

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 |

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| 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 DARBY'S 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) |

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|-----------|--------------------------|-------------|-----------|----------|---------|--|
| 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 |

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| 10-014800 | 303 N HAMBDEN 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 HAMBDEN ST | \$200,900 | \$185,000 | 20090731 | 108.59% | none |
| 10-036800 | 405 N HAMBDEN ST | \$100,000 | \$83,500 | 20090729 | 119.76% | none |
| 10-039400 | 402 S HAMBDEN 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 HAMBDEN 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 HAMBDEN 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 HAMBDEN 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 HAMBDEN 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 blt 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 GEAGA 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 |

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| 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 | | | | | | |