev sale 7/18/08 \$420000 1/6/06 \$475k
02-022100	8386 TULIP LN	\$194,500	\$225,000	20111122	86.44%	none
02-026400	8853 TAYLOR MAY RD	\$549,300	\$647,500	20110804	84.83%	prev sale vac lot 10/26/04 \$74000
02-033850	18136 SNYDER RD	\$237,100	\$221,000	20110909	107.29%	prev sale 4/14/08 \$245000
02-036200	8633 TAYLOR MAY RD	\$321,600	\$335,000	20110630	96.00%	prev sale forecl resale 5/21/10 \$289k
02-036500	17971 ELLIOTT DR	\$212,700	\$255,500	20111202	83.25%	prev sale 11/3/03 \$204500

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
02-036650	9231 WILLSON DR	\$210,200	\$195,000	20110912	107.79%	prev sale 7/16/04 \$240000
02-039620	17621 MERRY OAKS TRL	\$215,700	\$280,000	20110801	77.04%	none
02-047200	17864 KENSTON LAKE DR	\$182,900	\$238,500	20110831	76.69%	none
02-056058	8295 PEBBLE CREEK CT	\$190,000	\$190,000	20110630	100.00%	prev sale 101/10/09 \$218500
02-056069	8286 PEBBLE CREEK CT	\$275,000	\$275,000	20110622	100.00%	none
02-059440	7509 SAMUEL LORD DR	\$190,300	\$197,000	20110715	96.60%	prev sale 7/29/04 \$225000
02-072900	8292 SUMMIT DR	\$205,200	\$205,000	20110225	100.10%	2 pcls
02-083000	8500 LUCERNE DR	\$252,900	\$265,000	20110805	95.43%	none
02-086400	8868 TANGLEWOOD TR	\$195,500	\$225,000	20110131	86.89%	prev sale 7/16/06 \$245000
02-102500	17099 OVERLOOK DR	\$219,500	\$227,000	20110418	96.70%	prev sale 8/5/04 \$285000, 4/13/99 \$235k
02-107617	8880 LAKE IN THE WOODS TRI	\$236,200	\$220,500	20110826	107.12%	none
02-142083	17115 NORTH BROOK TRL	\$212,000	\$215,000	20110513	98.60%	none
02-146780	8415 STONEY BROOK DR	\$235,200	\$290,000	20110610	81.10%	none
02-152600	8736 HOLLY SPRINGS TRL	\$310,100	\$320,000	20110504	96.91%	none
02-183730	8381 STONEY BROOK DR	\$247,400	\$271,000	20110824	91.29%	prev sale relocation 5/27/10 \$260k
02-199920	8694 APPLE HILL RD	\$225,000	\$235,000	20110831	95.74%	none
02-204200	18518 GEAUGA LAKE RD	\$147,200	\$160,000	20110516	92.00%	prev sale 4/28/09 \$147000
02-205600	8170 BAINBRIDGE RD	\$142,100	\$150,000	20111221	94.73%	prev sale 5/24/07 \$172500
02-209824	9154 WILDERNESS PSGE	\$285,300	\$370,000	20110923	77.11%	none
02-212870	18093 MILLSTONE RD	\$240,800	\$282,000	20110928	85.39%	none
02-215700	17138 SUNSET DR	\$189,700	\$170,000	20111221	111.59%	none
02-218950	18799 RIVERS EDGE DR EAST	\$268,300	\$267,900	20110808	100.15%	prev sale 5/18/04 \$301000
02-220571	8240 STONEY BROOK DR	\$244,200	\$250,000	20110720	97.68%	prev sale 5/2/08 \$305000, 12/15/06 \$249k
02-220577	8301 STONEY BROOK DR	\$211,400	\$224,300	20110224	94.25%	prev sale 8/2/07 \$232000 3/3/06 \$211k
02-223900	9185 WILLSON DR	\$154,800	\$154,800	20110630	100.00%	prev sale was forecl resale 2/16/10 \$151000
02-234142	7823 S RIVERSIDE DR	\$233,800	\$195,000	20111123	119.90%	none
02-242950	18330 GEAUGA LAKE RD	\$206,200	\$210,000	20110331	98.19%	prev sale 4/27/99 \$194000
02-257800	8950 TAYLOR MAY RD	\$199,300	\$220,000	20110328	90.59%	prev sale \$11/16/09 \$70000 9/15/08 \$54900
02-259540	9475 STAFFORD RD	\$253,100	\$281,500	20110803	89.91%	none
02-270400	18891 BREWSTER RD	\$133,800	\$145,000	20110520	92.28%	none
02-287800	17434 LONG MEADOW TR	\$330,300	\$370,000	20110816	89.27%	none
02-291700	17628 MERRY OAKS TRL	\$212,700	\$240,000	20110708	88.63%	none
02-308100	19031 RIVERVIEW DR	\$164,600	\$185,000	20110923	88.97%	none
02-310767	17619 PLUM CREEK TRL	\$249,500	\$255,000	20110802	97.84%	prev sale 2/13/07 \$281000 8/10/00 \$242500
02-313148	8290 TIMBER TRL	\$291,000	\$323,900	20110617	89.84%	none
02-321400	7770 BRAYTON TRL	\$262,600	\$283,000	20110425	92.79%	prev sale 9/18/00 \$265000
02-329200	17375 SNYDER RD	\$125,200	\$135,000	20110315	92.74%	prev sale 4/15/02 \$142000
02-330705	8848 KINGS ORCHARD TRL	\$320,000	\$360,000	20110429	88.89%	prev sale 3/8/10 \$366000
02-339950	18794 SHARON RD	\$321,400	\$292,000	20111007	110.07%	prev sale 12/31/09 \$395000
02-357900	17929 GEAUGA LAKE RD	\$139,100	\$110,000	20111104	126.45%	none
02-358000	17805 GEAUGA LAKE RD	\$130,400	\$109,500	20110930	119.09%	none
02-372200	8691 N SPRING VALLEY PARK	\$117,800	\$120,000	20111229	98.17%	none
02-373050	17375 LONG MEADOW TRL	\$120,000	\$120,000	20111018	100.00%	prev sale forecl resale 4/25/11 \$120k
02-382700	16783 SNYDER RD	\$219,400	\$229,200	20110715	95.72%	prev sale 6/3/04 \$231500
02-386740	9144 WASHINGTON ST	\$244,200	\$200,000	20110901	122.10%	none
02-395050	18963 BREWSTER RD	\$209,900	\$196,000	20111130	107.09%	none

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02-397000	8394 LUCERNE DR	\$330,400	\$462,500	20110512	71.44%	2 pcls
02-409700	8575 CRAIG DR	\$176,900	\$176,000	20110915	100.51%	prev sale 9/19/01 \$208000
02-410870	17181 EAST VIEW DR	\$243,500	\$250,000	20110503	97.40%	prev sale 7/3/06 \$328000
02-414700	8672 CRAIG DR	\$218,900	\$243,000	20110622	90.08%	prev sale 8/27/04 \$252000, 3/27/03 \$233700
02-416200	8811 S SPRING VALLEY PARK	\$177,900	\$169,500	20111214	104.96%	prev sale 5/17/07 \$214100
02-419437	17320 HASKINS RD	\$154,900	\$123,000	20111102	125.93%	none
02-419683	17381 HAWKSVIEW LN	\$409,000	\$409,000	20110420	100.00%	prev sale 11/23/04 \$535000 9/14/00 \$470k
02-419733	8661 EAGLEWOOD TR	\$472,400	\$457,000	20111206	103.37%	none
02-419868	18170 WINDSWEPT CIR	\$515,000	\$515,000	20110826	100.00%	prev sale vac lot 10/3/03 \$113900
02-419887	17970 WINDY LAKES CIR	\$495,000	\$504,300	20111215	98.16%	prev sale 4/23/09 \$495000
02-419888	17980 WINDY LAKES CIR	\$432,000	\$590,000	20111213	73.22%	prev sale 6/17/11 \$388000, 4/7/11 \$432k
02-419903	8570 CHASE DR	\$418,700	\$430,000	20110610	97.37%	none
02-419954	17520 LAKESEDGE TRL	\$600,000	\$604,000	20110510	99.34%	relocation sale. Prev 6/2/08 \$795700
02-419961	17464 LAKESEDGE TRL	\$620,000	\$650,000	20110331	95.38%	prev sale forecl resale 1/29/08 \$373000
02-419970	17421 LAKESEDGE TRL	\$480,000	\$483,500	20110622	99.28%	prev sale 8/20/08 \$526000
02-419973	17551 LAKESEDGE TRL	\$536,400	\$545,000	20110425	98.42%	prev sale forecl resale 8/7/09 \$365000
02-420011	18370 BAYBERRY DR	\$377,700	\$379,000	20110111	99.66%	prev sale \$4/8/05 \$394500 3/16/04 \$377k
02-420044	8660 TAMARACK TRL	\$605,900	\$530,000	20111104	114.32%	prev sale 6/23/03 \$705000
02-420083	18342 CRANBERRY RIDGE LN	\$362,800	\$395,000	20110815	91.85%	prev sale 12/13/01 \$375000
02-420136	9400 RAIL KING CT	\$723,500	\$780,000	20110615	92.76%	none
02-420163	9485 MALLARD PT	\$696,900	\$735,000	20110228	94.82%	prev sale 3/20/07 \$727500 9/27/00 \$827k
02-420227	18340 BENT TREE LN	\$381,500	\$400,000	20110428	95.38%	prev sale 6/18/03 \$393000, 8/16/01 \$330k
02-420245	18950 GEAUGA LAKE RD	\$250,000	\$250,000	20110630	100.00%	none
02-420312	17461 DEEVIEW DR	\$594,300	\$572,000	20111219	103.90%	none
02-420386	8095 BAINBROOK DR	\$397,800	\$485,000	20110628	82.02%	prev sale 5/10/99 \$397500
02-420415	18185 MOSS PT	\$550,000	\$550,000	20110616	100.00%	none
02-420418	18160 MOSS PT	\$462,100	\$507,500	20110331	91.05%	prev sale reloc 9/22/04 \$452500
02-420431	8025 DARBY RUN	\$368,400	\$410,000	20110714	89.85%	prev sale 8/17/01 \$337000
02-420442	8010 DARBY RUN	\$591,700	\$625,000	20110609	94.67%	prev sale 1/24/07 \$645000, 12/16/02 \$589900
02-420492	18275 HEARTHSTONE LN	\$395,200	\$462,500	20110523	85.45%	prev sale vac lot 5/14/01 \$90000
02-420513	7925 BAINBROOK DR	\$490,800	\$515,000	20110419	95.30%	none
02-420530	17360 TALL TREE TRL	\$582,900	\$740,000	20111129	78.77%	none
02-420535	17310 TALL TREE TRL	\$775,700	\$780,000	20110511	99.45%	prev sale 6/30/05 \$825000 3/15/02 \$780k
02-420541	17361 TALL TREE TRL	\$532,200	\$565,000	20110923	94.19%	none
02-420548	17365 TALL TREE TR	\$542,800	\$532,000	20110818	102.03%	prev sale 5/6/04 \$510000 1/15/02 \$550k
02-420564	7545 TRAILS END	\$736,400	\$760,000	20110511	96.89%	prev sale 2/28/00 \$744600
02-420568	7580 TRAILS END	\$570,000	\$575,000	20110202	99.13%	prev sale 6/9/00 \$579800
02-420625	17350 OWLS HOLLOW LN	\$532,000	\$706,000	20110729	75.35%	prev sale vac lot 4/18/02 \$120000
02-420695	8200 WEMBLEY CT	\$681,900	\$720,000	20110615	94.71%	prev sale vac lot 5/21/02 \$129900
02-420722	7070 GRANITE RDG	\$650,600	\$610,000	20110429	106.66%	prev sale vac lot 9/22/06 \$175000
02-420875	7460 FARAWAY TRL	\$965,200	\$950,000	20110830	101.60%	prev sale vac lot 12/21/04 \$150000
02-420927	17375 LOOKOUT DR	\$830,100	\$860,000	20110202	96.52%	prev sale 8/6/09 \$795000
02-420942	9630 NIGHTHAWK DR	\$603,000	\$730,000	20110301	82.60%	prev sale vac lot 4/3/06 \$117500
02-421062	7550 COTTONWOOD TRL	\$831,800	\$738,000	20111108	112.71%	prev sale 1/27/09 \$903000
02-421068	7610 COTTONWOOD TR	\$725,300	\$726,000	20110415	99.90%	prev sale vac lot 8/22/08 \$154900
02-421145	8180 DEVON CT	\$875,000	\$875,000	20110909	100.00%	none

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03-000400	16355 FRANKLIN ST	\$246,000	\$257,500	20110114	95.53%	prev sale 4/8/09 \$290000 7/24/06 \$280k
03-000800	16333 FRANKLIN ST	\$304,400	\$342,000	20110609	89.01%	prev sale 1/10/05 \$372500
03-001600	16371 FRANKLIN ST	\$483,200	\$725,000	20110706	66.65%	2 pcls prev sale forecl resale 7/31/03 \$540k
03-009540	7056 PINE ST	\$232,400	\$240,500	20110624	96.63%	none
03-016500	7042 OAK ST	\$175,300	\$175,000	20111020	100.17%	none
03-017000	7070 PINE ST	\$188,000	\$203,500	20110331	92.38%	prev sale 12/4/08 \$221000 7/23/04 \$210k
03-019059	8160 WEMBLEY CT	\$642,700	\$775,000	20110321	82.93%	prev sale 8/3/05 \$750k 4/2/04 \$753k
03-019073	8145 WOODBERRY BLVD	\$1,066,100	\$1,060,000	20110801	100.58%	prev sale vac lot 5/31/06 \$249000
03-019077	16405 MAJESTIC OAKS DR	\$780,800	\$815,000	20110613	95.80%	prev sale 7/15/08 \$1,067,000, 12/30/05 \$908k
03-019078	16425 MAJESTIC OAKS DR	\$599,600	\$667,000	20110504	89.90%	prev sale 11/17/06 \$775000
04-008750	16253 GEORGETTE DR	\$65,900	\$88,300	20110916	74.63%	prev sale 12/10/02 \$81000
04-093600	16195 SNOW RD	\$63,300	\$80,000	20111229	79.13%	prev sale 10/1/08 \$30000
04-150703	14716 ASPEN HILLS LN	\$278,600	\$295,000	20111018	94.44%	none
04-150829	15130 MOSS WOODS DR	\$289,000	\$289,000	20110722	100.00%	prev sale 12/5/05 \$348000
05-001800	14758 S CHESHIRE ST	\$97,000	\$144,000	20110131	67.36%	prev sale 7/3/02 \$95000
05-008300	13721 CARLTON ST	\$173,000	\$185,000	20110829	93.51%	prev sale 12/22/06 \$108000
05-032700	13773 W CENTER ST	\$95,600	\$135,000	20110628	70.81%	prev sale 7/30/04 \$110000
05-040500	14790 S CHESHIRE ST	\$154,200	\$155,000	20110630	99.48%	prev sale 6/4/02 \$143000
06-001200	9075 MOUNTAIN VIEW DR	\$214,800	\$220,000	20110916	97.64%	none
06-014200	10806 HOWARD DR	\$125,400	\$158,500	20111027	79.12%	none
06-036520	9620 RAVENNA RD	\$225,700	\$242,000	20110429	93.26%	prev sale 12/29/05 \$263000
06-042400	8853 MENTOR RD	\$500,000	\$500,000	20110307	100.00%	none
06-051730	10650 CALICO LN	\$214,900	\$214,900	20110630	100.00%	none
06-055600	10335 AUBURN RD	\$186,700	\$207,500	20110512	89.98%	prev sale 11/10/99 \$190800
06-072600	9141 ROBINSON RD	\$183,600	\$193,500	20110708	94.88%	none
06-078550	10590 N WOODS CIR	\$215,800	\$217,000	20110429	99.45%	none
06-079550	10474 AUBURN RD	\$135,200	\$168,000	20110624	80.48%	none
06-086200	10438 AUBURN RD	\$111,400	\$140,000	20110317	79.57%	none
06-087200	11944 WOODIN RD	\$154,600	\$138,000	20110427	112.03%	none
06-091750	12420 WOODIN RD	\$272,600	\$232,000	20110928	117.50%	none
06-095850	12434 WOODIN RD	\$259,500	\$230,000	20110822	112.83%	none
06-103800	9990 RAVENNA RD	\$151,100	\$124,000	20110922	121.85%	none
06-108210	9993 WELK RD	\$192,400	\$242,000	20110714	79.50%	prev sale 6/16/00 \$210000
06-116800	10039 HAWTHORNE DR	\$216,400	\$235,000	20110421	92.09%	none
06-117550	10995 FOREST OAKS DR	\$206,700	\$212,000	20110907	97.50%	none
06-120241	9895 CAMPTON RIDGE DR	\$317,200	\$340,000	20110427	93.29%	none
06-120242	9875 CAMPTON RIDGE DR	\$309,300	\$332,000	20110113	93.16%	none
06-120491	9950 ROSEWOOD DR	\$491,600	\$480,000	20110928	102.42%	prev sale vac lot 6/18/04 \$135000
06-120567	10730 COTTAGE HILL LN	\$485,000	\$489,000	20110202	99.18%	prev sale vac lot 12/29/03 \$102400
06-120602	8930 RAVENNA RD	\$415,900	\$332,500	20110620	125.08%	prev sale vac lot 12/13/07 \$75000
06-120829	11840 ARBOR GLEN DR	\$270,300	\$275,000	20110909	98.29%	none
06-120851	9275 MENTOR RD	\$245,700	\$245,000	20110817	100.29%	none
06-120891	9965 AUBURN RD	\$230,500	\$237,000	20111213	97.26%	none
06-120963	9499 MENTOR RD	\$363,700	\$430,000	20110808	84.58%	none
06-120966	12071 S WINTERGREEN DR	\$326,500	\$315,000	20111021	103.65%	prev sale vac lot 5/4/06 \$88000
06-121004	12160 QUAIL WOODS DR	\$351,200	\$340,000	20110516	103.29%	none

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06-121006	12180 QUAIL WOODS DR	\$310,000	\$340,000	20110622	91.18%	prev sale 1/26/01 \$334000
06-121019	11935 QUAIL WOODS DR	\$341,300	\$370,000	20110222	92.24%	none
06-121089	11190 WELLINGTON DR	\$302,500	\$325,000	20111207	93.08%	prev sale 4/29/04 \$357000
10-001000	217 CLARIDON RD	\$258,900	\$268,000	20110511	96.60%	none
10-007400	348 KAREN DR	\$101,700	\$132,500	20111101	76.75%	none
10-017150	125 SOUTH ST	\$249,000	\$249,000	20110728	100.00%	prev sale 10/17/08 \$205000
10-017870	127 COURT ST	\$83,800	\$83,500	20110216	100.36%	prev sale 2/20/01 \$123300
10-022500	330 SOUTH ST	\$143,000	\$133,700	20110725	106.96%	none
10-038700	110 CARSON DR	\$132,800	\$159,000	20110729	83.52%	none
10-060680	207 HILLTOP DR	\$101,600	\$102,000	20110429	99.61%	prev sale 7/12/00 \$122000
10-072600	332 S HAMBDEN ST	\$119,500	\$139,000	20110520	85.97%	none
10-084900	407 N HAMBDEN ST	\$109,100	\$108,900	20110817	100.18%	prev sale 9/14/01 \$114900
10-088300	485 CROCKER BLVD	\$104,700	\$94,900	20110819	110.33%	none
10-090300	206 ALLYND BLVD	\$185,900	\$213,000	20110830	87.28%	none
10-112200	229 N HAMBDEN ST	\$125,500	\$125,000	20110706	100.40%	none
10-130300	141 MAPLE AVE	\$110,700	\$135,000	20110329	82.00%	prev sale 11/21/01 \$140000
10-136000	364 SYLVIA DR	\$89,900	\$89,900	20110725	100.00%	HUD sale in 2010
10-138400	118 CHARDON AVE	\$95,500	\$93,500	20110902	102.14%	none
10-145250	427 N HAMBDEN ST	\$118,000	\$144,000	20111101	81.94%	prev sale 9/14/01 \$129000
10-149100	12 RANDALL CT	\$173,100	\$145,000	20111004	119.38%	none
10-149520	127 FERRIS AVE	\$145,200	\$155,000	20111130	93.68%	prev sale 5/16/07 \$169900
10-155650	219 ALLYND BLVD	\$144,100	\$165,000	20110719	87.33%	none
10-155700	352 WILSON MILLS RD	\$153,900	\$176,500	20110520	87.20%	none
10-164920	113 PINE HOLLOW CIR	\$171,900	\$192,000	20110113	89.53%	none
10-164921	111 PINE HOLLOW CIR	\$189,200	\$208,000	20110727	90.96%	prev sale 8/19/04 \$212500
10-164986	160 PINE HOLLOW CIR	\$195,000	\$195,000	20110720	100.00%	prev sale 4/30/04 \$235500
10-165209	128 CEDAR GLN	\$165,100	\$183,000	20111110	90.22%	none
10-165213	125 CEDAR GLN	\$193,900	\$213,500	20110128	90.82%	none
10-165257	417 CHARDON AVE	\$235,000	\$235,000	20111028	100.00%	prev sale 5/17/02 \$268000
10-165389	105 TINKERS TRL	\$190,000	\$195,000	20110106	97.44%	prev sale 12/10/01 \$205000
10-165488	803 LOST POND PKWY	\$225,000	\$225,000	20110607	100.00%	prev sale 4/13/09 \$237500, 5/31/07 \$272k
10-165543	105 FOX POINTE DR	\$230,000	\$230,000	20110801	100.00%	prev sale 1/15/03 \$254900
10-165698	201 HIDDEN GLEN TRL	\$312,700	\$325,000	20110525	96.22%	prev sale vac lot 8/14/08 \$75000
10-165709	120 HIDDEN GLEN TRL	\$338,100	\$388,700	20110919	86.98%	prev sale vac lot 7/31/08 \$90000
10-165720	105 BENTWOOD DR	\$324,900	\$340,000	20110527	95.56%	prev sale vac lot 4/20/10 \$79500
11-009555	8684 KIRKWOOD DR	\$283,500	\$269,000	20110527	105.39%	prev sale 7/2/04 \$335000
11-020910	11545 BLACKBERRY LN	\$283,400	\$260,000	20111004	109.00%	none
11-024900	8976 FOREST LN	\$167,500	\$170,000	20110322	98.53%	none
11-032600	13031 WESTCHESTER TRL	\$238,800	\$242,000	20110307	98.68%	none
11-032900	7338 GREENFIELD TRL	\$172,600	\$181,000	20110809	95.36%	none
11-047556	11162 WINDING BROOK LN	\$305,000	\$350,000	20111209	87.14%	none
11-047567	11321 WINDING BROOK LN	\$302,000	\$303,000	20110916	99.67%	none
11-050000	7276 GREENFIELD TR	\$157,600	\$158,900	20110131	99.18%	none
11-083400	8085 HICKORY DR	\$147,100	\$150,000	20110225	98.07%	prev sale 5/7/01 \$178000
11-099000	12970 HEATH RD	\$108,900	\$120,000	20110817	90.75%	none
11-106350	11191 CAVES RD	\$224,100	\$192,500	20110831	116.42%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
11-108600	12511 CAVES RD	\$193,500	\$195,000	20110429	99.23%	none
11-126660	7660 CHESTER BRK	\$121,400	\$93,500	20110318	129.84%	none
11-129150	7403 TATTERSALL DR	\$347,300	\$350,000	20110921	99.23%	none
11-129700	13039 KENYON DR	\$160,000	\$165,000	20110413	96.97%	none
11-130600	7859 CEDAR RD	\$174,900	\$207,000	20110720	84.49%	none
11-133300	8541 PRESCOTT DR	\$198,700	\$210,000	20110616	94.62%	none
11-134400	13325 HICKORY ST	\$155,400	\$135,000	20110516	115.11%	none
11-139900	11962 SANDGATE CIR	\$235,200	\$232,500	20110721	101.16%	none
11-145680	8834 SHERMAN RD	\$190,000	\$190,000	20110624	100.00%	none
11-146000	11331 CHILLICOTHE RD	\$138,300	\$95,000	20111227	145.58%	none
11-148500	13375 GLEN HL	\$127,800	\$165,000	20110728	77.45%	none
11-159100	9345 MAYFIELD RD	\$163,100	\$179,000	20110607	91.12%	prev sale 4/30/03 \$179000
11-160550	12132 PARKER DR	\$192,000	\$192,500	20110817	99.74%	none
11-176750	12923 KENYON DR	\$115,000	\$143,000	20110627	80.42%	prev sale 9/30/05 \$165000
11-185750	11355 WILLOW HILL DR	\$233,300	\$244,000	20111014	95.61%	none
11-187300	12866 SPERRY RD	\$178,200	\$188,500	20110321	94.54%	prev sale forecl resale 7/16/07 \$120000
11-205300	7367 BROOK LN	\$135,000	\$135,000	20110225	100.00%	prev sale 1/11/08 \$158500
11-236000	13025 MARILYN RD	\$114,900	\$129,000	20110531	89.07%	none
11-237650	11249 LAKE FOREST DR	\$386,400	\$420,000	20110810	92.00%	none
11-239500	7370 GREENFIELD TRL	\$177,300	\$225,000	20110701	78.80%	prev sale 1/22/02 \$182000
11-245100	7752 CEDAR RD	\$157,700	\$171,500	20110502	91.95%	prev sale 2006 was inner-family - not valid
11-245930	9371 WINCHESTER VLY	\$306,800	\$280,000	20111215	109.57%	prev sale 3/30/07 \$340000
11-246030	13024 DOROTHY RD	\$144,300	\$145,000	20110715	99.52%	none
11-248400	11211 COUNTY LINE RD	\$200,000	\$193,000	20111219	103.63%	prev sale 3/14/02 \$260000
11-248500	12191 SHILOH DR	\$212,500	\$227,500	20110512	93.41%	none
11-267700	12842 MORNING GLORY TRL	\$178,900	\$185,000	20110105	96.70%	none
11-270050	8834 RANCH DR	\$139,100	\$127,000	20111123	109.53%	none
11-274300	8630 RANCH DR	\$156,800	\$150,000	20110517	104.53%	none
11-275500	13463 CAVES RD	\$159,100	\$185,000	20110610	86.00%	none
11-276500	12415 VALLEY VIEW DR	\$146,800	\$184,500	20110928	79.57%	none
11-281400	7301 CEDAR CREST TRL	\$174,200	\$177,000	20110713	98.42%	none
11-290400	12574 WARD DR	\$110,000	\$110,000	20110718	100.00%	none
11-302250	7515 CEDAR RD	\$386,700	\$420,000	20110426	92.07%	none
11-304155	13445 COUNTY LINE RD	\$620,000	\$620,000	20110331	100.00%	none
11-315100	11791 SUMMERS RD	\$172,400	\$195,000	20110927	88.41%	none
11-318400	13114 DOROTHY RD	\$118,100	\$89,900	20111116	131.37%	none
11-321220	9660 MULBERRY RD	\$216,900	\$216,900	20110531	100.00%	none
11-330550	13295 SPERRY RD	\$359,900	\$340,000	20111014	105.85%	none
11-335950	12456 BENTBROOK DR	\$370,500	\$397,500	20110615	93.21%	none
11-335958	12470 CAVES RD	\$366,600	\$395,000	20110822	92.81%	prev sale 8/31/05 \$384000
11-355500	13329 CEDAR ACRES DR	\$239,000	\$215,000	20110915	111.16%	prev sale 12/14/05 \$218000
11-358900	12854 VINCENT DR	\$154,000	\$172,500	20110728	89.28%	none
11-362300	11782 LYMAN RD	\$131,300	\$184,000	20110728	71.36%	none
11-376710	7572 WHITE PINE DR	\$531,600	\$590,000	20110603	90.10%	none
11-376800	13278 GREEN DR	\$225,000	\$218,000	20110526	103.21%	none
11-388000	7128 WILSON MILLS RD	\$116,500	\$124,900	20110720	93.27%	none

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11-388688	8645 WILSON MILLS RD	\$275,000	\$275,000	20110610	100.00%	none
11-388694	11750 SPERRY RD	\$370,600	\$450,000	20110630	82.36%	none
11-388862	13430 LEDGEBROOK LN	\$700,200	\$600,000	20111122	116.70%	none
11-388898	12530 CHESTERFIELD LN	\$366,300	\$355,000	20111013	103.18%	none
11-388948	7135 FOX LEDGES LN	\$500,000	\$500,000	20110531	100.00%	prev sale 5/3/05 \$556000
11-388951	7160 FOX LEDGES LN	\$600,000	\$579,500	20110218	103.54%	prev sale 9/17/04 \$875000
11-389007	9430 MARSH HAWK RUN	\$434,600	\$460,000	20110809	94.48%	none
11-389013	9629 MARSH HAWK RUN	\$430,800	\$422,800	20110726	101.89%	none
11-389015	9525 MARSH HAWK RUN	\$352,800	\$347,500	20110722	101.53%	prev sale 3/21/02 \$372000
11-389115	12630 BARFIELD DR	\$394,000	\$390,000	20111007	101.03%	prev sale vac lot 5/6/05 \$122500
12-053400	12284 KILE RD	\$209,000	\$209,000	20111110	100.00%	prev sale forecl re-sale 7/14/06 \$223900
12-073540	11106 KILE RD	\$179,600	\$192,500	20110706	93.30%	none
12-090166	13085 FOREST RD	\$258,800	\$242,500	20111110	106.72%	none
12-090281	14440 ESSEX CT	\$242,600	\$190,000	20111213	127.68%	prev sale 10/8/04 \$245200
13-003100	12821 MAYFIELD RD	\$146,100	\$150,000	20110926	97.40%	none
13-010800	13334 AQUILLA RD	\$159,000	\$219,000	20110805	72.60%	none
14-000100	118 GOREDON DR	\$73,300	\$75,000	20111114	97.73%	none
14-090200	225 GOREDON DR	\$64,500	\$67,000	20110817	96.27%	2 pcls
15-005200	9005 BRAKEMAN RD	\$88,800	\$134,000	20110711	66.27%	none
15-015200	8665 WILLIAMS RD	\$231,000	\$265,000	20110415	87.17%	none
15-028700	9899 OLD STATE RD	\$78,800	\$92,500	20111031	85.19%	none
15-101793	10830 CLARIDON TROY RD	\$136,700	\$170,000	20110705	80.41%	prev sale 10/31/05 \$168000
15-102019	10320 PENNIMAN DR	\$265,000	\$277,000	20111223	95.67%	prev sale 8/13/08 \$296000
15-102048	9270 TRISH LN	\$315,000	\$315,000	20111021	100.00%	hse burned dn then sold 7/30/10 \$120000
15-102053	9110 TRISH LN	\$410,600	\$380,000	20110926	108.05%	none
15-102172	10435 LOCUST GROVE DR	\$332,500	\$332,500	20110729	100.00%	prev sale 9/18/03 \$390000, 4/29/02 \$372k
15-102231	12945 RADCLIFFE RD	\$262,600	\$280,000	20110812	93.79%	prev sale 10/16/03 \$255000
15-102245	9835 TUDOR PL	\$280,000	\$379,900	20110629	73.70%	none
15-102250	9900 TUDOR PL	\$291,300	\$334,900	20110302	86.98%	prev sale vac lot 9/16/02 \$58500
15-102324	14820 TEAL DR	\$299,700	\$296,000	20110822	101.25%	prev sale vac lot 12/11/01 \$66900
15-102356	11030 TAYLOR WELLS RD	\$234,100	\$237,000	20110520	98.78%	prev sale 5/30/03 \$246000
15-102368	15125 BATES CREEK DR	\$317,900	\$295,000	20110824	107.76%	prev sale 3/30/04 \$329500
15-102393	15070 BATES CREEK DR	\$344,700	\$346,000	20110928	99.62%	prev sale vac lot 11/26/03 \$69900
15-102482	10925 COPPERLEAF DR	\$270,300	\$294,900	20110527	91.66%	prev sale was forecl resale 10/5/07 \$210000
15-102496	14850 CRIMSON KING TRL	\$325,000	\$329,900	20110721	98.51%	prev sale vac lot 12/30/04 \$78900
15-102512	13263 WOODIN RD	\$263,700	\$238,000	20111102	110.80%	prev sale vac lot 9/22/05 \$77500
15-102535	13510 WALKING STICK LN	\$336,900	\$370,000	20110722	91.05%	prev sale vac lot 7/12/07 \$79900
16-022700	16287 BURTON WINDSOR RD	\$160,900	\$170,000	20110929	94.65%	none
16-031300	17868 HUNTLEY RD	\$124,900	\$120,000	20111007	104.08%	prev sale 3/13/07 \$130000
16-078175	17828 BURTON WINDSOR RD	\$158,000	\$158,000	20110712	100.00%	none
16-078256	11345 KILE RD	\$168,400	\$185,000	20111017	91.03%	prev sale 2/19/03 \$180000
16-078285	11727 KILE RD	\$406,900	\$400,000	20110531	101.73%	prev sale 11/15/02 \$563000
16-078316	11555 KILE RD	\$200,100	\$226,500	20110624	88.34%	prev sale vac lot 2/5/01 \$45000
16-078433	12165 ZROLKA DR	\$266,400	\$245,000	20110819	108.73%	prev sale vac lot 6/26/02 \$47200
16-078465	11950 HUNT RD	\$185,000	\$186,000	20110323	99.46%	prev sale vac lot 8/27/99 \$28000
18-007800	16595 SWINE CREEK RD	\$228,600	\$170,000	20110906	134.47%	none

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18-011000	14688 OLD STATE RD	\$53,900	\$54,900	20110407	98.18%	none
18-045300	16029 NAUVOO RD	\$240,600	\$260,000	20111011	92.54%	none
18-083800	15834 OLD STATE RD	\$96,400	\$107,000	20110415	90.09%	prev sale was VA forecl sale.
18-090874	16945 NAUVOO RD	\$148,600	\$145,000	20111028	102.48%	prev sale 9/26/08 \$152000
18-090946	14440 BUNDYSBURG RD	\$177,300	\$180,000	20111109	98.50%	prev sale 12/29/06 \$240000
18-091196	15980 SHEDD RD	\$160,400	\$150,000	20111129	106.93%	prev sale vac lot 1/12/05 \$58400
18-091198	16594 BRIDGE RD	\$210,100	\$170,000	20110825	123.59%	prev sale vac lot 4/4/05 \$27000
19-004260	14814 SPRINGDALE AVE	\$105,800	\$134,000	20110223	78.96%	none
19-040500	16000 BUTTON ST	\$136,800	\$133,000	20110916	102.86%	none
19-041100	15674 ELMWOOD ST	\$105,700	\$116,800	20110429	90.50%	prev sale 7/3/08 \$131000, 7/3/08 \$102k
19-054500	15971 MILL ST	\$98,500	\$110,000	20110429	89.55%	prev sale 3/23/04 \$85000
19-055600	16081 E HIGH ST	\$72,700	\$100,000	20110210	72.70%	prev sale forecl resale 4/8/10 \$49900
19-056750	15220 LAKE AVE	\$143,800	\$164,900	20111020	87.20%	prev sale 4/3/08 \$140000
19-080875	14835 GLEN VALLEY DR	\$159,000	\$159,000	20110627	100.00%	prev sale 1/17/02 \$164700
19-081008	14799 GLEN VALLEY DR	\$153,700	\$130,000	20110519	118.23%	prev sale 10/10/03 \$156000 1/31/02 \$151k
19-081018	14779 GLEN VALLEY DR	\$165,300	\$170,000	20110607	97.24%	prev sale 10/25/06 \$185000
19-081057	15410 ROYAL OAK DR	\$164,900	\$169,200	20111014	97.46%	prev sale 7/21/08 \$169500, 6/6/02 \$168400
19-081062	15132 TIMBER RDG	\$150,200	\$140,000	20110527	107.29%	relocation sale. Prev 3/15/00 \$164900
19-091112	15117 SAWGRASS LN	\$214,900	\$217,000	20110315	99.03%	prev sale 2/15/05 \$225700
20-030450	9605 KILE RD	\$170,300	\$137,500	20110906	123.85%	none
20-032070	15290 ROCK CREEK RD	\$205,500	\$204,000	20110707	100.74%	prev sale 3/30/01 \$192800
20-038260	16320 LEGGETT RD	\$125,500	\$139,900	20110120	89.71%	prev sale - forecl resale 11/20/08 \$106200
20-041350	17027 HART RD	\$130,000	\$133,000	20110325	97.74%	none
20-043415	16495 JOANN DR	\$152,500	\$143,000	20111103	106.64%	prev sale 10/12/01 \$147500
20-043417	16405 JOANN DR	\$142,000	\$162,900	20110322	87.17%	prev sale vac lot 6/21/99 \$19000
20-046600	9611 PLANK RD	\$230,400	\$235,000	20111216	98.04%	none
20-049200	9795 KILE RD	\$113,600	\$139,900	20111130	81.20%	none
20-050700	10525 CLAY ST	\$183,700	\$188,000	20110602	97.71%	prev sale forecl resale 6/10/08 \$115000
20-070971	17181 BURROWS RD	\$187,900	\$225,000	20111005	83.51%	prev sale vac lot 2/6/03 \$41000
20-071036	10923 PLANK RD	\$160,000	\$163,000	20110616	98.16%	none
21-010060	12090 AUBURN RD	\$144,500	\$160,000	20110407	90.31%	none
21-043150	11491 UPPER CHELSEA DR	\$160,800	\$190,000	20110712	84.63%	prev sale 11/8/02 \$182000
21-043734	12305 COUNTRY OAKS TRL	\$256,200	\$285,000	20110527	89.89%	prev sale 3/16/01 \$264900
21-045400	13200 BOULDER GLEN DR	\$250,300	\$285,000	20111221	87.82%	none
21-045550	11474 UPPER CHELSEA DR	\$176,900	\$200,000	20110825	88.45%	none
21-059530	11511 PARKSIDE RD	\$280,000	\$280,000	20111129	100.00%	none
21-070100	10762 WILSON MILLS RD	\$166,400	\$175,000	20110527	95.09%	none
21-075350	11752 BASSWOOD RD	\$90,500	\$81,900	20111202	110.50%	none
21-079600	11090 MAYFIELD RD	\$101,600	\$122,500	20110408	82.94%	prev sale 10/4/06 \$170000
21-092350	12815 BASS LAKE RD	\$176,500	\$177,500	20110603	99.44%	none
21-102500	11565 BASS LAKE RD	\$130,800	\$137,000	20111228	95.47%	prev sale 5/28/02 \$150k
21-107160	11571 TWIN MILLS LN	\$245,700	\$255,000	20110602	96.35%	none
21-107300	11871 BEAN RD	\$162,400	\$200,000	20110919	81.20%	none
21-121710	10151 MULBERRY RD	\$192,200	\$225,000	20111019	85.42%	none
21-123990	13340 AUBURN RD	\$194,100	\$225,000	20111026	86.27%	none
21-126320	11650 CHESTNUTDALE RD	\$104,800	\$139,900	20110823	74.91%	prev sale 4/28/10 \$145000, 9/9/04 \$133k

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21-144500	11340 PARKSIDE RD	\$171,500	\$195,000	20110708	87.95%	none
21-150390	10920 WOOD HOLLOW DR	\$197,000	\$235,000	20111223	83.83%	none
21-153200	12785 BASS LAKE RD	\$190,600	\$178,000	20110916	107.08%	none
21-165130	10872 WOOD HOLLOW DR	\$193,500	\$240,000	20110914	80.63%	none
21-165270	13388 WALNUT TRCE	\$323,700	\$325,000	20110517	99.60%	prev sale forecl resale 3/4/08 \$245000
21-176331	12335 FOWLERS MILL RD	\$236,100	\$209,000	20111027	112.97%	none
21-176370	11261 BEAN RD	\$188,000	\$195,000	20110824	96.41%	none
21-176593	11425 CLEARFIELD LN	\$390,900	\$425,000	20110715	91.98%	prev sale 3/28/02 \$390000
21-176615	11335 BEECHNUT LN	\$336,700	\$365,000	20110428	92.25%	prev sale 11/10/03 \$422000
21-176655	11500 GATE POST LN	\$368,500	\$368,500	20110728	100.00%	none
21-176813	11950 EPPING TRL	\$557,500	\$562,500	20110520	99.11%	prev sale 2/26/09 \$632500
21-176833	12315 WILLSHIRE LN	\$335,400	\$345,000	20110425	97.22%	prev sale 11/15/02 \$390000 10/1/99 \$318k
21-176897	10405 FLAT ROCK DR	\$414,700	\$420,000	20110228	98.74%	none
21-177063	12775 BASS LAKE RD	\$248,600	\$236,500	20111104	105.12%	prev sale 5/4/05 \$310000
21-177077	12090 QUARTERMANE CIR	\$369,000	\$369,900	20110203	99.76%	prev sale 6/14/04 \$420000
21-177120	12155 ARBORWOOD WAY	\$505,000	\$505,000	20110407	100.00%	prev sale vac lot 8/10/05 \$112500
22-026174	13371 HIDDEN OAKS DR	\$280,000	\$280,000	20110701	100.00%	none
23-002640	13717 OAK TREE TRL	\$187,500	\$187,500	20110825	100.00%	none
23-026100	9906 FAIRMOUNT RD	\$198,700	\$240,000	20110304	82.79%	none
23-030700	10419 CEDAR RD	\$109,400	\$123,500	20110928	88.58%	none
23-139630	14433 BASS LAKE RD	\$243,600	\$247,000	20110805	98.62%	none
23-144020	16180 LUCKY BELL LN	\$238,800	\$278,000	20110615	85.90%	prev sale 11/3/06 \$310000
23-151400	10808 BELL ST	\$178,400	\$180,000	20111110	99.11%	none
23-155260	11079 KIMMERIDGE TRL	\$155,800	\$160,500	20111216	97.07%	prev sale 2/19/03 \$183500
23-201600	11140 KIMMERIDGE TR	\$139,300	\$137,500	20111017	101.31%	none
23-209800	12065 SNOW RD	\$97,000	\$96,500	20110527	100.52%	none
23-215300	14279 SPERRY RD	\$164,900	\$174,500	20111024	94.50%	prev sale 4/25/02 \$155000
23-253500	15920 GRACE ST	\$118,900	\$149,000	20111024	79.80%	none
23-283500	15844 RAVENNA RD	\$68,100	\$60,000	20111019	113.50%	none
23-294300	15725 PARK VIEW DR	\$237,100	\$285,000	20110829	83.19%	prev sale vac lot 4/15/03 \$55000
23-340350	15740 AUBURN RD	\$207,200	\$240,000	20110901	86.33%	prev sale 4/17/06 \$235000
23-385408	9940 BELLEFLOWER CIR	\$262,000	\$254,000	20110912	103.15%	none
23-385533	10630 PEKIN RD	\$333,900	\$335,000	20110929	99.67%	none
23-385875	13910 AUBURN RD	\$215,000	\$220,000	20110214	97.73%	prev sale vac lot 8/29/06 \$70100
24-000100	16258 MESSENGER RD	\$102,300	\$125,000	20111031	81.84%	none
25-014400	17469 MADISON RD	\$141,400	\$145,000	20110816	97.52%	none
25-020030	18090 MADISON RD	\$99,000	\$115,000	20110830	86.09%	none
25-036600	17243 MADISON RD	\$117,000	\$125,000	20110412	93.60%	none
25-042000	16171 MAIN MARKET RD	\$24,900	\$80,000	20110825	31.13%	prev sale forecl resale 3/14/11 \$24900
25-050500	16850 NEWCOMB RD	\$131,700	\$145,000	20110914	90.83%	prev sale 5/10/06 \$130000, 3/19/01 \$150k
25-188971	15235 NASH RD	\$160,000	\$170,000	20110829	94.12%	prev sale 7/29/08 \$165000
25-190058	17366 FARMINGTON RD	\$173,100	\$178,500	20110701	96.97%	none
25-190144	16415 NASH RD	\$153,300	\$155,000	20110202	98.90%	prev sale 9/16/05 \$140000
25-190174	17841 MADISON RD	\$152,400	\$148,000	20110525	102.97%	prev sale 6/15/07 \$150000, 7/1/03 \$145k
25-190234	17399 REEVES RD	\$204,200	\$177,000	20111130	115.37%	none
25-190241	16990 BUNDYSBURG RD	\$194,100	\$183,000	20110823	106.07%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
25-190514	17895 FARMINGTON RD	\$220,400	\$180,000	20110408	122.44%	prev sale vac lot 4/25/06 \$85000
26-021350	7978 MUSIC ST	\$354,700	\$490,000	20110325	72.39%	none
26-021900	8098 W RIVER DR	\$170,000	\$212,000	20110816	80.19%	prev sale 11/30/10 \$175000
26-024800	13599 COUNTY LINE RD	\$530,000	\$482,600	20111216	109.82%	none
26-029702	7301 WHARTON RD	\$850,600	\$880,000	20110429	96.66%	none
26-033201	8310 CLOVERIDGE RD	\$179,100	\$160,000	20111209	111.94%	none
26-034100	8254 FAIRMOUNT RD	\$178,500	\$140,500	20111024	127.05%	none
26-056500	14681 RUSSELL LN	\$195,700	\$198,000	20111013	98.84%	none
26-064955	8387 WHISPERING PINES DR	\$440,100	\$450,000	20110407	97.80%	none
26-076121	7520 HUNTERS HOLLOW TR	\$422,000	\$430,000	20110128	98.14%	prev sale 8/18/03 \$465000
26-078910	14620 RUSSELL LN	\$171,300	\$183,500	20111205	93.35%	none
26-088500	15471 RIDDLE RD	\$271,000	\$350,000	20110729	77.43%	none
26-089500	8938 FAIRMOUNT RD	\$267,000	\$335,000	20110222	79.70%	prev sale 10/26/05 \$380000 4/30/99 \$245k
26-090580	7690 KINSMAN RD	\$190,700	\$205,900	20111220	92.62%	none
26-090700	14794 RUSSELL LN	\$205,600	\$272,000	20110322	75.59%	prev sale 2/14/02 \$230500
26-095310	15365 DALE RD	\$182,600	\$190,000	20110622	96.11%	none
26-136900	15129 HOOK HOLLOW RD	\$140,000	\$140,000	20110715	100.00%	none
26-142800	15133 N DEEP WOOD LN	\$263,000	\$300,100	20110302	87.64%	none
26-163100	14027 E WILLARD RD	\$219,100	\$222,000	20111006	98.69%	none
26-166900	8032 KINSMAN RD	\$325,000	\$290,000	20111121	112.07%	prev sale 7/31/00 \$315000
26-182700	15278 DALE RD	\$202,300	\$240,000	20110831	84.29%	none
26-193538	8135 BELLE VERNON DR	\$319,300	\$363,000	20110803	87.96%	none
26-193605	8245 BELLE VERNON DR	\$274,800	\$307,500	20111017	89.37%	none
26-195300	14060 W WILLARD RD	\$168,000	\$173,000	20110711	97.11%	none
26-200300	13945 E WILLARD RD	\$158,900	\$189,000	20110830	84.07%	none
26-210800	15194 HEMLOCK POINT RD	\$338,600	\$471,000	20110526	71.89%	none
26-213960	8935 LANES END DR	\$546,000	\$560,000	20110325	97.50%	prev sale 5/6/03 \$600000 8/15/00 \$660k
26-213983	7350 CALLEY LN	\$1,558,500	\$1,650,000	20110518	94.45%	prev sale 11/30/04 \$1.7 mil
26-214112	8585 CENTURY LN	\$705,000	\$705,000	20110601	100.00%	prev sale 5/14/01 \$925000
27-009220	124 PHEASANT LN	\$815,000	\$815,000	20110621	100.00%	none
27-010220	109 PARTRIDGE LN	\$885,900	\$1,450,000	20111222	61.10%	prev sale 6/29/04 \$1,050,000
28-012650	7761 CLARION DR	\$248,800	\$253,000	20110622	98.34%	3 pcl sale prev sale 11/14/06 \$235900
29-010800	5235 MAPLE SPRINGS DR	\$256,700	\$289,000	20111031	88.82%	none
29-013500	128 LEAVIEW LN	\$190,000	\$190,000	20110506	100.00%	none
29-026400	1097 SHEERBROOK DR	\$296,900	\$302,000	20111130	98.31%	prev sale 8/15/03 \$314000
29-028400	1096 SHEERBROOK DR	\$262,800	\$258,000	20110819	101.86%	none
29-038601	109 SOUTHWYCK DR	\$259,700	\$266,000	20110825	97.63%	none
29-040400	97 E BEL MEADOW LN	\$199,600	\$170,000	20110804	117.41%	none
29-040660	112 SOUTHWYCK DR	\$266,500	\$290,000	20110520	91.90%	prev sale 7/1/02 \$290000, 10/6/00 \$280k
29-048100	118 LAKEVIEW LN	\$181,100	\$185,000	20111228	97.89%	prev sale 12/17/04 \$213500. 4/10/02 \$180k
29-055150	1100 SHEERBROOK DR	\$324,000	\$319,000	20110211	101.57%	prev sale 9/30/04 \$315000
29-056032	15 WOODSIDE RD	\$279,000	\$345,400	20111102	80.78%	none
29-057960	43 MORNINGSIDE DR	\$170,000	\$156,000	20111216	108.97%	none
29-062850	104 SOUTHWYCK DR	\$293,400	\$269,000	20111129	109.07%	prev sale 7/24/08 \$335000, 6/22/07 \$220k
29-064421	19 CHELSEA CT	\$290,900	\$320,000	20110601	90.91%	prev sale forecl resale 10/28/10 \$170000
29-067470	101 ANGLERS DR	\$275,500	\$323,000	20110131	85.29%	prev sale 6/30/05 \$365000

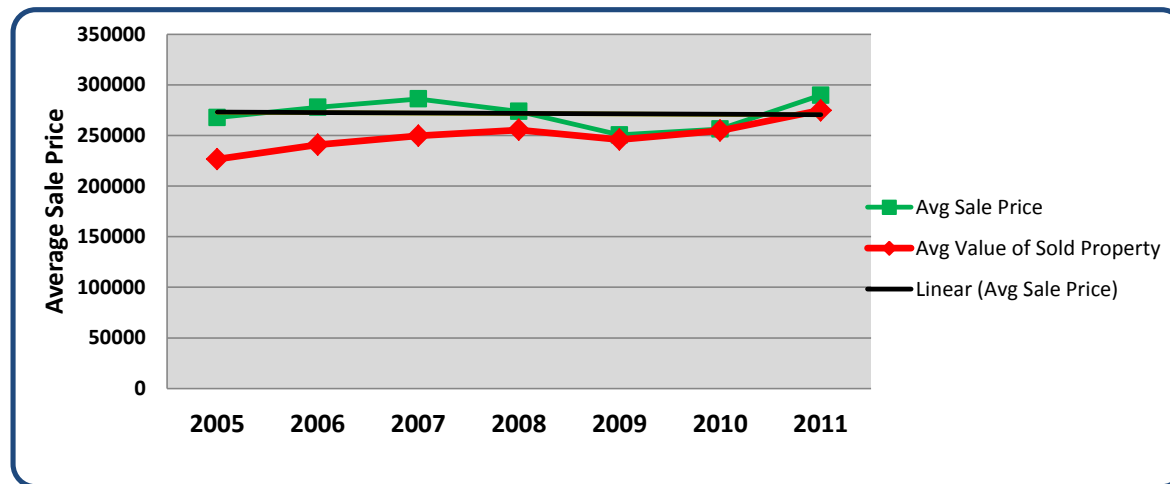
Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
29-067600	123 FAIRVIEW RD	\$128,800	\$140,000	20110318	92.00%	none
29-071050	123 SOUTHWYCK DR	\$240,000	\$250,000	20110217	96.00%	none
29-076040	920 BELL RD	\$172,700	\$175,000	20110119	98.69%	none
29-087400	42 W BEL MEADOW LN	\$226,700	\$201,000	20111101	112.79%	none
29-089950	114 ANGLERS DR	\$293,900	\$270,000	20110908	108.85%	none
29-104700	932 BELL RD	\$182,000	\$188,000	20111013	96.81%	none
29-107415	831 SUN RIDGE LN	\$440,000	\$443,300	20110708	99.26%	prev sale 11/24/04 \$465000
29-107422	817 SUN RIDGE LN	\$466,400	\$575,000	20110519	81.11%	prev sale 12/15/06 \$703000
29-107690	57 FAIRFAX DR	\$387,200	\$397,000	20110927	97.53%	none
29-107724	84 BISHOP DR	\$405,400	\$559,500	20110823	72.46%	prev sale 9/5/02 \$470000, 1/23/02 \$467k
29-107733	75 WATERFORD DR	\$362,000	\$394,000	20110721	91.88%	none
29-107751	69 WATERFORD DR	\$336,200	\$385,000	20110712	87.32%	none
29-107775	115 SILVER SPRINGS TRL	\$399,900	\$385,000	20110729	103.87%	none
29-107799	310 WHITETAIL DR	\$300,000	\$299,000	20110928	100.33%	prev sale foreclosure 4/27/11 \$201000
29-107812	402 DEER CT	\$399,300	\$495,000	20110429	80.67%	none
29-107891	10 DEERFIELD DR	\$655,900	\$900,000	20110826	72.88%	prev sale 10/22/01 \$495000
29-107902	121 CHAMPION LN	\$719,600	\$720,000	20110621	99.94%	prev sale 7/2/04 \$730000
29-107906	111 CHAMPION LN	\$475,000	\$475,000	20110317	100.00%	prev sale 4/15/09 \$455000 7/28/02 \$710k
29-107934	101 ALDERWOOD TRL	\$342,800	\$360,000	20111215	95.22%	prev sale 12/27/02 \$329000
29-108024	504 MANOR BROOK DR	\$484,900	\$480,000	20111229	101.02%	none
29-108059	202 FOX LN	\$393,100	\$462,000	20110128	85.09%	prev sale 6/1/06 \$470000 7/9/01 \$430k
29-108089	535 MANOR BROOK DR	\$432,900	\$450,000	20110715	96.20%	none
29-108090	5249 CHILLICOTHE RD	\$326,800	\$360,000	20110405	90.78%	prev sale 4/2/08 \$405000 12/30/99 \$315k
29-108146	1370 BELL RD	\$553,100	\$625,000	20110826	88.50%	prev sale 12/11/02 \$585000
30-039500	6540 LEDGE RD	\$150,600	\$160,000	20111014	94.13%	none
30-079311	15585 ROCK CREEK RD	\$125,700	\$145,000	20110419	86.69%	prev sale 6/24/99 \$131500
30-087200	6416 LEDGE RD	\$131,200	\$176,000	20110927	74.55%	none
30-095752	8315 DEWEY RD	\$157,700	\$161,500	20111011	97.65%	none
30-095754	8185 DEWEY RD	\$140,300	\$185,000	20111122	75.84%	prev sale 8/27/04 \$170100
32-016900	18497 MUMFORD RD	\$87,600	\$113,000	20111213	77.52%	none
32-041000	17935 MUMFORD RD	\$115,100	\$155,000	20110909	74.26%	none
32-045500	14270 MAIN MARKET RD	\$105,000	\$150,000	20111018	70.00%	none
32-050900	18665 TILDEN RD	\$182,300	\$200,000	20110113	91.15%	prev sale 6/22/05 \$210000
32-052800	18629 RAPIDS RD	\$99,400	\$120,000	20110727	82.83%	none
32-069450	17814 JUG ST	\$108,100	\$130,000	20110930	83.15%	prev sale 2/26/08 \$133900
32-070499	16723 CLARIDON TROY RD	\$270,000	\$275,000	20110118	98.18%	none
32-074052	12640 MAIN MARKET RD	\$156,400	\$174,000	20110107	89.89%	prev sale 8/7/00 \$180000
32-074280	14228 NASH RD	\$200,900	\$200,000	20110113	100.45%	none
Average		\$274,818	\$289,794		95.63%	
Median		\$226,200	\$235,000		97.16%	
Dollar Weighted Mean		\$136,309,600	\$143,737,700		94.83%	

All information is deemed reliable but not guaranteed. Data extracted from the Access Geauga Advanced Search based on sales marked "valid" for property classes 510 and 511 (single family residential).

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
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Geauga County Single Family Sales

Year	# Sales	Average Sale Price	Avg Value Sold Prop
2005	980	\$267,600	\$226,600
2006	856	\$277,900	\$240,800
2007	697	\$286,100	\$249,800
2008	569	\$273,800	\$255,500
2009	466	\$250,500	\$245,900
2010	486	\$256,400	\$254,700
2011	496	\$289,800	\$274,800



Data Explanations

The 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 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 Provided by the Geauga County Auditor's Office. Frank J. Gliha, Auditor