

**Geauga County Historical Sales File for 2010 - 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
01-030200	17466 AUBURN RD	\$144,700	\$139,000	20100412	104.10%	prev sale 12/28/00 \$140000 2 pcl sale
01-051950	17380 CREIGHTON DR	\$193,200	\$170,000	20100527	113.65%	none
01-064900	17982 RAVENNA RD	\$138,100	\$100,000	20100608	138.10%	none
01-066200	11840 WASHINGTON ST	\$11,600	\$20,000	20100604	58.00%	none
01-067453	9866 BAINBRIDGE RD	\$217,600	\$249,000	20100721	87.39%	prev sale 5/15/08 \$240000
01-114700	17573 MUNN RD	\$189,400	\$162,000	20101217	116.91%	none
01-115200	18260 QUINN RD	\$288,000	\$340,000	20100125	84.71%	none
01-117130	19099 BROOKFIELD DR	\$202,900	\$215,000	20100611	94.37%	none
01-117143	17895 BRIDGE CREEK TR	\$216,400	\$231,000	20100520	93.68%	prev sale 2/4/02 \$204000
01-117189	11100 CARRIAGE HILL DR	\$238,000	\$207,700	20100128	114.59%	prev sale 12/21/04 \$251000
01-117562	10106 WIDGEON DR	\$269,700	\$245,000	20100805	110.08%	none
01-117567	10105 WIDGEON DR	\$268,300	\$237,500	20100811	112.97%	none
01-117660	17760 SETTLERS TR	\$253,600	\$272,000	20100712	93.24%	none
01-117760	11650 COLCHESTER DR	\$324,800	\$327,000	20100510	99.33%	prev sale in 2002 was vac. Lot
01-117761	11630 COLCHESTER DR	\$355,000	\$363,000	20100331	97.80%	prev sale 10/31/03 \$365000
01-117851	9710 WEATHERTOP LN	\$494,000	\$525,000	20101116	94.10%	prev sale 10/4/04 \$552500
01-117856	9735 WEATHERTOP LN	\$416,700	\$457,500	20100614	91.08%	none
01-117883	9935 WATERFORD TR	\$395,500	\$380,000	20100806	104.08%	prev sale 2/11/09 \$357000
01-117932	18040 CINNAMON TR	\$275,000	\$302,000	20100609	91.06%	prev sale in 2004 was vac lot sale
01-117949	11380 SAYBROOK LN	\$280,000	\$379,000	20100806	73.88%	prev sale 3/9/00 \$223600
01-117990	12121 MARYDALE DR	\$250,500	\$267,500	20100624	93.64%	prev sale 9/10/07 \$290000
01-118029	18881 EASTWOOD DR	\$316,500	\$304,000	20100628	104.11%	prev sale 11/5/99 \$289900
01-118070	16725 VICTORIA DR	\$341,000	\$355,000	20100429	96.06%	prev sale 1/8/01 \$353000
01-118166	10685 ROBERT LN	\$340,700	\$342,500	20100426	99.47%	none
01-118371	18720 AUBURN GLEN DR	\$368,400	\$377,000	20101117	97.72%	prev sale 5/1/00 was vac lot only
01-118583	10705 DAWSON DR	\$379,000	\$310,000	20101202	122.26%	prev sale 8/19/04 \$369000
01-118627	16595 FIRWOOD LN	\$560,000	\$500,000	20100730	112.00%	prev sale 1/19/07 \$590000
01-118715	11755 ASCOT LN	\$447,900	\$400,000	20100820	111.98%	prev sale 4/12/06 \$463000
01-118731	11550 ASCOT LN	\$418,800	\$420,000	20100412	99.71%	Prev sale in 2002 was vacant ot only
01-118756	11800 ASCOT LN	\$405,000	\$370,000	20100723	109.46%	prev sale 5/20/08 \$425000
01-118773	11495 BARTHOLOMEW RD	\$452,000	\$497,000	20100520	90.95%	prev sale 5/27/05 \$454100
01-118905	18905 SANCTUARY DR	\$671,400	\$499,900	20100201	134.31%	prev sale 8/31/05 \$212500
01-118908	18995 SANCTUARY DR	\$479,000	\$468,000	20100601	102.35%	prev sale 11/3/05 \$508000
01-118914	10905 GOLDEN POND DR	\$421,500	\$400,000	20100726	105.38%	reloc - prev sale 3/18/09 \$465000
01-119076	9800 HORSESHOE DR	\$637,400	\$530,000	20100414	120.26%	reloc sale + sold 11/2/09 \$667k, 7/5/07 \$670k
02-033895	9590 STAFFORD RD	\$291,700	\$342,000	20100902	85.29%	none
02-041000	7244 CHAGRIN RD	\$173,800	\$200,000	20100106	86.90%	none
02-050200	8463 SUMMIT DR	\$217,200	\$246,900	20100607	87.97%	prev sale 9/4/03 \$225000
02-061650	8022 S RIVERSIDE DR	\$210,000	\$245,000	20101129	85.71%	prev sale 8/4/04 \$230500
02-084600	7372 OBER LN	\$325,500	\$349,000	20100720	93.27%	none
02-099895	18030 HASKINS RD	\$250,200	\$247,000	20100929	101.30%	none
02-114063	7525 MUIRWOOD CT	\$230,000	\$230,000	20100608	100.00%	none
02-134850	8070 BAINBRIDGE RD	\$173,200	\$163,000	20100212	106.26%	none
02-142800	8714 LAKE FOREST TR	\$233,000	\$210,000	20100611	110.95%	none
02-160850	9650 STAFFORD RD	\$272,200	\$255,000	20100713	106.75%	none
02-170101	16532 HASKINS RD	\$258,600	\$258,000	20100416	100.23%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
02-174800	8230 TULIP LN	\$169,500	\$169,500	20100521	100.00%	prev sale 10/10/02 \$225000
02-183730	8381 STONEY BROOK DR	\$233,100	\$260,000	20100527	89.65%	prev sale 10/23/02 \$256000
02-209849	16611 MOHICAN TR	\$264,400	\$292,500	20101103	90.39%	prev sale 10/22/08 \$332500
02-215900	8657 TANGLEWOOD TR	\$321,700	\$297,000	20100730	108.32%	none
02-230200	8754 HOLLY SPRINGS TRL	\$206,500	\$278,000	20101116	74.28%	prev sale 5/19/04 \$225000
02-231600	8485 LUCERNE DR	\$435,400	\$455,000	20101207	95.69%	none
02-239630	8745 CRAIG DR	\$201,500	\$195,000	20100913	103.33%	prev sale 11/26/03 \$219000
02-240000	8231 WESTHILL DR	\$277,600	\$295,000	20100722	94.10%	prev sale 8/31/05 \$290000
02-243150	8639 APPLE HILL RD	\$288,100	\$272,500	20101112	105.72%	none
02-269600	8882 TANGLEWOOD TR	\$208,200	\$220,000	20100621	94.64%	none
02-270110	8159 WESTHILL DR	\$271,000	\$227,500	20100122	119.12%	none
02-271300	16353 HASKINS RD	\$147,700	\$120,000	20100120	123.08%	none
02-277700	17115 WOODMERE DR	\$225,400	\$201,000	20100903	112.14%	none
02-286950	19055 RIVERVIEW DR	\$223,500	\$228,000	20100624	98.03%	prev sale 12/17/03 \$250000
02-308600	17630 NORTHVIEW DR	\$140,100	\$120,000	20100929	116.75%	none
02-310763	17594 PLUM CREEK TR	\$331,500	\$331,300	20100714	100.06%	prev sale 4/20/05 \$343000
02-323500	17485 HASKINS RD	\$232,600	\$220,700	20100426	105.39%	prev sale 5/14/04 \$264000
02-324350	8828 KINGS ORCHARD TRL	\$256,000	\$243,000	20101216	105.35%	none
02-329800	17097 EAST VIEW DR	\$222,200	\$275,000	20100630	80.80%	none
02-330705	8848 KINGS ORCHARD TR	\$310,800	\$366,000	20100308	84.92%	none
02-331900	18690 SNYDER RD	\$183,800	\$200,000	20100825	91.90%	prev sale 8/19/99 \$180000
02-358290	8896 SOUTHBROOK TR	\$297,000	\$350,000	20100611	84.86%	prev sale 7/10/01 was vac lot only
02-376200	8729 LAKE FOREST TR	\$371,500	\$450,000	20100701	82.56%	none
02-381950	17365 WOOD ACRE TR	\$276,900	\$275,000	20100824	100.69%	none
02-383000	9495 STAFFORD RD	\$371,200	\$473,000	20100823	78.48%	none
02-383470	8815 E PILGRIM DR	\$264,400	\$293,000	20100708	90.24%	prev sale 4/15/99 \$227500
02-386721	17181 BITTERSWEET TR	\$313,500	\$313,500	20100507	100.00%	prev sale 7/12/04 \$365000
02-387000	8196 TULIP LN	\$197,500	\$195,000	20100628	101.28%	none
02-387300	18890 BREWSTER RD	\$239,000	\$356,000	20100416	67.13%	prev sale 12/19/02 \$220000
02-394050	7660 COUNTRY LN	\$254,600	\$254,000	20101209	100.24%	prev sale 11/24/08 \$272000
02-412502	8832 BIRCHBARK GRV	\$307,000	\$347,500	20100629	88.35%	prev sale 5/26/06 \$365000
02-412515	9095 LAKE IN THE WOODS TR	\$339,300	\$359,000	20100722	94.51%	prev sale 5/27/09 \$351500
02-419810	8540 PEPPERMILL RUN	\$456,400	\$415,000	20100625	109.98%	none
02-419843	17291 RED FOX TRL	\$432,500	\$510,000	20100922	84.80%	prev sale 1/21/04 \$445000
02-419849	17351 RED FOX TR	\$541,000	\$550,000	20100528	98.36%	none
02-419904	8610 CHASE DR	\$439,700	\$438,000	20100310	100.39%	none
02-419947	17576 LAKESEDGE TR	\$477,800	\$515,000	20100729	92.78%	prev sale 2/28/07 \$518000
02-420171	18295 BENT TREE LN	\$404,600	\$382,500	20100107	105.78%	prev sale 12/15/05 \$420000, 12/28/01 \$375k
02-420184	8035 BAINBROOK DR	\$328,800	\$369,000	20100422	89.11%	prev sale 2/28/03 \$360000
02-420218	18395 BENT TREE LN	\$382,100	\$405,000	20100408	94.35%	none
02-420394	8145 CARRINGTON PL	\$425,000	\$415,000	20100813	102.41%	prev sale 7/29/99 \$376500
02-420428	8055 DARBY'S RUN	\$454,000	\$505,000	20100809	89.90%	prev sale 12/16/04 \$480000
02-420486	7940 BAINBROOK DR	\$456,000	\$565,000	20101209	80.71%	prev sale 6/8/07 \$585000
02-420487	7930 BAINBROOK DR	\$415,000	\$494,500	20100513	83.92%	prev sale 7/18/06 \$495000
02-420491	18285 HEARTHSTONE LN	\$517,500	\$602,500	20100125	85.89%	prev sale 7/15/04 \$519000, 9/19/00 \$537200
02-420518	8360 WOODBERRY BV	\$566,900	\$685,000	20101110	82.76%	prev sale 7/3/06 \$631000
02-420567	7570 TRAILS END	\$624,000	\$679,000	20100903	91.90%	prev sale 5/3/01 \$584900
02-420600	16420 CROWN PT	\$554,600	\$632,000	20101102	87.75%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
02-420632	7940 COBBLESTONE LN	\$477,400	\$513,500	20100908	92.97%	prev sale 6/30/04 \$475000
02-420687	8360 WEMBLEY CT	\$1,014,200	\$930,000	20100301	109.05%	prev sale 10/06 was vacant lot
02-420920	17370 LOOKOUT DR	\$760,000	\$785,000	20100729	96.82%	prev sale 12/14/06 \$795000
02-420921	17360 LOOKOUT DR	\$800,000	\$768,000	20100602	104.17%	prev sale 7/23/07 \$190k was vac lot
02-420939	18560 AMBER TRAILS	\$557,500	\$560,000	20100129	99.55%	prev sale was vac lot only
02-420944	9665 NIGHTHAWK DR	\$580,500	\$550,000	20100812	105.55%	prev sale 5/26/06 was vac lot only
02-421098	7465 EDWARDS LANDING DR	\$408,600	\$395,000	20100212	103.44%	builder's model
02-421099	7445 EDWARDS LANDING DR	\$365,100	\$415,000	20100611	87.98%	prev sale 7/23/08 was vacant lot
02-421144	8159 DEVON CT	\$875,000	\$910,000	20100525	96.15%	prev sale 4/2/09 \$160k was vac lot
03-019043	7995 WOODBERRY BV	\$746,900	\$745,000	20100827	100.26%	prev sale 8/2/06 \$890000
04-029200	12547 JACKSON DR	\$96,100	\$85,000	20101119	113.06%	none
04-065550	16238 ROSELAWN DR	\$123,900	\$100,000	20100827	123.90%	none
04-111720	16233 GEORGETTE DR	\$104,000	\$100,000	20100727	104.00%	2 pcl sale - no notes
04-129550	16262 GEORGETTE DR	\$57,500	\$99,700	20100624	57.67%	2 pcl sale. Prev sale 8/9/06 \$135k
04-143650	14826 S RIDER RD	\$128,300	\$192,500	20100315	66.65%	none
04-150562	16267 JUG ST	\$128,500	\$125,000	20101216	102.80%	prev sale 7/12/04 \$105000
04-150665	14418 BURTON WINDSOR RD	\$120,000	\$150,000	20100629	80.00%	prev sale 12/4/03 \$118000
04-150712	14795 FAIRMEADOW LN	\$307,500	\$375,000	20100806	82.00%	prev sale 4/1/02 was vac lot only
04-150825	15010 MOSS WOODS DR	\$250,000	\$271,500	20100708	92.08%	none
04-150912	13830 HALE RD	\$239,000	\$210,000	20100630	113.81%	prev sale 12/12/01 was vac lot sale
05-003654	14770 INDIAN RIDGE TRL	\$203,900	\$205,000	20101229	99.46%	prev sale 7/29/04 \$227500
05-003661	14835 INDIAN RIDGE TR	\$175,000	\$153,000	20100428	114.38%	prev sale 3/23/01 \$172900
05-006400	14450 GARDEN ST	\$140,200	\$137,000	20100519	102.34%	prev sale 7/29/05 \$147000
05-025130	14652 ELMAR BV	\$124,400	\$115,000	20100721	108.17%	none
05-027400	13621 W SPRING ST	\$118,900	\$74,000	20100107	160.68%	prev sale 7/1/09 \$28000
06-014555	11631 CHERRY HOLLOW DR	\$233,700	\$229,000	20100823	102.05%	2 pcl sale - no notes
06-014559	11561 CHERRY HOLLOW DR	\$223,900	\$235,000	20100819	95.28%	none
06-045500	10804 THWING RD	\$113,200	\$92,000	20100128	123.04%	none
06-046200	9838 CHARDON RD	\$134,600	\$118,500	20100723	113.59%	none
06-060300	12084 WOODIN RD	\$149,600	\$129,300	20100920	115.70%	none
06-075500	10880 HOWARD DR	\$124,100	\$78,000	20100527	159.10%	prev sale 7/31/01 \$128000
06-089000	12090 S WINTERGREEN DR	\$282,600	\$287,900	20100715	98.16%	none
06-090350	12060 CLARK RD	\$242,200	\$257,700	20100615	93.99%	none
06-094950	10350 PINEGATE DR	\$212,800	\$213,000	20100226	99.91%	none
06-101301	10405 AUBURN RD	\$150,800	\$128,000	20101228	117.81%	none
06-103330	9686 RAVENNA RD	\$255,600	\$249,000	20100602	102.65%	prev sale 5/25/01 \$206000
06-105650	10706 ARROW LN	\$172,400	\$178,000	20100727	96.85%	none
06-107800	10180 AUBURN RD	\$93,700	\$99,300	20100618	94.36%	none
06-109300	10972 HENNING DR	\$114,500	\$141,000	20101124	81.21%	prev sale forecl resale 7/7/10 \$54100
06-120494	9989 ROSEWOOD DR	\$592,200	\$625,000	20100325	94.75%	prev sale in 2001 was vacant lot
06-120531	11110 COURTNEY CT	\$415,300	\$410,000	20100707	101.29%	prev sale 7/2/04 \$415000
06-120576	10705 COTTAGE HILL LN	\$383,400	\$400,000	20101116	95.85%	prev sale 8/23/05 \$495000
06-120712	9230 CAMBRIDGE RD	\$320,700	\$295,000	20101112	108.71%	none
06-120918	11675 TWIN OAKS TR	\$260,500	\$255,900	20100604	101.80%	none
06-120980	11275 WOODIE GLEN DR	\$360,700	\$275,000	20100616	131.16%	none
06-120992	11880 QUAIL WOODS DR	\$291,800	\$288,000	20100402	101.32%	none
06-121000	12070 QUAIL WOODS DR	\$327,500	\$285,000	20100615	114.91%	none
08-001500	9870 WISNER RD	\$249,000	\$340,000	20100525	73.24%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
10-013310	311 S HAMBDEN ST	\$175,500	\$167,000	20100928	105.09%	prev sale 6/24/02 \$188000
10-016400	310 SOUTH ST	\$176,200	\$130,000	20100305	135.54%	none
10-034350	303 HILLTOP DR	\$100,500	\$103,000	20100713	97.57%	prev sale 1/19/05 \$107000
10-043250	332 IRMA DR	\$108,900	\$122,500	20100701	88.90%	prev sale 12/13/05 \$127000
10-072730	244 E KING ST	\$128,800	\$154,000	20100927	83.64%	prev sale 6/19/06 \$154400
10-078200	215 N HAMBDEN ST	\$195,100	\$210,000	20100923	92.90%	prev sale 5/18/01 \$200000
10-086100	518 CROCKER BV	\$127,700	\$140,900	20101104	90.63%	prev sale 7/23/02 \$140000
10-126055	440 SOUTH ST	\$186,900	\$200,000	20100305	93.45%	prev sale 5/13/08 \$219000, 10/15/03 \$203k
10-137300	210 E KING ST	\$150,900	\$157,900	20100629	95.57%	prev sale 7/11/03 \$157500
10-150550	106 MOFFET AVE	\$99,800	\$100,000	20100721	99.80%	none
10-164200	129 SOUTH ST	\$163,200	\$169,000	20100326	96.57%	prev sale 10/22/07 \$113400
10-164843	220 CANFIELD DR	\$238,300	\$229,000	20100817	104.06%	prev sale 3/21/08 \$239900
10-164845	224 CANFIELD DR	\$259,600	\$237,500	20101217	109.31%	prev sale 8/11/99 \$223000
10-164954	118 WOODBRIDGE CROSSING	\$209,700	\$231,500	20100513	90.58%	prev sale 6/15/94 \$154000
10-165146	101 MIDDLE POST PT	\$207,300	\$200,000	20100421	103.65%	none
10-165191	107 SAW MILL BND	\$209,000	\$225,500	20100225	92.68%	prev sale 7/31/02 \$210000
10-165208	126 CEDAR GLN	\$237,500	\$223,000	20100308	106.50%	prev sale 1/8/99 \$210400 (new)
10-165210	130 CEDAR GLN	\$200,000	\$179,900	20100910	111.17%	prev sale 7/3/06 \$219900
10-165398	114 SUGARBUSH GLN	\$237,900	\$273,500	20100526	86.98%	prev sale 6/14/01 \$251000
11-006660	7212 WILSON MILLS RD	\$315,900	\$380,000	20100518	83.13%	2 pcl sale prev sale 7/20/06 \$312500
11-007800	8585 CARMICHAEL DR	\$225,900	\$227,500	20100108	99.30%	prev sale 7/24/04 \$247000, 7/18/00 \$226k
11-013600	13202 SPRING BLOSSOM TRL	\$243,900	\$287,500	20100826	84.83%	none
11-019800	7468 MULBERRY RD	\$195,100	\$130,000	20100726	150.08%	none
11-026520	7310 MARTINGALE DR	\$345,500	\$286,000	20100630	120.80%	prev sale forecl 6/30/10 \$317500
11-027000	12216 SHILOH DR	\$271,000	\$257,000	20100429	105.45%	prev sale 9/14/05 \$320000
11-035000	8451 CRANWOOD DR	\$101,500	\$72,000	20100623	140.97%	none
11-035700	12790 KENYON DR	\$161,000	\$175,000	20100728	92.00%	none
11-048600	13064 CHERRY LN	\$132,500	\$120,000	20100602	110.42%	none
11-063300	8516 MULBERRY RD	\$115,300	\$155,000	20100326	74.39%	none
11-071655	11709 PINEWOOD TRL	\$254,900	\$251,500	20100816	101.35%	none
11-074100	11794 LYMAN RD	\$162,500	\$160,000	20100108	101.56%	none
11-081900	13005 CAVES RD	\$157,800	\$142,500	20100427	110.74%	none
11-096300	13112 WOODCREST LN	\$173,000	\$187,500	20100621	92.27%	none
11-106340	11730 PINEWOOD TRL	\$253,100	\$240,000	20100622	105.46%	none
11-115850	13041 MARILYN RD	\$139,100	\$144,500	20100716	96.26%	prev sale 8/8/03 \$150000
11-117600	11854 CLEARVIEW RD	\$209,600	\$219,000	20100512	95.71%	prev sale 12/6/02 \$207000
11-120700	8347 LINCOLN DR	\$147,600	\$163,000	20100611	90.55%	prev sale 10/27/06 \$175000
11-127780	11241 LAKE FOREST DR	\$305,800	\$238,000	20100331	128.49%	none
11-132600	7448 GREENFIELD TR	\$161,600	\$143,000	20101110	113.01%	prev sale 9/9/03 \$178000
11-134500	11463 WILLOW HILL DR	\$217,400	\$225,000	20100506	96.62%	none
11-138200	8516 SHARP LN	\$111,700	\$124,400	20100611	89.79%	none
11-145800	7675 MULBERRY RD	\$47,500	\$67,500	20100625	70.37%	prev sale 4/3/09 \$49000
11-152840	11401 WILLOW HILL DR	\$210,700	\$236,000	20101202	89.28%	prev sale 7/26/06 \$180000
11-154200	12800 SPERRY RD	\$148,500	\$150,000	20100113	99.00%	prev sale 8/15/01 \$175000
11-159700	12379 VALLEY VIEW DR	\$162,000	\$130,000	20100528	124.62%	none
11-160400	7840 WILSON MILLS RD	\$214,100	\$250,000	20100323	85.64%	forecl re-sale 8/28/08 \$72700, 6/24/08 \$183100
11-160700	8360 KIRKWOOD DR	\$100,000	\$210,000	20100114	47.62%	prev sale forecl - remod & resold in 2010
11-162500	11771 LYMAN RD	\$108,000	\$138,000	20100602	78.26%	none

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11-165430	7580 WHITE PINE DR	\$499,800	\$515,000	20100723	97.05%	none
11-178000	7432 GREENFIELD TR	\$185,000	\$185,000	20100630	100.00%	none
11-188300	8180 SHERMAN RD	\$363,000	\$235,000	20100129	154.47%	none
11-195700	11226 SPERRY RD	\$271,800	\$280,000	20100820	97.07%	2 pcl sale - no notes
11-198300	8109 CEDAR RD	\$149,000	\$149,000	20100611	100.00%	none
11-198400	13251 HICKORY ST	\$110,000	\$139,000	20100512	79.14%	prev sale 6/15/07 \$145000
11-203302	7051 OLD MILL RD	\$189,200	\$270,000	20100910	70.07%	prev sale 9/12/06 \$228500
11-208800	11935 MEADOW RIDGE DR	\$170,100	\$159,000	20100818	106.98%	prev sale 6/13/06 \$168500
11-214500	9305 GEM RD	\$261,300	\$289,900	20100527	90.13%	prev sale 3/28/05 \$89900 was vac lot
11-230000	12854 HEATH RD	\$139,500	\$118,800	20100125	117.42%	none
11-234000	8800 CARMICHAEL DR	\$253,700	\$249,000	20100730	101.89%	2 pcl sale -prev sale 6/22/05 \$298k
11-244400	12684 WARD DR	\$117,600	\$120,000	20101112	98.00%	2 pcl sale - no notes
11-250100	12099 COUNTY LINE RD	\$290,000	\$290,000	20100702	100.00%	none
11-276100	8571 CARMICHAEL DR	\$140,800	\$170,000	20100122	82.82%	none
11-277400	12247 SHILOH DR	\$265,900	\$225,000	20101223	118.18%	none
11-285850	12180 W SHILOH DR	\$260,100	\$259,000	20100812	100.42%	prev sale 8/31/99 \$133400
11-286650	12965 CAVES RD	\$91,800	\$104,500	20100430	87.85%	prev sale 10/8/08 \$90000
11-298850	11641 EAST HILL DR	\$137,500	\$133,000	20101112	103.38%	none
11-343800	11350 WILLOW HILL DR	\$221,500	\$180,000	20100802	123.06%	none
11-345700	9620 SHADOW HILL TR	\$298,400	\$279,900	20100913	106.61%	none
11-349400	13486 SPERRY RD	\$147,500	\$107,000	20101124	137.85%	none
11-356000	11780 SUMMERS RD	\$171,600	\$206,500	20100831	83.10%	none
11-374600	12087 BARDWELL DR	\$93,500	\$128,000	20100812	73.05%	none
11-376600	13419 HICKORY ST	\$162,200	\$114,000	20100616	142.28%	none
11-388641	8176 MULBERRY RD	\$251,100	\$243,000	20100316	103.33%	none
11-388863	13410 LEDGEBROOK LN	\$929,000	\$1,212,500	20101213	76.62%	prev sale 8/27/07 \$1575000
11-389084	9633 SHERMAN RD	\$300,000	\$260,000	20100426	115.38%	none
11-389146	7895 ARLINGTON DR	\$435,700	\$465,000	20100128	93.70%	prev sale in 2000 was vac lot only
12-002900	14110 ENSIGN RD	\$151,900	\$169,000	20100820	89.88%	prev sale 10/2/06 \$147000
12-018300	13660 HALL RD	\$220,000	\$265,000	20101230	83.02%	none
12-043900	11863 TAYLOR WELLS RD	\$199,500	\$199,000	20100824	100.25%	2 pcl sale - no notes
12-046500	13616 HALL RD	\$144,000	\$103,000	20100125	139.81%	none
12-062030	14630 MAYFIELD RD	\$177,300	\$126,000	20100402	140.71%	none
12-062450	11676 KILE RD	\$182,700	\$185,000	20100930	98.76%	none
12-074300	12674 TAYLOR WELLS RD	\$119,400	\$148,000	20100514	80.68%	prev sale 3/13/09 \$165000
12-077700	12326 KILE RD	\$141,200	\$119,600	20100308	118.06%	none
12-080000	14305 MAYFIELD RD	\$170,900	\$181,400	20100831	94.21%	none
12-095162	11930 CLARIDON TROY RD	\$245,000	\$250,000	20100805	98.00%	prev sale 1/8/10 \$259100, 7/7/06 \$265k
12-095162	11930 CLARIDON TROY RD	\$245,000	\$259,100	20100108	94.56%	prev sale 7/7/06 \$265000
13-015570	12930 TEWKSBURY LN	\$323,000	\$259,900	20100927	124.28%	prev sale 5/3/00 was vac lot only
14-061580	142 TURNER DR	\$66,700	\$82,500	20100419	80.85%	prev sale 12/13/07 \$87500, 12/28/05 \$26k
14-091000	119 BERKSHIRE DR	\$65,000	\$65,000	20100503	100.00%	5 pcl sale prev sale 10/30/02 \$22500
15-012230	14035 GAR HW	\$422,100	\$405,000	20100625	104.22%	prev sale 9/30/03 \$480000
15-015400	8511 WILLIAMS RD	\$107,500	\$116,500	20101122	92.27%	none
15-026150	13825 RADCLIFFE RD	\$242,600	\$214,000	20100702	113.36%	prev sale 5/30/02 \$230000
15-048500	10906 CLARIDON TROY RD	\$130,600	\$153,000	20100607	85.36%	prev sale 8/31/04 \$158500
15-070170	10994 KILE RD	\$239,400	\$240,000	20100526	99.75%	prev sale in 2002 was vac. Lot
15-075800	12932 CHARDON WINDSOR RD	\$139,700	\$135,000	20101217	103.48%	2 pcls - no notes

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
15-076810	13821 CHARDON WINDSOR RD	\$225,200	\$217,000	20100517	103.78%	prev sale forecl re-sale 7/31/08 \$200000
15-101703	10147 SAWMILL DR	\$329,000	\$305,000	20100910	107.87%	none
15-101712	10339 SAWMILL DR	\$395,000	\$405,000	20100922	97.53%	prev sale 6/21/00 \$349000
15-101997	10345 PENNIMAN DR	\$310,000	\$265,500	20100330	116.76%	prev sale 9/28/05 \$314000, 12/3/04 \$310k
15-102006	10535 PENNIMAN DR	\$423,300	\$342,000	20100629	123.77%	prev sale 5/21/01 \$365000
15-102119	9625 TANAGER DR	\$324,700	\$325,000	20100519	99.91%	prev sale 8/11/00 \$317500
15-102142	14655 TEAL DR	\$330,000	\$299,000	20100401	110.37%	prev sale was vacant lot
15-102143	9585 BASCOM RD	\$312,200	\$279,000	20101112	111.90%	prev sale 10/31/06 \$290000
15-102183	10350 LOCUST GROVE DR	\$371,800	\$345,000	20101215	107.77%	none
15-102264	13393 RADCLIFFE RD	\$195,800	\$193,000	20101230	101.45%	none
15-102273	14045 ROCK CREEK RD	\$246,800	\$218,900	20100630	112.75%	prev sale 3/20/06 was vac lot
15-102335	14755 TEAL DR	\$307,000	\$307,000	20100507	100.00%	prev sale 2/25/05 \$335000
15-102513	13235 WOODIN RD	\$270,000	\$245,000	20100607	110.20%	prev sale 9/14/05 vacant lot only
16-036400	17590 TRAILWOOD RD	\$103,900	\$116,000	20100521	89.57%	prev sale forecl re-sale 4/23/09 \$21k
18-009200	16089 NEWCOMB RD	\$124,300	\$140,000	20100810	88.79%	prev sale 1/31/07 \$124500
18-027250	15855 CHIPMUNK LN	\$109,200	\$140,000	20100615	78.00%	prev sale 10/26/06 \$120000
18-079200	14380 OLD STATE RD	\$116,900	\$100,000	20100204	116.90%	none
18-090638	16175 MADISON RD	\$137,100	\$136,000	20100623	100.81%	2 pcl sale - no notes
18-091136	16035 NEWCOMB RD	\$171,100	\$165,000	20100806	103.70%	none
19-008500	14793 SPRINGDALE AVE	\$135,600	\$125,000	20100617	108.48%	none
19-020170	14780 N STATE AVE	\$118,000	\$119,600	20100604	98.66%	prev sale 10/30/02 \$120000
19-027400	15781 W HIGH ST	\$117,500	\$126,000	20101130	93.25%	2 pcl sale - no notes
19-028200	15124 S STATE AVE	\$210,100	\$206,000	20100817	101.99%	prev sale 6/20/01 \$210000
19-037200	16002 PIERCE ST	\$122,600	\$100,000	20101227	122.60%	none
19-039100	14967 LINDA AVE	\$140,500	\$104,500	20100726	134.45%	none
19-050400	14805 HILLCREST AVE	\$155,000	\$130,000	20100312	119.23%	interfamily sales 1996-2008
19-055500	14875 STANDISH AVE	\$115,200	\$87,000	20100607	132.41%	none
19-071407	15696 EDGEWOOD DR	\$150,300	\$148,000	20100312	101.55%	prev sale 9/15/00 \$123000
19-080898	15740 W HIGH ST	\$172,800	\$166,500	20100726	103.78%	prev sale 5/1/09 \$164000
19-080995	14798 GLEN VALLEY DR	\$190,500	\$169,000	20100818	112.72%	prev sale 3/17/05 \$195000
19-081014	14787 GLEN VALLEY DR	\$171,500	\$170,000	20100325	100.88%	prev sale 8/14/03 \$172300
19-081046	15137 TIMBER RDG	\$157,900	\$167,000	20100518	94.55%	prev sale 7/3/02 \$162700
19-081049	15143 TIMBER RDG	\$174,000	\$164,800	20100910	105.58%	prev sale 3/7/03 \$177000
19-081056	15408 ROYAL OAK DR	\$181,700	\$175,000	20100105	103.83%	prev sale 3/12/03 \$180000
19-081061	15134 TIMBER RDG	\$160,100	\$158,000	20100722	101.33%	prev sale 2/28/02 \$163900
19-091061	15137 SAWGRASS LN	\$190,000	\$179,000	20101201	106.15%	prev sale in 2005 was vac lot
20-010070	10030 PLANK RD	\$202,500	\$170,000	20100902	119.12%	prev sale 7/9/02 \$195000
20-011440	9556 CLAY ST	\$142,800	\$135,500	20100930	105.39%	prev sale 9/15/03 \$159000
20-013950	15785 GAR HW	\$135,400	\$155,000	20101124	87.35%	none
20-040401	16855 GAR HW	\$208,000	\$179,900	20100514	115.62%	prev sale 6/8/04 \$215000
20-066830	8484 CLAY ST	\$116,700	\$136,000	20100806	85.81%	2 pcl sale - prev sale 10/12/07 \$90k
20-067810	16399 JOANN DR	\$134,700	\$139,800	20101216	96.35%	none
20-070821	16825 BURROWS RD	\$168,700	\$168,000	20100616	100.42%	prev sale 4/4/01 \$149000
21-034700	11191 WILSON MILLS RD	\$175,000	\$165,000	20100622	106.06%	none
21-036800	11511 WINCHESTER DR	\$176,000	\$188,000	20100930	93.62%	none
21-038900	10552 MAYFIELD RD	\$232,100	\$244,400	20101216	94.97%	2 pcls - no notes
21-043733	12325 COUNTRY OAKS TR	\$256,900	\$192,500	20101118	133.45%	none
21-043738	12255 COUNTRY OAKS TR	\$204,700	\$155,000	20100720	132.06%	prev sale 5/18/01 \$220000

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21-043755	12080 COUNTRY OAKS TR	\$320,100	\$272,000	20101116	117.68%	none
21-047900	11134 WILSON MILLS RD	\$153,700	\$191,500	20100402	80.26%	prev sale 4/20/01 \$165500
21-048060	11990 BEAN RD	\$160,000	\$104,500	20100225	153.11%	house in fair cond. Estate sale.
21-048680	10723 THWING RD	\$127,300	\$166,000	20100824	76.69%	2 pcl sale - no notes
21-051900	11723 AUBURN RD	\$191,500	\$186,000	20100604	102.96%	none
21-053020	11542 ORCHARD RD	\$184,600	\$210,000	20100715	87.90%	prev sale 7/26/01 \$179000
21-055800	10886 BUTTERNUT RD	\$228,800	\$174,000	20100802	131.49%	none
21-059000	12101 BASS LAKE RD	\$210,000	\$197,000	20100517	106.60%	prev sale 10/23/02 \$209900
21-078290	12175 BEAN RD	\$148,900	\$141,000	20100701	105.60%	none
21-095200	11611 BASSWOOD RD	\$147,500	\$105,000	20101117	140.48%	2 pcl sale - no notes
21-106400	11888 FOWLERS MILL RD	\$144,000	\$137,500	20100420	104.73%	none
21-114700	11532 LAKEVIEW RD	\$195,800	\$193,000	20100903	101.45%	none
21-121500	12397 CARROLL DR	\$274,000	\$269,000	20100604	101.86%	prev sale 4/6/04 \$195000
21-124800	11570 EDGEWOOD RD	\$257,000	\$223,000	20100913	115.25%	prev sale 3/23/01 \$150500
21-126320	11650 CHESTNUTDALE RD	\$100,200	\$145,000	20100428	69.10%	prev sale 9/9/04 \$133k - 2 pcl sale
21-128417	13034 COACHMAN DR	\$255,000	\$240,000	20100616	106.25%	none
21-128422	13052 COACHMAN DR	\$311,000	\$300,000	20101223	103.67%	none
21-133025	10224 WILSON MILLS RD	\$241,500	\$234,000	20101124	103.21%	none
21-137350	11608 PARKWAY RD	\$129,600	\$249,900	20100315	51.86%	forecl re-sale 8/18/08 \$85000
21-141130	10370 WYE RD	\$279,900	\$268,000	20100810	104.44%	none
21-149300	12401 AUBURN RD	\$202,500	\$164,000	20100723	123.48%	none
21-163700	13386 RAVENNA RD	\$110,200	\$85,000	20100105	129.65%	none
21-169700	13060 STANFIELD DR	\$196,100	\$202,500	20100616	96.84%	none
21-176478	11610 PINEHURST DR	\$295,000	\$295,000	20100506	100.00%	none
21-176489	11650 BASS LAKE RD	\$260,900	\$275,000	20100115	94.87%	prev sale 5/15/06 \$300k, 7/14/03 \$270k
21-176624	11145 BEECHNUT LN	\$423,600	\$386,000	20100722	109.74%	prev sale 12/18/01 \$433000
21-176646	11850 FOWLERS MILL RD	\$261,000	\$261,000	20100930	100.00%	none
21-176676	11670 GATE POST LN	\$403,900	\$393,000	20100408	102.77%	prev sale 6/16/99 \$390000
21-176706	11805 WELLESLEY LN	\$395,500	\$421,000	20100827	93.94%	none
21-176839	11280 BEAN RD	\$368,700	\$324,300	20100225	113.69%	prev sale 12/8/06 \$345000
21-176917	10345 CHARTLEY CT	\$460,000	\$460,000	20100518	100.00%	prev sale 2/1/01 \$572500
21-176938	12085 PHEASANT CT	\$366,500	\$359,900	20100730	101.83%	prev sale 7/13/04 \$367500
22-004300	9772 SYLVANHURST DR	\$183,600	\$201,500	20100716	91.12%	prev sale 7/16/03 \$200000
22-004800	12933 ROSETTA DR	\$193,000	\$215,000	20100618	89.77%	none
22-020150	12811 ROSETTA DR	\$168,300	\$160,000	20100917	105.19%	none
23-008500	11070 KIMMERIDGE TR	\$167,100	\$165,000	20100720	101.27%	none
23-023600	14734 ZENITH DR	\$57,700	\$40,000	20100618	144.25%	3 pcl sale - no notes
23-027100	15798 THOMAS ST	\$124,000	\$97,000	20100728	127.84%	none
23-043480	10710 MUSIC ST	\$218,200	\$200,000	20100826	109.10%	none
23-078940	13570 BASS LAKE RD	\$157,000	\$160,000	20100129	98.13%	none
23-107500	11740 BELL ST	\$112,700	\$135,500	20100305	83.17%	prev sale 1/19/06 \$180000
23-109700	12054 CRESTWOOD RD	\$132,000	\$132,000	20100730	100.00%	none
23-131680	11165 KIMMERIDGE TR	\$144,200	\$130,000	20100628	110.92%	none
23-133270	11275 MORNINGSTAR CT	\$180,000	\$169,300	20100616	106.32%	prev sale 6/8/04 \$189000
23-142650	13651 AUBURN RD	\$164,000	\$183,000	20100409	89.62%	prev sale 2/20/04 \$185000
23-184300	15275 MUNN RD	\$180,000	\$200,000	20101110	90.00%	prev sale 10/24/02 \$185000
23-192800	14776 EDGEWATER DR	\$63,000	\$106,000	20100607	59.43%	forecl resale 9/9/03 \$59500 3 pcls
23-215360	15440 RAVENNA RD	\$87,100	\$80,500	20100623	108.20%	none

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23-231001	16022 MESSENGER RD	\$170,300	\$215,000	20101119	79.21%	none
23-243000	9815 MUSIC ST	\$165,400	\$165,000	20100611	100.24%	none
23-256550	14612 WINFIELD PARK DR	\$217,800	\$177,000	20101203	123.05%	prev sale 9/4/09 \$160000
23-275300	10666 PEKIN RD	\$165,300	\$172,000	20100604	96.10%	none
23-287550	11050 BELL ST	\$181,200	\$113,000	20100319	160.35%	none
23-293235	10935 SHADOWOOD DR	\$222,100	\$161,000	20100928	137.95%	none
23-315331	14705 MUNNBERRY OV	\$275,800	\$255,000	20100810	108.16%	
23-347560	11245 MORNINGSTAR CT	\$180,000	\$146,000	20100720	123.29%	none
23-347900	14727 ELM DR	\$73,200	\$68,000	20101130	107.65%	3 pcls - no notes
23-353000	11091 KIMMERIDGE TR	\$180,000	\$145,000	20100331	124.14%	none
23-354800	15525 KIDD DR	\$157,300	\$133,000	20100716	118.27%	none
23-385277	11435 BELL ST	\$238,500	\$240,000	20100618	99.38%	prev sale 4/19/07 \$235000
23-385403	16165 WAKE ROBIN DR	\$330,000	\$300,000	20100413	110.00%	prev sale 8/14/03 \$330000, 6/9/99 \$330k
23-385503	11871 MUSIC ST	\$291,900	\$230,000	20100427	126.91%	prev sale 5/23/00 \$294000
23-385564	12370 HOTCHKISS RD	\$257,500	\$279,900	20100825	92.00%	prev sale 8/3/04 \$327000
23-385800	10135 CHARLTON LN	\$307,600	\$325,000	20100816	94.65%	2 pcl sale- prev sale 12/10/01 \$349k
25-022000	16980 OLD STATE RD	\$134,500	\$136,500	20100930	98.53%	none
25-026911	18385 GRAND RIVER DR	\$291,900	\$241,000	20100831	121.12%	none
25-058251	16970 MADISON RD	\$149,200	\$140,000	20100707	106.57%	none
25-104200	17086 MAIN MARKET RD	\$146,000	\$150,000	20100823	97.33%	none
25-118800	17799 SWINE CREEK RD	\$86,500	\$118,200	20100330	73.18%	none
25-188994	16555 HOSMER RD	\$159,600	\$158,500	20100820	100.69%	prev sale 9/21/99 \$159000
25-190000	16405 HOSMER RD	\$71,300	\$67,000	20100607	106.42%	none
25-190196	17121 REEVES RD	\$217,200	\$188,000	20100804	115.53%	none
25-190250	16785 OLD STATE RD	\$164,000	\$178,000	20100928	92.13%	none
26-003800	14040 W WILLARD RD	\$174,100	\$205,000	20100917	84.93%	none
26-006930	7592 FAIRMOUNT RD	\$289,200	\$233,000	20100331	124.12%	none
26-009940	14741 HITCHING POST LN	\$315,900	\$268,800	20100824	117.52%	none
26-020105	8659 BEECHWOOD DR	\$150,600	\$155,000	20100527	97.16%	none
26-021900	8098 W RIVER RD	\$223,300	\$175,000	20101130	127.60%	none
26-031200	7900 DINES RD	\$206,700	\$172,500	20100719	119.83%	none
26-039820	7003 HUNTING LN	\$368,000	\$445,000	20101103	82.70%	none
26-044600	8020 THORNAPPLE DR	\$183,600	\$155,000	20100421	118.45%	none
26-066100	14711 RUSSELL LN	\$207,500	\$248,000	20100826	83.67%	none
26-073110	7600 WATER FALL TR	\$567,100	\$490,000	20100416	115.73%	none
26-074000	7784 DINES RD	\$202,400	\$152,000	20101229	133.16%	none
26-074200	15336 HEMLOCK POINT RD	\$260,900	\$214,000	20100604	121.92%	none
26-075600	15404 HEMLOCK POINT RD	\$705,700	\$850,000	20100120	83.02%	prev sale 7/15/99 \$515000
26-093200	9141 PEKIN RD	\$180,500	\$170,000	20100920	106.18%	none
26-103500	15229 S DEEPWOOD LN	\$244,700	\$255,000	20100630	95.96%	prev sale 4/11/03 \$245000
26-105800	15417 DALE RD	\$228,900	\$207,500	20100205	110.31%	none
26-107780	8403 CHAGRIN MILLS RD	\$287,500	\$292,000	20100212	98.46%	none
26-108700	8160 W RIVER DR	\$212,400	\$192,000	20100908	110.63%	none
26-110750	14178 CAVES RD	\$190,100	\$165,000	20100401	115.21%	none
26-152300	13828 CHILLICOTHE RD	\$212,200	\$170,000	20100521	124.82%	none
26-152330	15201 HILL DR	\$200,400	\$200,000	20101102	100.20%	prev sale 10/4/00 \$185000
26-152526	14711 RIVER GLEN DR	\$477,600	\$507,500	20100805	94.11%	none
26-152528	14651 RIVER GLEN DR	\$447,500	\$355,000	20100723	126.06%	prev sale 12/1/00 \$430000



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26-156800	8571 MUSIC ST	\$158,700	\$105,000	20100301	151.14%	none
26-190100	15166 S DEEP WOOD LN	\$248,700	\$236,200	20100305	105.29%	prev sale 10/12/01 \$275000
26-193603	7635 TWIN LAKES TR	\$905,000	\$905,000	20100521	100.00%	prev sale 9/15/05 \$620000
26-195723	14731 MORGAN TRL	\$369,400	\$325,000	20101130	113.66%	prev sale 9/29/00 \$330500
26-197100	14140 CAVES RD	\$383,800	\$407,500	20100402	94.18%	none
26-199100	726 COY LN	\$322,200	\$290,000	20100511	111.10%	none
26-200400	14842 WATT RD	\$217,500	\$185,000	20101229	117.57%	2 pcls - prev sale 12/3/04 \$218000
26-206116	14711 SLEEPY HOLLOW DR	\$318,100	\$280,000	20100419	113.61%	prev sale 7/6/07 \$285000
26-210300	14842 CAVES RD	\$163,000	\$163,000	20100521	100.00%	none
26-213831	15155 HERITAGE LN	\$572,300	\$485,000	20100923	118.00%	none
26-214163	15695 HARMONY FALLS LN	\$857,100	\$869,000	20100920	98.63%	prev sale 9/21/04 was vac lot only
26-214192	15365 FEDELI LN	\$795,000	\$875,000	20101217	90.86%	prev sale 4/6/07 was vac lot
26-214222	14570 RETRIEVER RUN	\$717,400	\$540,000	20100303	132.85%	spec home - for sale 4 years+ unfinished
27-009000	47000 MATHER LN	\$578,100	\$950,000	20100616	60.85%	prev sale 6/7/06 \$672500
28-004200	7721 BIRCHMONT DR	\$192,600	\$210,000	20100621	91.71%	none
28-012900	7151 CABOT LN	\$438,200	\$530,000	20100505	82.68%	none
28-018200	7641 BLACKFORD DR	\$150,500	\$178,000	20100609	84.55%	3 pcl sale - no notes
28-021900	15905 HEMLOCK RD	\$159,600	\$155,400	20100428	102.70%	none
29-001800	1093 SHEERBROOK DR	\$241,800	\$252,000	20100812	95.95%	prev sale 12/20/07 \$255000
29-003800	38 MORNINGSIDE DR	\$230,200	\$232,000	20100722	99.22%	none
29-013900	75 W BEL MEADOW LN	\$181,900	\$215,000	20100616	84.60%	prev 9/30/05 \$225000
29-016600	119 MAPLERIDGE RD	\$162,400	\$178,100	20101227	91.18%	prev sale 2/20/07 \$185000
29-021500	124 FAIRVIEW RD	\$143,700	\$162,000	20100420	88.70%	prev sale 11/19/99 \$146000
29-028610	492 LAURELBROOK DR	\$505,900	\$427,000	20100114	118.48%	prev sale 3/23/05 \$525000
29-028700	502 LAURELBROOK DR	\$402,200	\$426,000	20100608	94.41%	prev sale 7/25/08 \$450000
29-041060	405 HAZELWOOD DR	\$277,200	\$255,000	20100713	108.71%	prev sale 5/26/05 \$291000
29-046900	905 BELL RD	\$154,800	\$152,700	20100729	101.38%	2 pcl sale - no notes
29-055300	36 SUGARBUSH LN	\$311,000	\$385,000	20101215	80.78%	prev sale 10/25/05 \$515000
29-064429	17 CHELSEA CT	\$321,200	\$370,000	20100428	86.81%	prev sale 1/30/03 \$341k, 3/15/01 \$322500
29-072700	113 SPRING DR	\$281,700	\$318,000	20100820	88.58%	none
29-078900	134 LAKEVIEW LN	\$230,400	\$261,500	20100714	88.11%	prev sale 9/12/06 \$295000
29-080200	1105 BELL RD	\$160,400	\$137,000	20101209	117.08%	none
29-082010	117 HAZELWOOD DR	\$164,600	\$180,000	20101103	91.44%	none
29-088700	1123 SHEERBROOK DR	\$254,100	\$246,000	20100813	103.29%	none
29-091500	103 COUNTRYSIDE DR	\$289,000	\$296,500	20100621	97.47%	none
29-092100	91 PAW PAW LAKE DR	\$206,900	\$206,000	20100722	100.44%	prev sale 10/23/08 \$257500
29-095600	941 BELL RD	\$255,000	\$255,000	20100902	100.00%	none
29-099400	103 LAUREL RD	\$163,400	\$189,000	20100625	86.46%	prev sale 12/22/03 \$162000
29-103040	22 RIDGECREST DR	\$204,100	\$219,000	20100311	93.20%	prev sale 7/31/02 \$211500, 10/31/00 \$205k
29-103800	113 HAZELWOOD DR	\$158,000	\$162,000	20100722	97.53%	none
29-107630	125 WAVERLY LN	\$286,000	\$343,000	20100729	83.38%	none
29-107697	112 DORSET DR	\$400,100	\$385,000	20100607	103.92%	prev sale 6/30/99 \$360000
29-107848	1113 BELL RD	\$365,100	\$415,000	20100422	87.98%	none
29-107955	143 WOODRUSH CR	\$349,400	\$395,000	20101116	88.46%	prev sale 2/7/03 \$383000
29-107973	180 SORRELWOOD LN	\$317,500	\$317,500	20100630	100.00%	prev sale 7/28/00 \$297500
29-107992	142 HOLLY LN	\$331,000	\$419,000	20100518	79.00%	prev sale 6/15/05 \$360000
29-108046	302 FOX WY	\$429,300	\$425,000	20100119	101.01%	prev sale 7/30/03 \$437000
30-004500	16259 MOSELEY RD	\$164,500	\$184,900	20100303	88.97%	none

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
30-015400	6675 DEWEY RD	\$128,000	\$157,400	20100526	81.32%	none
30-024450	16535 ROCK CREEK RD	\$118,000	\$123,900	20100610	95.24%	prev sale 8/20/03 \$131000
30-046400	6342 LEDGE RD	\$177,200	\$158,000	20101217	112.15%	2 pcls - no notes
30-079829	17590 ROCK CREEK RD	\$124,100	\$152,500	20100210	81.38%	none
30-095057	6821 CLAY ST	\$165,200	\$189,900	20100806	86.99%	prev sale 7/13/01 \$166000
30-095116	6683 CLAY ST	\$170,000	\$168,500	20100716	100.89%	prev sale forecl resale 7/16/08 \$125k
30-095714	8221 DEWEY RD	\$149,100	\$165,900	20100526	89.87%	prev sale 7/1/04 \$165000
30-095852	16800 MOSELEY RD	\$191,900	\$195,000	20100528	98.41%	prev sale 9/16/05 \$40000 was vac lot
32-016200	13009 WINAGLE RD	\$251,100	\$252,000	20100507	99.64%	prev sale forecl re-sale 11/14/07 \$160k
32-022000	18580 CLARIDON TROY RD	\$65,000	\$60,000	20100303	108.33%	land contract sale/verified - hse in very pr cond
32-036850	18219 MUMFORD RD	\$139,700	\$172,000	20100608	81.22%	none
32-074050	17495 MUMFORD RD	\$156,300	\$166,000	20101118	94.16%	none
32-074193	12901 WINAGLE RD	\$175,700	\$168,300	20100719	104.40%	none
<b>Average</b>		<b>\$254,710</b>	<b>\$256,406</b>		<b>101.56%</b>	
<b>Median</b>		<b>\$217,400</b>	<b>\$215,000</b>		<b>100.00%</b>	
<b>Dollar Weighted Mean</b>		<b>\$112,836,500</b>	<b>\$113,587,900</b>		<b>99.34%</b>	

All data has been prepared using the Access Geauga Advanced Search as of December 31, 2010.

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 Comparisons from 2005 through 2009

The average single family property sale price was \$267,600 in 2005, \$277,900 in 2006, \$286,100 in 2007, \$273,763 in 2008, and \$250,500 in 2009

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, 94.29% for 2008, and 99.30% for 2009

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