

Geauga County Historical Sales File for 2009 - 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 on the last page

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
01-001400	18438 THORPE RD	\$223,400	\$175,000	20090826	127.66%	none
01-008150	16075 MESSENGER RD	\$203,300	\$219,000	20091001	92.83%	none
01-008800	17728 AUBURN RD	\$151,300	\$138,000	20090130	109.64%	none
01-051800	9794 BROADWAY DR	\$31,200	\$35,700	20091026	87.39%	prev sale 9/27/06 \$22000
01-052100	10701 WASHINGTON ST	\$146,500	\$153,000	20090619	95.75%	none
01-069900	10371 TAYLOR MAY RD	\$183,700	\$205,000	20091230	89.61%	none
01-075450	18685 MOUNT PLEASANT DR	\$121,100	\$135,000	20090716	89.70%	none
01-091900	11505 TAYLOR MAY RD	\$601,000	\$635,000	20091021	94.65%	none
01-104200	18190 THORPE RD	\$174,600	\$157,000	20090910	111.21%	prev sale 12/28/07 \$157000
01-107700	11101 WASHINGTON ST	\$80,000	\$96,700	20091106	82.73%	purchased for the land - house not liveable
01-117168	10530 LONGVIEW TR	\$232,600	\$240,000	20090526	96.92%	prev sale 8/3/99 \$192,000
01-117211	11062 WINGATE DR	\$244,000	\$248,000	20090728	98.39%	none
01-117517	16840 LUCKY BELL LN	\$451,700	\$550,000	20090601	82.13%	prev sale 12/28/00 \$510000
01-117673	16745 MESSENGER RD	\$413,000	\$595,000	20090724	69.41%	none
01-117779	11779 DERBYSHIRE LN	\$345,000	\$360,000	20091105	95.83%	none
01-117795	18785 WHITE OAK DR	\$387,200	\$451,500	20091007	85.76%	prev sale 12/5/02 \$373000
01-117883	9935 WATERFORD TR	\$395,500	\$357,000	20090211	110.78%	none
01-117945	18190 GREATWOOD LN	\$388,900	\$473,000	20090928	82.22%	prev sale (forecl resale) 8/30/00 \$330000
01-117966	11375 SAYBROOK LN	\$384,600	\$390,000	20090728	98.62%	none
01-118044	11208 FRANKS RD	\$225,000	\$219,000	20090514	102.74%	prev sale 7/27/06 \$228,000
01-118067	16655 ANNE LN	\$357,600	\$405,000	20090518	88.30%	prev sale 5/23/08 \$430,000
01-118213	17767 BRITTANY WOODS DR	\$264,700	\$261,500	20091201	101.22%	prev sale 5/6/05 \$269900
01-118253	11750 STAFFORD RD	\$170,300	\$163,000	20090727	104.48%	none
01-118405	16670 ORANGE LN	\$413,700	\$399,900	20090713	103.45%	prev sale 1/25/08 \$408000, 10/4/01 \$405300 (new hse)
01-118636	9720 CUMBERLAND TR	\$515,000	\$560,000	20091015	91.96%	prev sale 3/15/05 \$530000
01-118680	134 WILLIAMSBURG CT	\$251,100	\$275,000	20090127	91.31%	prev sale 5/24/02 \$273,300
01-118709	10455 FRANKS RD	\$361,000	\$493,000	20091202	73.23%	prev sale 2006 was vac land
01-118718	11725 ASCOT LN	\$257,000	\$485,000	20090331	52.99%	BOR case for 2006 due to structural issues - reappraised 09
01-118854	10890 STELLA LN	\$381,100	\$389,900	20090702	78.12%	new construction for tax year 2009
01-118879	18979 RAVENNA RD	\$375,000	\$415,000	20090521	90.36%	none
01-118892	19180 SANCTUARY DR	\$367,000	\$405,000	20090925	90.62%	prev sale 1/9/08 \$377000, 4/30/07 (vac lot) \$89900
01-118966	11850 EDINBORO LN	\$425,800	\$410,000	20091204	103.85%	prev sale was vac land only
01-119076	9800 HORSESHOE DR	\$637,400	\$667,500	20091102	95.49%	prev sale 7/5/07 \$670600 (new home)
02-010200	8636 APPLE HILL RD	\$234,200	\$208,000	20090706	112.60%	none
02-015850	8505 ROCKSPRING DR	\$221,300	\$190,000	20091229	116.47%	prev sale 12/21/01 \$195000
02-029100	8699 LAKE FOREST CT	\$229,500	\$276,000	20090807	83.15%	prev sale 5/8/03 \$265000
02-041040	7603 CHAGRIN RD	\$295,000	\$250,000	20090217	118.00%	prev sale 3/15/06 \$295,000
02-042400	8356 SUMMIT DR	\$201,500	\$194,000	20090706	103.87%	prev sale 4/25/07 \$220000, 6/25/04 \$225000, 10/29/99 \$203k
02-056058	8295 PEBBLE CREEK CT	\$224,900	\$218,500	20091110	102.93%	none
02-056085	18190 ROLLING BROOK DR	\$240,900	\$312,700	20090630	77.04%	prev sale 1/25/01 \$226000
02-063100	17689 WESTVIEW DR	\$126,100	\$110,000	20090828	114.64%	none
02-107625	9102 LAKE IN THE WOODS TR	\$263,800	\$255,000	20090409	103.45%	prev sale 10/2/06 \$285,000
02-107626	9166 WILDERNESS PSGE	\$296,200	\$300,000	20091218	98.73%	prev sale 7/30/03 \$320000
02-107631	9131 WILDERNESS PASSAGE	\$313,200	\$292,800	20090515	106.97%	none
02-107660	8793 LAKE IN THE WOODS TR	\$286,400	\$277,900	20090423	103.06%	prev sale 8/19/05 \$344,500
02-107665	8639 LAKE IN THE WOODS TR	\$225,400	\$224,000	20090827	100.63%	none
02-112300	7270 PETTIBONE RD	\$251,500	\$310,000	20090116	81.13%	purch. By Parkside Church
02-128980	17994 BIRCH HILL DR	\$294,600	\$380,000	20090626	77.53%	none
02-158200	8681 CRAIG DR	\$246,000	\$180,000	20091125	136.67%	none
02-160351	18900 GEAUGA LAKE RD	\$179,900	\$177,500	20091029	101.35%	none
02-185900	8249 TULIP LN	\$165,400	\$160,000	20090813	103.38%	none
02-186100	17400 TANGLEWOOD CT	\$234,400	\$209,200	20090501	112.05%	prev sale 8/27/08 \$210000
02-189500	8758 HOLLY SPRINGS TR	\$345,600	\$308,000	20090520	112.21%	none

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
02-193000	17730 WESTVIEW DR	\$218,000	\$265,000	20090326	82.26%	none
02-197500	8500 ROCKSPRING DR	\$292,200	\$265,000	20090612	110.26%	none
02-204200	18518 GEAUGA LAKE RD	\$156,700	\$147,000	20090428	106.60%	none
02-209821	9030 LAKE IN THE WOODS TR	\$321,600	\$385,000	20091228	83.53%	prev sale 11/15/04 \$382500
02-213300	16475 CHILLICOTHE RD	\$142,100	\$135,000	20091124	105.26%	none
02-220300	7441 PETTIBONE RD	\$170,900	\$196,800	20090824	86.84%	prev sale 5/14/04 \$169000
02-231500	8361 LUCERNE DR	\$481,600	\$580,000	20091113	83.03%	none
02-233500	18358 CHILLICOTHE RD	\$186,400	\$185,000	20091009	100.76%	prev sale 5/11/06 \$186500
02-236050	17106 SUNSET DR	\$206,000	\$205,000	20090716	100.49%	none
02-246100	8850 S SPRING VALLEY PARK DR	\$138,100	\$148,000	20090325	93.31%	none
02-250000	8682 BEACON HILL DR	\$150,000	\$120,000	20090710	125.00%	none
02-264690	18045 BIRCH HILL DR	\$240,000	\$255,000	20090529	94.12%	none
02-267350	8340 CHAGRIN RD	\$229,400	\$230,000	20090924	99.74%	none
02-286500	8247 SUMMIT DR	\$223,700	\$208,000	20090814	107.55%	none
02-298500	17144 PARK DR	\$144,300	\$154,500	20090930	93.40%	none
02-301700	8703 LAKE FOREST TR	\$304,700	\$281,000	20090804	108.43%	none
02-310150	8390 SUMMIT DR	\$316,600	\$292,500	20090730	108.24%	prev sale 11/14/08 \$303000, 5/29/03 \$301000
02-312200	17096 EAST VIEW DR	\$237,200	\$215,000	20091023	110.33%	none
02-313125	19098 RIDGEVIEW DR	\$284,800	\$280,000	20090821	101.71%	none
02-313300	17796 KENSTON LAKE DR	\$158,700	\$157,000	20090902	101.08%	prev sale 7/30/99 \$152000
02-320950	8810 E PILGRIM DR	\$241,700	\$238,000	20090731	101.55%	none
02-322900	7682 COUNTRY LN	\$268,700	\$336,000	20091027	79.97%	none
02-326500	8359 EATON DR	\$228,100	\$245,000	20090428	93.10%	prev sale 8/6/98 \$180000
02-339950	18794 SHARON RD	\$332,800	\$395,000	20091231	84.25%	none
02-343200	7290 OBER LN	\$254,200	\$290,000	20090930	87.66%	prev sale 9/23/05 \$273000
02-363730	8824 CARNES RD	\$165,500	\$174,500	20091228	94.84%	none
02-364200	8353 CHAGRIN RD	\$224,900	\$188,000	20091103	119.63%	none
02-381100	7996 SCOTLAND DR	\$115,000	\$95,000	20090902	121.05%	area with water well issues
02-386733	17385 BITTERSWEET TR	\$395,000	\$442,500	20090601	89.27%	none
02-386749	17080 SNYDER RD	\$249,900	\$205,000	20090807	121.90%	none
02-392400	7383 SAMUEL LORD DR	\$218,400	\$223,000	20090212	97.94%	prev sale 7/12/02 \$195,000
02-394330	17108 NORTH BROOK TR	\$220,000	\$200,000	20090626	110.00%	prev sale 11/12/04 \$285000
02-406700	8446 ROCKSPRING DR	\$229,500	\$257,000	20091123	89.30%	prev sale 4/2/03 \$235000
02-410550	18068 ELLIOTT DR	\$318,800	\$389,900	20091211	81.76%	prev sale 7/27/00 \$287000
02-411300	7972 SCOTLAND DR	\$185,400	\$160,000	20090617	115.88%	area with water well issues
02-412515	9095 LAKE IN THE WOODS TR	\$339,300	\$351,500	20090527	96.53%	prev sale 2/28/08 \$342,500
02-417610	18222 SNYDER RD	\$259,400	\$200,000	20091230	129.70%	none
02-419534	7171 COUNTRY LN	\$353,400	\$410,000	20090624	86.20%	none
02-419701	17350 OLD TANNERY TR	\$423,200	\$470,000	20090501	90.04%	prev sale 6/28/02 \$410,000, 6/12/00 \$430k
02-419826	8579 PEPPERMILL RUN	\$532,200	\$412,500	20091229	129.02%	none
02-419827	8567 PEPPERMILL RUN	\$440,700	\$385,000	20091229	114.47%	none
02-419856	17340 RED FOX TR	\$501,300	\$530,000	20091026	94.58%	prev sale 1/26/01 \$475000
02-419887	17970 WINDY LAKES CR	\$605,000	\$495,000	20090423	122.22%	prev sale 6/03 was vacant lot sale
02-419976	17521 LAKESEDGE TR	\$440,000	\$387,000	20090424	113.70%	relocat. Prev sale 2/24/09 \$385k, 3/16/06 \$500k
02-419977	17511 LAKESEDGE TR	\$492,200	\$590,000	20090522	83.42%	prev sale 10/17/06 \$600,000, 8/31/00 \$535k
02-419980	17471 LAKESEDGE TR	\$467,200	\$449,700	20090821	103.89%	prev sale 4/14/05 \$485000, 2/13/02 \$483000
02-420169	8100 WISTERIA DR	\$385,200	\$383,000	20090709	100.57%	none
02-420399	8190 CARRINGTON PL	\$428,300	\$457,000	20090521	93.72%	none
02-420413	18205 MOSS POINT	\$458,500	\$450,000	20090619	101.89%	prev sale 10/26/04 \$458000, 5/31/01 \$449900
02-420435	7985 DARBYS RUN	\$415,600	\$463,000	20091105	89.76%	none
02-420498	18270 HEARTHSTONE LN	\$460,300	\$610,000	20090630	75.46%	Prev sale 4/3/07 \$630000, 6/11/04 \$510000
02-420566	7560 TRAILS END	\$666,600	\$635,000	20090325	104.98%	prev sale 2/24/05 \$669900
02-420631	7930 COBBLESTONE LN	\$408,300	\$447,800	20090806	91.18%	prev sale 11/29/01 \$399800 (new)
02-420637	7955 COBBLESTONE LN	\$467,700	\$450,000	20091106	103.93%	prev sale 6/25/04 \$469000 (new home)
02-420639	7860 BAINBROOK DR	\$425,000	\$417,500	20091020	101.80%	prev sale 5/9/06 \$430000
02-420641	7880 BAINBROOK DR	\$502,700	\$505,000	20090901	99.54%	prev sale 5/18/05 \$510000, 3/12/03 \$634000(new home)

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
02-421023	7510 CREEK VIEW TR	\$569,500	\$425,000	20091218	134.00%	none
02-421056	7575 COTTONWOOD TR	\$891,700	\$830,000	20091030	107.43%	bldr's model
02-421063	7560 COTTONWOOD TR	\$754,200	\$683,000	20090928	110.42%	spec home - prev sale vac lot only
02-421065	7580 COTTONWOOD TR	\$789,900	\$784,000	20090807	100.75%	prev sale lot only - 12/17/07 \$154900
03-000400	16355 FRANKLIN ST	\$221,000	\$290,000	20090408	76.21%	prev sale 7/24/06 \$280k 5/14/04 \$231500
03-000500	7072 OAK ST	\$210,600	\$239,000	20090626	88.12%	prev sale 7/2/07 \$231,000
03-005900	7045 OAK ST	\$102,900	\$140,000	20090814	73.50%	prev sale 11/5/05 \$135000, 5/21/04 \$115000
03-006752	16443 FRANKLIN ST	\$144,000	\$195,000	20090714	73.85%	prev sale 1/28/03 \$144000
04-003700	14645 ERWIN DR	\$126,000	\$115,400	20091120	109.19%	prev sale 11/29/01 \$134000
04-028250	14132 CLARIDON TROY RD	\$216,400	\$250,000	20091016	86.56%	none
04-078000	13820 FISHER RD	\$107,400	\$117,000	20090924	91.79%	none
04-090400	14389 BROADWOOD DR	\$151,000	\$165,000	20091222	91.52%	prev sale 7/17/03 \$167500
04-095500	14890 TAVERN RD	\$107,300	\$130,000	20090714	82.54%	none
04-097000	12498 BURTON HEIGHTS BV	\$138,800	\$120,000	20090511	115.67%	prev sale 4/23/99 \$135,500
04-098700	15251 WHITE RD	\$183,200	\$170,000	20090826	107.76%	prev sale 4/7/04 \$158000 - house has no central heat or utils
04-118500	15543 TAVERN RD	\$150,300	\$140,000	20091117	107.36%	none
04-126650	14569 BROADWOOD DR	\$164,600	\$173,000	20090515	95.14%	none
04-134000	14190 BURTON WINDSOR RD	\$163,100	\$153,500	20090625	106.25%	none
04-146700	16200 GEORGETTE DR	\$56,700	\$85,000	20090604	66.71%	prev sale 7/9/07 \$8000 (foreclosure)
04-150599	16255 JUG ST	\$176,800	\$175,000	20090511	101.03%	none
04-150726	14629 ASPEN HILLS LN	\$291,200	\$314,000	20091014	92.74%	prev sale 8/12/03 \$39000 (vacant lot)
05-011000	13663 SECO BV	\$123,000	\$141,500	20090331	86.93%	none
05-029700	14768 S CHESHIRE ST	\$121,400	\$137,000	20090409	88.61%	prev sale 6/11/03 \$130000
05-031500	13908 KIRTLAND ST	\$140,500	\$156,000	20090821	90.06%	prev sale 8/16/05 \$155000
05-033900	13675 W CENTER ST	\$105,000	\$130,000	20090223	80.77%	none
05-040400	14782 S CHESHIRE ST	\$115,500	\$124,000	20090710	93.15%	prev sale 9/5/02 \$133000
05-046980	13647 SECO BV	\$123,000	\$132,500	20090430	92.83%	prev sale 6/18/02 \$130000
05-050012	13955 GOODWIN AVE	\$190,000	\$185,500	20091102	102.43%	none
05-050027	14710 RAPIDS RD	\$261,200	\$230,000	20090706	113.57%	none
06-001810	9634 RAVENNA RD	\$644,400	\$500,000	20090601	128.88%	none
06-014561	11543 CHERRY HOLLOW DR	\$262,700	\$294,500	20090819	89.20%	none
06-014565	11465 CHERRY HOLLOW DR	\$205,000	\$262,000	20090617	78.24%	prev sale 5/7/02 \$215000
06-014588	11466 OAK HOLLOW DR	\$245,800	\$285,000	20090828	86.25%	none
06-038300	10511 AUBURN RD	\$217,200	\$249,900	20090401	86.91%	prev sale 12/10/01 \$195000 barn blt 2007
06-048858	9680 FOX MEADOW LN	\$297,300	\$310,000	20090309	95.90%	none
06-048910	12471 WOODIN RD	\$224,400	\$164,500	20090921	136.41%	prev sale 5/9/01 \$220000, 7/14/00 \$200000
06-055700	10325 AUBURN RD	\$128,100	\$159,000	20090724	80.57%	none
06-064750	12410 WOODIN RD	\$287,900	\$290,000	20090331	99.28%	none
06-066900	10870 CHARDON RD	\$119,100	\$125,000	20090115	95.28%	none
06-081800	11220 THWING RD	\$153,800	\$184,000	20090824	83.59%	prev sale 8/31/06 \$166000
06-083250	10935 HENNING DR	\$142,300	\$159,000	20091009	89.50%	none
06-091200	9850 STUKEY LN	\$113,600	\$129,000	20090501	88.06%	none
06-104800	10586 MITCHELLS MILL RD	\$222,000	\$275,100	20090619	80.70%	none
06-105050	10880 FOREST OAKS DR	\$246,500	\$238,000	20090828	103.57%	none
06-105800	10993 HELMUT DR	\$145,000	\$152,500	20091022	95.08%	prev sale 2/28/03 \$146500
06-120190	9635 CAMPTON RIDGE DR	\$388,000	\$412,500	20091021	94.06%	prev sale 6/14/02 \$388000
06-120227	9830 CAMPTON RIDGE DR	\$400,000	\$395,000	20090706	101.27%	prev sale 4/3/08 \$400000,
06-120455	9380 RORYANNA DR	\$392,400	\$389,000	20091020	100.87%	prev sale 7/8/09 \$397000 (poss relocation)
06-120467	11460 GLENMORA DR	\$373,900	\$376,000	20090310	99.44%	prev sale 11/23/99 \$364000
06-120573	10735 COTTAGE HILL LN	\$455,000	\$420,000	20091125	108.33%	prev sale in 2003 was vacant lot only
06-121074	9890 BRECKENRIDGE DR	\$374,500	\$295,500	20090424	126.73%	none
09-000800	10095 LITTLE MOUNTAIN RD	\$668,600	\$678,900	20090803	98.48%	prev sale 10/26/05 \$750000, 10/15/99 \$605000
09-001536	9797 LITTLE MOUNTAIN RD	\$495,400	\$363,000	20091229	136.47%	prev sale vac land only
10-002420	405 KAREN DR	\$112,600	\$109,900	20090515	102.46%	prev sale 6/25/04 \$112,500
10-010500	111 CARSON DR	\$194,700	\$170,000	20090610	114.53%	none
10-013600	148 THWING RD	\$176,600	\$177,000	20090710	99.77%	prev sale 7/10/02 \$175000

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
10-014800	303 N HAMB DEN ST	\$104,600	\$100,000	20090805	104.60%	none
10-023600	370 PARK AVE	\$142,700	\$139,000	20090729	102.66%	prev sale 1/23/03 \$147000
10-024100	345 S HAMB DEN ST	\$200,900	\$185,000	20090731	108.59%	none
10-036800	405 N HAMB DEN ST	\$100,000	\$83,500	20090729	119.76%	none
10-039400	402 S HAMB DEN ST	\$113,700	\$126,000	20090120	90.24%	prev sale 10/30/01 \$115,000
10-053900	125 HUNTINGTON ST	\$126,900	\$138,000	20091116	91.96%	none
10-058300	309 IRMA DR	\$109,500	\$128,000	20090930	85.55%	prev sale 4/16/01 \$118000
10-063000	119 CANFIELD DR	\$195,800	\$165,000	20090714	118.67%	none
10-065900	123 TILDEN AVE	\$138,600	\$148,000	20090904	93.65%	none
10-070400	350 S HAMB DEN ST	\$128,200	\$152,000	20090522	84.34%	none
10-071350	126 FERRIS AVE	\$115,500	\$152,000	20090911	75.99%	none
10-082100	314 S HAMB DEN ST	\$177,000	\$210,000	20090616	84.29%	prev sale 12/4/01 \$180000
10-086000	499 MYRA DR	\$132,900	\$139,000	20091028	95.61%	prev sale 7/25/02 \$126900
10-095400	124 FIFTH AVE	\$137,700	\$150,000	20091105	91.80%	prev sale 4/30/01 \$97300
10-098800	330 CYNTHIA DR	\$105,100	\$119,500	20090803	87.95%	prev sale 7/10/03 \$112500
10-106050	492 MYRA DR	\$114,200	\$135,000	20090324	84.59%	prev sale 6/18/04 \$131500
10-107300	206 WATER ST	\$121,200	\$161,600	20091021	75.00%	prev sale 7/20/05 \$170000
10-115100	239 S HAMB DEN ST	\$254,800	\$237,000	20091221	107.51%	prev sale 2/23/05 \$115500 then remod
10-116800	337 SOUTH ST	\$148,800	\$167,000	20091030	89.10%	prev sale 6/14/02 \$160000
10-141500	220 N HAMB DEN ST	\$134,100	\$96,200	20091223	139.40%	none
10-143500	490 CROCKER BV	\$124,100	\$110,000	20091118	112.82%	prev sale 9/23/05 \$149900, 8/28/01 \$113k
10-150900	117 CARSON DR	\$169,700	\$152,000	20090306	111.64%	none
10-155400	308 ALLYND BV	\$254,400	\$270,000	20090406	94.22%	prev sale 10/18/02 \$234,500
10-161040	334 CYNTHIA DR	\$70,000	\$119,000	20090724	58.82%	prev sale foreclosure re-sale:10/30/08 \$70000, 5/15/99 \$104500
10-161700	308 CYNTHIA DR	\$105,200	\$97,000	20090828	108.45%	prev sale (unknown status) 1/15/09 \$32000 + 10/20/08 \$32000
10-165158	419 DOWNING DR	\$309,200	\$279,000	20091029	110.82%	prev sale 7/12/04 \$307500
10-165180	102 SAW MILL BEND	\$194,200	\$218,000	20090804	89.08%	prev sale 4/23/04 \$218000, 3/13/01 \$188000
10-165192	105 SAW MILL BEND	\$212,500	\$190,000	20090506	111.84%	none
10-165223	105 CEDAR GLEN	\$178,300	\$152,000	20090709	117.30%	short sale
10-165455	101 DEEPWOOD CT	\$217,300	\$211,000	20090514	102.99%	prev sale 10/22/04 \$253000, 2/3/03 \$230k
10-165473	911 LOST POND PK	\$274,900	\$299,900	20090617	91.66%	spec home bit 2007
10-165488	803 LOST POND PK	\$261,900	\$237,500	20090413	110.27%	prev sale 5/31/07 \$272000
10-165565	207 FOX POINTE DR	\$295,000	\$290,000	20090626	101.72%	prev sale 11/15/04 \$299300
10-165576	114 GENTRY CT	\$240,000	\$231,000	20090227	103.90%	prev sale 2/17/05 \$250,000
10-165577	112 GENTRY CT	\$225,000	\$214,000	20091130	105.14%	prev sale 5/30/07 \$220k, 2/24/05 \$232600
11-005900	13004 SPERRY RD	\$243,000	\$280,000	20090617	86.79%	none
11-015000	11930 SUMMERS RD	\$173,500	\$198,900	20090831	87.23%	none
11-025700	12792 SPERRY RD	\$154,300	\$139,000	20090313	111.01%	none
11-032700	11870 CLEARVIEW RD	\$179,800	\$166,100	20091110	108.25%	none
11-047050	11460 RUST DR	\$216,200	\$260,000	20090717	83.15%	none
11-052750	11654 LYMAN RD	\$174,000	\$175,000	20091016	99.43%	none
11-054150	12224 FOX RUN	\$375,000	\$380,000	20090309	98.68%	none
11-101600	12810 KENYON DR	\$164,300	\$177,500	20091120	92.56%	prev sale 6/25/04 \$179000
11-107100	8474 CRANWOOD DR	\$185,700	\$227,000	20090609	81.81%	none
11-107400	13011 STRATFORD TR	\$191,300	\$195,000	20091002	98.10%	prev sale 12/13/01 \$190000
11-116200	12873 OPALOCKA DR	\$176,600	\$194,500	20090617	90.80%	none
11-118600	8333 MERRIE LN	\$157,900	\$159,900	20090522	98.75%	none
11-123900	12851 WESTCHESTER TR	\$210,900	\$215,000	20090515	98.09%	prev sale 2/23/04 \$225,000, 11/22/00 \$150k
11-142600	12536 WARD DR	\$129,800	\$179,500	20090710	72.31%	none
11-145800	7675 MULBERRY RD	\$47,500	\$49,000	20090403	96.94%	house in very poor cond.
11-156900	8567 PRESCOTT DR	\$120,900	\$166,100	20091002	72.79%	none
11-189300	12555 WARD DR	\$109,300	\$94,000	20090710	116.28%	none
11-189370	12544 CAVES RD	\$159,100	\$158,600	20091014	100.32%	none
11-197100	12803 LYNN DR	\$140,000	\$140,000	20091120	100.00%	none
11-206950	13407 HICKORY ST	\$181,800	\$165,000	20090807	110.18%	none
11-210700	12827 MORNING GLORY TR	\$137,000	\$210,000	20090722	65.24%	prev sale was forecl re-sale 7/7/08 \$83k, 9/20/05 \$190000

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
11-215600	11801 HEATH RD	\$231,100	\$292,000	20090430	79.14%	none
11-227400	7567 OAK HILL DR	\$209,100	\$192,500	20090930	108.62%	none
11-234460	8374 CEDAR RD	\$126,500	\$152,000	20091021	83.22%	prev sale 8/2/07 \$145000
11-245015	12675 HOVEY DR	\$150,000	\$157,000	20090528	95.54%	none
11-269400	13041 DOROTHY RD	\$144,500	\$125,000	20090206	115.60%	prev sale 8/12/98 \$126,000
11-273680	11460 HEATH RD	\$270,500	\$268,000	20090420	100.93%	none
11-277500	12922 MORNING GLORY TRL	\$219,600	\$245,000	20091125	89.63%	none
11-281750	11443 WILLOW HILL DR	\$226,900	\$244,500	20090826	92.80%	none
11-290900	8644 RANCH DR	\$169,600	\$160,500	20091130	105.67%	none
11-292400	9321 WILSON MILLS RD	\$286,800	\$292,000	20090610	98.22%	none
11-296200	13394 GLEN HILL RD	\$143,400	\$152,000	20090619	94.34%	none
11-297000	13205 WOODCREST LN	\$178,200	\$195,000	20090410	91.38%	prev sale 5/5/99 \$202,000
11-299900	13083 MARILYN RD	\$122,700	\$144,000	20091016	85.21%	prev sale 11/25/03 \$160000
11-310900	9414 SHADOW HILL TR	\$240,600	\$277,000	20090619	86.86%	none
11-320000	12448 HAROLD DR	\$170,100	\$180,000	20091229	94.50%	prev sale 7/7/05 \$221k, 8/30/02 \$185k
11-322000	9139 MULBERRY RD	\$284,500	\$267,000	20090428	106.55%	none
11-335944	12550 BENTBROOK DR	\$432,200	\$475,000	20090529	90.99%	none
11-351500	12965 W GEAUGA TR	\$153,400	\$176,500	20090206	86.91%	prev sale 12/31/02 \$165,000
11-359950	7340 WILSON MILLS RD	\$239,600	\$236,000	20090123	101.53%	none
11-367300	13006 DOROTHY RD	\$162,900	\$125,000	20090821	130.32%	none
11-373900	11501 SPERRY RD	\$179,300	\$142,500	20091030	125.82%	none
11-375500	7323 BROOK LN	\$140,600	\$160,000	20090831	87.88%	none
11-385731	7790 WOODLANDS TR	\$395,900	\$350,000	20090814	113.11%	none
11-386200	12823 VINCENT DR	\$255,200	\$260,000	20091120	98.15%	none
11-388631	11475 FOXHAVEN DR	\$297,100	\$242,500	20091019	122.52%	none
11-388703	12120 W SHILOH DR	\$323,400	\$353,000	20090126	91.61%	none
11-388921	12950 CASSIE LN	\$400,000	\$370,000	20090630	108.11%	prev sale 12/39/03 \$420000
12-001690	11747 OLD STATE RD	\$194,200	\$199,400	20091118	97.39%	prev sale 1/9/09 between family members
12-003100	13255 ALDENSHIRE DR	\$148,200	\$165,000	20090807	89.82%	none
12-015750	11690 KILE RD	\$157,600	\$173,000	20090424	91.10%	none
12-023300	13180 TAYLOR WELLS RD	\$141,300	\$166,300	20091008	84.97%	prev sale 7/3/07 \$185000
12-025850	12931 FOREST RD	\$101,400	\$105,000	20090828	96.57%	none
12-057100	12595 TAYLOR WELLS RD	\$313,900	\$338,000	20090702	92.87%	prev sale 6/19/02 \$64500 (vacant lot only)
12-064950	14150 CHARDON WINDSOR RD	\$200,000	\$252,000	20090522	79.37%	none
12-066950	11702 KILE RD	\$165,700	\$159,900	20090723	103.63%	none
12-072275	13047 CLARIDON TROY RD	\$186,900	\$235,000	20090313	79.53%	prev sale 8/4/04 \$213,500
12-074300	12674 TAYLOR WELLS RD	\$119,400	\$165,000	20090313	72.36%	prev sale 10/8/99 \$146900
13-002930	12548 AQUILLA RD	\$234,600	\$274,000	20090811	85.62%	none
13-015300	13041 SPENCER ST	\$137,000	\$139,500	20091112	98.21%	prev sale 11/5/03 \$69900 - remod post sale
13-015574	12985 TEWKSBURY LN	\$324,200	\$360,000	20090320	90.06%	none
14-024200	212 GOREDON DR	\$28,200	\$26,000	20090814	108.46%	prev sale 10/1/07 \$22900
14-093860	143 TURNER DR	\$40,300	\$83,600	20090227	48.21%	prev sale 5/1/08 \$26,000, 9/28/07 \$18,000
15-004352	9626 WILDWOOD DR	\$164,900	\$157,000	20090325	105.03%	none
15-016400	8942 WILLIAMS RD	\$102,900	\$88,000	20091013	116.93%	prev sale 10/11/06 \$27400
15-018500	13334 WOODIN RD	\$145,200	\$220,500	20090723	65.85%	prev sale 10/28/05 \$239900
15-029000	13415 WOODIN RD	\$116,300	\$151,000	20090903	77.02%	none
15-048000	10311 OLD STATE RD	\$157,000	\$160,000	20091029	98.13%	none
15-052600	13425 WOODIN RD	\$120,900	\$155,000	20090903	78.00%	prev sale 3/9/00 \$135000
15-059280	9164 WILLIAMS RD	\$169,900	\$166,000	20090327	102.35%	none
15-061600	13987 GAR HW	\$155,000	\$150,000	20090921	103.33%	none
15-063309	9424 KILE RD	\$148,200	\$152,500	20090827	97.18%	none
15-072360	9957 HIGH COUNTRY DR	\$167,200	\$172,000	20090515	97.21%	none
15-073000	10473 OLD STATE RD	\$177,600	\$149,000	20090618	119.19%	none
15-076850	13795 CHARDON WINDSOR RD	\$158,900	\$132,000	20090320	120.38%	none
15-101881	9370 S BROWN RD	\$265,000	\$279,000	20091116	94.98%	none
15-101885	12650 PEARL RD	\$218,700	\$210,900	20090731	103.70%	none

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
15-101886	9348 S BROWN RD	\$337,700	\$320,000	20090123	105.53%	prev sale 3/31/06 \$365,000
15-101930	10725 SOMERSET DR	\$324,600	\$298,000	20090918	108.93%	none
15-102000	10405 PENNIMAN DR	\$320,000	\$310,000	20090602	103.23%	none
15-102040	10675 SOMERSET DR	\$292,100	\$289,900	20090903	100.76%	none
15-102046	13745 MARLIN DR	\$330,000	\$295,000	20090924	111.86%	prev sale 11/1/99 \$285000
15-102305	15005 REGENTS WY	\$300,000	\$265,000	20091218	113.21%	prev sale was vacant land only
15-102330	9605 HERON DR	\$349,500	\$334,000	20091215	104.64%	relocation prev sale 9/13/07 \$345k
15-102412	12805 BIG CREEK RIDGE DR	\$320,000	\$360,000	20090102	88.89%	prev sale was vacant land only
15-102542	13495 WALKING STICK LN	\$328,700	\$319,900	20090526	102.75%	prev sale 9/5/08 \$375000 - new hse 2007
16-001500	11194 MADISON RD	\$69,900	\$122,500	20090508	57.06%	none
16-059500	11109 MADISON RD	\$121,000	\$143,000	20090320	84.62%	none
16-067000	15751 PIONEER RD	\$181,500	\$159,000	20090720	114.15%	none
16-078446	12280 ZROLKA DR	\$287,800	\$220,000	20091229	130.82%	relocation prev sale vac land only
16-078493	12450 BUNDYSBURG RD	\$152,300	\$110,000	20091029	138.45%	prev sale vac lot 9/22/00
16-078522	12445 HAMMOCK LAKE DR	\$270,800	\$255,000	20091029	106.20%	spec home - prev sale 5/9/08 vac lot
16-078621	12575 HAMMOCK LAKE DR	\$268,000	\$270,000	20091211	99.26%	spec home
18-007500	16013 NEWCOMB RD	\$353,000	\$385,000	20090112	91.69%	none
18-021100	15379 HAYES RD	\$100,000	\$124,000	20090925	80.65%	none
18-044400	13901 STATION RD	\$50,300	\$35,000	20091002	143.71%	prev sale 10/17/05 \$42400
18-057600	16948 NAUVOO RD	\$129,400	\$120,000	20091210	107.83%	prev sale 9/11/01 \$120000
18-087700	16440 SWINE CREEK RD	\$114,600	\$135,000	20090612	84.89%	prev sale 7/25/02 \$125000
18-090629	15580 BUNDYSBURG RD	\$146,500	\$125,000	20090803	117.20%	prev sale 8/28/03 \$150000 - house has no central heat or utils
18-090795	13920 BUNDYSBURG RD	\$161,800	\$168,000	20090223	96.31%	prev sale 7/31/01 \$155,000
18-091072	15515 HAYES RD	\$179,600	\$185,000	20090324	97.08%	none
18-091173	17465 PETERS RD	\$166,600	\$155,000	20090908	107.48%	prev sale vacant lot 9/15/04 \$25000
19-017350	15817 W HIGH ST	\$83,200	\$113,000	20090731	73.63%	prev sale 3/16/05 \$91000
19-020200	15011 THOMPSON AVE	\$77,800	\$60,000	20091116	129.67%	none
19-021050	15693 ELMWOOD ST	\$115,400	\$125,000	20090327	92.32%	none
19-080898	15740 W HIGH ST	\$172,800	\$164,000	20090501	105.37%	none
19-090755	14941 GLEN VALLEY DR	\$132,800	\$122,000	20090731	108.85%	prev sale 6/23/99 \$124500
19-090762	14891 GLEN VALLEY DR	\$151,400	\$150,000	20090909	100.93%	prev sale 12/11/98 \$135000
19-091067	15134 SAWGRASS LN	\$189,900	\$160,000	20090225	118.69%	prev sale 4/21/05 \$198,300
20-023850	8593 DEWEY RD	\$111,500	\$149,000	20090326	74.83%	prev sale 10/5/07 \$70000
20-034200	9265 KILE RD	\$165,900	\$165,000	20091125	100.55%	none
20-055000	16032 LEGGETT RD	\$80,800	\$73,500	20091218	109.93%	prev sale 10/14/03 \$65000
20-058500	8930 PLANK RD	\$205,600	\$212,500	20090213	96.75%	none
20-059000	9805 MADISON RD	\$108,300	\$130,000	20091113	83.31%	prev sale 2/18/05 \$125000, 11/9/99 \$105k
20-070736	8919 PLANK RD	\$180,900	\$200,000	20090622	90.45%	none
20-070878	8910 PLANK RD	\$206,100	\$227,500	20090803	90.59%	none
20-070930	16524 LEGGETT RD	\$175,100	\$155,000	20091110	112.97%	none
20-070940	8830 CLAY ST	\$177,800	\$189,900	20090828	93.63%	none
20-070949	15970 HART RD	\$200,900	\$195,000	20090225	103.03%	foreclosure re-sale 9/11/08 \$112,000
21-005350	11520 PARKSIDE RD	\$256,800	\$230,000	20091229	111.65%	none
21-035100	12221 BRADFORD DR	\$193,200	\$178,000	20090713	108.54%	none
21-039000	11364 PARKSIDE RD	\$255,400	\$237,000	20091113	107.76%	prev sale 1/28/00 \$218000
21-039639	13382 WALNUT TRACE	\$317,500	\$280,000	20090513	113.39%	none
21-048694	12790 GREENBRIER DR	\$215,000	\$183,000	20091118	117.49%	none
21-050600	11580 ORIOLE PL	\$183,300	\$160,000	20091001	114.56%	none
21-063350	10700 CEDAR RD	\$249,200	\$207,900	20090622	119.87%	none
21-064610	12360 AUBURN RD	\$248,700	\$277,000	20091119	89.78%	prev sale 2/15/00 \$262000
21-069100	11517 WILBERT RD	\$207,500	\$190,000	20090821	109.21%	none
21-086944	11305 HIDDEN SPRINGS DR	\$334,900	\$350,000	20090623	95.69%	prev sale 1/29/07 \$334900
21-095250	11584 BASS LAKE RD	\$140,100	\$182,900	20090724	76.60%	prev sale 8/31/06 \$205000
21-096650	13064 RAVENNA RD	\$136,800	\$125,000	20090423	109.44%	none
21-103700	11597 FOREST VIEW DR	\$213,400	\$242,000	20090227	88.18%	none
21-105650	11187 WILSON MILLS RD	\$193,500	\$179,000	20091214	108.10%	none

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
21-108700	10594 MULBERRY RD	\$256,500	\$234,700	20091030	109.29%	prev sale 2/10/03 \$280000
21-114800	10375 MAYFIELD RD	\$383,300	\$275,000	20091110	139.38%	spec home prev sale lot only.
21-125400	10676 BUTTERNUT RD	\$230,700	\$170,000	20090805	135.71%	none
21-128423	13042 COACHMAN DR	\$236,900	\$180,000	20091013	131.61%	none
21-128426	13033 MILLSTONE DR	\$277,200	\$225,000	20090123	123.20%	none
21-133011	11616 RIVERWOOD DR	\$307,900	\$405,000	20090727	76.02%	none
21-144900	11799 FOWLERS MILL RD	\$164,700	\$128,500	20090831	128.17%	none
21-149400	12759 MILL VIEW LN	\$364,900	\$299,900	20090223	121.67%	none
21-162900	12473 AUBURN RD	\$133,700	\$139,400	20091102	95.91%	prev sale 7/1/99 \$126000
21-163100	11746 BASSWOOD RD	\$96,900	\$143,000	20091113	67.76%	prev sale 10/22/02 \$137500
21-173550	11533 TWIN MILLS LN	\$358,100	\$320,000	20090716	111.91%	none
21-176113	11435 WOODIEBROOK RD	\$313,100	\$295,000	20091110	106.14%	prev sale 8/28/01 \$325900
21-176530	11844 BASS LAKE RD	\$200,000	\$190,000	20090806	105.26%	prev sale
21-176620	11235 BEECHNUT LN	\$564,200	\$430,000	20090904	131.21%	prev sale 11/13/03 \$565000, 10/13/00 \$465200
21-176662	11511 BOXWOOD CR	\$544,000	\$543,800	20090724	100.04%	none
21-176666	11589 GATE POST LN	\$463,800	\$429,000	20090429	108.11%	prev sale 6/28/02 \$455000
21-176707	11825 WELLESLEY LN	\$464,400	\$441,000	20090610	105.31%	none
21-176724	11770 WELLESLEY LN	\$360,000	\$275,000	20090424	130.91%	none
21-176813	11950 EPPING TR	\$635,500	\$632,500	20090226	100.47%	prev sale was vacant lot 10/8/03 \$155,900
21-176910	10310 CHARTLEY CT	\$594,800	\$586,000	20090429	101.50%	prv sale in 1998 was vacant lot
21-176929	11685 BLUE HERON TR	\$387,800	\$361,000	20091026	107.42%	prev sale 8/6/99 \$325300
21-176935	11760 BLUE HERON TR	\$412,300	\$390,000	20090813	105.72%	prev sale 10/21/05 \$377000, 4/11/02 \$390000, 6/24/99 \$369k
21-177087	12185 FALLS RD	\$408,600	\$408,600	20090930	100.00%	verified sale spec home - prev sale was vac lot 7/6/05 \$139900
21-177105	11840 JULIE DR	\$385,000	\$415,000	20091015	92.77%	prev sale 4/26/05 \$102900 (vacant lot)
22-005700	9869 STRAWBERRY LN	\$155,800	\$130,000	20091215	119.85%	none
22-007600	10090 SHERMAN RD	\$194,700	\$197,000	20090413	98.83%	none
22-021000	9912 SHERMAN RD	\$116,000	\$115,000	20090219	100.87%	none
22-025480	12733 ROCKHAVEN RD	\$236,300	\$232,000	20090610	101.85%	none
22-026231	12685 ROCKHAVEN RD	\$560,800	\$600,000	20090212	93.47%	new construction for tax year 2009
23-029990	14655 WESTWOOD DR	\$188,000	\$168,000	20091009	111.90%	none
23-067253	13777 OAK TREE TRL	\$228,300	\$160,000	20090729	142.69%	none
23-118350	12203 MEADOWBROOK DR	\$100,000	\$90,000	20091023	111.11%	prev sale 3/25/05 \$112000
23-131000	12333 LELA LN	\$157,800	\$183,000	20091030	86.23%	none
23-133260	14120 COUNTRY RIVER LN	\$224,600	\$216,100	20090605	103.93%	none
23-139550	11189 BUTTERNUT RD	\$198,100	\$135,000	20090304	146.74%	none
23-144650	15455 PUNDERSON RD	\$86,300	\$135,000	20090313	63.93%	prev sale 7/21/07 \$135000
23-222000	14799 AUBURN RD	\$59,400	\$59,500	20090625	99.83%	none
23-255500	11310 BELL ST	\$276,300	\$260,500	20090723	106.07%	none
23-256550	14612 WINFIELD PARK DR	\$217,800	\$160,000	20090904	136.13%	none
23-273200	9799 FAIRMOUNT RD	\$70,900	\$65,000	20090529	109.08%	none
23-287400	15258 MUNN RD	\$147,800	\$188,000	20090820	78.62%	prev sale forecl re-sale 1/30/07 \$121,000 then remodeled
23-298922	15534 PUNDERSON RD	\$88,500	\$70,000	20091215	126.43%	none
23-301500	15118 SPERRY RD	\$187,200	\$135,000	20090414	138.67%	prev sale 4/18/02 \$122,000
23-314700	13576 AUBURN RD	\$190,000	\$206,000	20091030	92.23%	prev sale 6/23/04 \$206000, 8/12/02 \$179k
23-315308	14726 MUNNBERRY OVAL	\$271,800	\$282,000	20091029	96.38%	prev sale 11/30/06 \$320000, 9/15/99 \$295k
23-318150	14084 COUNTRY RIVER LN	\$148,300	\$169,300	20090430	87.60%	prev sale 8/6/03 \$150000
23-320215	13660 CLOVER LAKE DR	\$285,000	\$265,000	20091105	107.55%	none
23-329000	14028 FAIRGATE BV	\$163,600	\$175,000	20090204	93.49%	none
23-348453	10365 FAIRMOUNT RD	\$174,700	\$199,000	20090730	87.79%	prev sale was forecl. 6/22/05 for \$177000
23-349770	11260 WHITEWOOD DR	\$187,000	\$199,900	20090724	93.55%	prev sale 6/13/03 \$187000
23-350800	10767 PEKIN RD	\$190,200	\$240,000	20090511	79.25%	prev sale 4/6/01 \$215000
23-358256	9737 MUSIC ST	\$207,700	\$185,000	20091116	112.27%	none
23-385217	15808 ARBOR TR	\$250,700	\$215,000	20090306	116.60%	none
23-385221	15850 ARBOR TR	\$342,800	\$337,000	20090924	101.72%	verified valid sale - prev sale 8/9/04 - between family
23-385349	16245 MUNN RD	\$179,900	\$170,000	20090916	105.82%	prev sale 3/30/06 \$181500
23-385405	9945 BELLEFLOWER CR	\$340,400	\$270,000	20091009	126.07%	none

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
23-385464	14645 DORA DR	\$264,500	\$219,000	20090501	120.78%	none
23-385508	11865 MUSIC ST	\$281,500	\$270,000	20090515	104.26%	none
25-026923	16355 VERNON DR	\$291,800	\$255,000	20090728	114.43%	none
25-043900	17170 REEVES RD	\$435,800	\$870,000	20090116	50.09%	large acreage
25-081140	18360 WEST ST	\$99,200	\$100,000	20091002	99.20%	none
25-117600	16407 FORGE HILL DR	\$183,000	\$179,000	20090914	102.23%	none
25-125200	16850 OLD STATE RD	\$85,900	\$118,500	20090605	72.49%	none
25-147508	17986 OWEN RD	\$218,000	\$195,000	20090310	111.79%	none
25-188955	15250 NASH RD	\$179,500	\$165,000	20091123	108.79%	none
25-190240	16950 BUNDYSBURG RD	\$260,500	\$330,000	20091112	78.94%	prev sale 8/9/06 \$295000, 11/8/01 \$245k
26-013200	15410 DALE RD	\$231,400	\$229,000	20090717	101.05%	none
26-045400	7039 DEEP WOOD DR	\$266,300	\$209,000	20091119	127.42%	none
26-058100	13978 FOX HOLLOW DR	\$249,600	\$185,000	20090522	134.92%	verified. prev sale 3/30/09 was family sale
26-065700	7568 FAIRMOUNT RD	\$352,000	\$346,000	20090206	101.73%	none
26-086700	15380 DALE RD	\$251,700	\$212,000	20091113	118.73%	none
26-090300	15321 HEMLOCK POINT RD	\$270,700	\$260,000	20090211	104.12%	none
26-100310	7110 KINSMAN RD	\$767,700	\$1,200,000	20091015	63.98%	prev sale 12/29/04 \$1050000
26-146300	8543 SILVERCREEK DR	\$166,100	\$161,000	20090925	103.17%	none
26-154700	14038 E WILLARD RD	\$170,000	\$174,000	20090929	97.70%	none
26-193502	8430 BELLE VERNON DR	\$287,900	\$312,000	20090522	92.28%	none
26-193523	13627 FOX HILLS DR	\$329,900	\$324,000	20090827	101.82%	none
26-193535	8150 BELLE VERNON DR	\$323,800	\$300,000	20091021	107.93%	none
26-201100	15035 HEMLOCK POINT RD	\$223,500	\$218,000	20090730	102.52%	prev sale 5/31/07 \$233500
26-213966	15650 BUCKLAND TR	\$1,103,200	\$841,300	20090514	131.13%	none
26-214096	13635 BRAEBURN LN	\$534,900	\$464,900	20090630	115.06%	none
26-214226	14470 RETRIEVER RUN	\$670,300	\$500,000	20090105	134.06%	verified sale with selling agent
28-001400	7771 BLACKFORD DR	\$183,300	\$202,000	20091029	90.74%	prev sale 6/14/04 \$179000
28-017800	15914 LAUREL RD	\$180,000	\$174,000	20090710	103.45%	none
29-000800	110 SPRING DR	\$248,500	\$212,000	20091109	117.22%	none
29-004100	41 CASCADES DR	\$321,300	\$453,500	20090429	70.85%	prev sale 6/16/04 \$304,000 - addn 2007
29-013100	30 LOUISE DR	\$422,500	\$463,000	20090724	91.25%	prev sale 6/22/05 \$414000 - addn added after sale
29-013320	16293 SNYDER RD	\$310,100	\$332,000	20090814	93.40%	prev sale was lot only 1/25/01 \$83000
29-014200	6003 PARKLAND DR	\$273,000	\$295,000	20090716	92.54%	none
29-021900	5165 CHILLICOTHE RD	\$133,600	\$133,900	20091215	99.78%	none
29-026200	67 MORNINGSIDE DR	\$285,000	\$294,900	20090820	96.64%	none
29-026500	1124 SHEERBROOK DR	\$267,200	\$247,000	20090515	108.18%	prev sale 11/10/98 \$257000
29-031000	100 LAUREL RD	\$202,800	\$215,000	20090604	94.33%	none
29-039000	64 E BEL MEADOW LN	\$169,300	\$170,500	20090403	99.30%	none
29-041050	6 CIRCLE DR	\$182,700	\$160,000	20090420	114.19%	prev sale 11/7/06 \$149000. forcl resale 4/06 \$130k
29-049700	53 E BEL MEADOW LN	\$158,800	\$190,000	20090204	83.58%	prev sale 4/10/02 \$173,000
29-054050	176 LAKEVIEW LN	\$161,900	\$223,000	20090827	72.60%	prev sale 11/24/04 \$176000
29-054500	101 LEAVIEW LN	\$176,600	\$198,000	20090915	89.19%	none
29-058400	44 DAISY LN	\$168,300	\$166,000	20090115	101.39%	none
29-060500	1076 SHEERBROOK DR	\$284,800	\$340,000	20091023	83.76%	none
29-064428	13 CHELSEA CT	\$419,000	\$405,000	20090825	103.46%	none
29-065900	21 E BEL MEADOW LN	\$196,900	\$247,500	20090729	79.56%	prev sale 12/6/04 \$220000
29-074800	1135 ROYAL OAK DR	\$284,000	\$300,000	20091120	94.67%	none
29-075100	1187 SHEERBROOK DR	\$226,000	\$214,000	20091023	105.61%	prev sale 6/27/02 \$225000
29-075750	26 WOODSIDE RD	\$160,000	\$175,000	20090506	91.43%	none
29-079330	1105 SHEERBROOK DR	\$268,400	\$300,000	20090526	89.47%	prev sale 11/3/00 \$275000
29-081100	71 PAW PAW LAKE DR	\$187,500	\$243,000	20090717	77.16%	prev sale 3/29/06 \$181300, 5/14/99 \$197500
29-094400	115 HAZELWOOD DR	\$147,800	\$162,700	20091123	90.84%	prev sale 6/2/04 \$158000
29-096300	1079 SHEERBROOK DR	\$274,200	\$329,000	20090710	83.34%	none
29-099450	408 HAZELWOOD DR	\$311,300	\$345,000	20090925	90.23%	none
29-107412	824 SUN RIDGE LN	\$433,500	\$381,500	20090423	113.63%	none
29-107425	811 SUN RIDGE LN	\$387,400	\$424,500	20090901	91.26%	none

Parcel	Location Address	Marketvalue	Saleprice	Saledate	Ratio	Notes
29-107644	22 KIMBERWICK CT	\$290,000	\$365,000	20090507	79.45%	prev sale 11/18/04 \$295,000
29-107666	33 WESTOVER DR	\$364,300	\$385,000	20090617	94.62%	prev sale 2/9/04 \$369000 & \$409000 (relocation)
29-107721	87 BISHOP DR	\$415,000	\$510,000	20090814	81.37%	none
29-107742	65 POTOMAC DR	\$368,000	\$392,000	20090528	93.88%	prev sale 3/12/04 \$417,000
29-107858	1629 BELL RD	\$346,200	\$503,000	20090508	68.83%	none
29-107912	100 CHAMPION LN	\$417,000	\$377,000	20090616	110.61%	prev sale 10/2/02 \$411000
30-006600	6095 LEDGE RD	\$159,300	\$172,500	20090601	92.35%	prev sale 7/2/01 \$140000
30-015450	15202 LEROY RD	\$171,600	\$174,000	20090729	98.62%	none
30-029700	6910 LEDGE RD	\$121,300	\$150,000	20090417	80.87%	prev sale 6/22/06 \$190000
30-039800	6072 CLAY ST	\$68,000	\$110,000	20090515	61.82%	prev sale 12/5/03 \$75000 forecl re-sale
30-073850	5970 MADISON RD	\$119,600	\$143,400	20091124	83.40%	none
30-095737	16400 MOSELEY RD	\$177,000	\$136,000	20090819	130.15%	prev sale - forecl re-sale 2/4/09 \$133000
30-095800	15408 ROCK CREEK RD	\$180,100	\$191,000	20090210	94.29%	none
32-029550	19032 MUMFORD RD	\$63,500	\$61,000	20091231	104.10%	prev sale 9/21/06 \$60k, 1/30/06 \$40k
32-042100	18685 JUG ST	\$101,300	\$142,000	20090706	71.34%	prev sale forcl. Re-sale 10/20/03 \$109000
32-053000	19007 CLARIDON TROY RD	\$106,600	\$88,500	20091223	120.45%	none
32-054900	17960 MUMFORD RD	\$192,900	\$170,000	20090501	113.47%	none
32-072376	18045 MUMFORD RD	\$190,800	\$200,000	20090309	95.40%	prev sale (vacant lot) 4/26/02 \$75000
32-074162	18411 SHAW RD	\$193,900	\$215,000	20090116	90.19%	none
	Average	\$245,899	\$250,541		99.30%	
	Median	\$215,600	\$210,000		99.36%	
	Dollar Weighted Mean	\$114,097,200	\$116,250,900		98.15%	
Disclaimers and Explanation of Data - also see next page						
Information provided by the Geauga County Auditor's Office, Frank J. Gliha, County Auditor January 6, 2010						
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 an 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 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						