

Geauga County Historical Sales File for 2010 - Single Family Sales (January 1 through April 30)

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
01-115200	18260 QUINN RD	\$288,000	\$340,000	20100125	84.71%	none
01-117189	11100 CARRIAGE HILL DR	\$238,000	\$207,700	20100128	114.59%	prev sale 12/21/04 \$251000
01-117761	11630 COLCHESTER DR	\$355,000	\$363,000	20100331	97.80%	prev sale 10/31/03 \$365000
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
01-118731	11550 ASCOT LN	\$418,800	\$420,000	20100412	99.71%	Prev sale in 2002 was vacant ot only
01-118905	18905 SANCTUARY DR	\$671,400	\$499,900	20100201	134.31%	prev sale 8/31/05 \$212500
01-119076	9800 HORSESHOE DR	\$637,400	\$530,000	20100414	120.26%	reloc sale + sold 11/2/09 \$667k, 7/5/07 \$670k
02-041000	7244 CHAGRIN RD	\$173,800	\$200,000	20100106	86.90%	none
02-134850	8070 BAINBRIDGE RD	\$173,200	\$163,000	20100212	106.26%	none
02-170101	16532 HASKINS RD	\$258,600	\$258,000	20100416	100.23%	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
02-323500	17485 HASKINS RD	\$232,600	\$220,700	20100426	105.39%	prev sale 5/14/04 \$264000
02-330705	8848 KINGS ORCHARD TR	\$310,800	\$366,000	20100308	84.92%	none
02-387300	18890 BREWSTER RD	\$239,000	\$356,000	20100416	67.13%	prev sale 12/19/02 \$220000
02-419904	8610 CHASE DR	\$439,700	\$438,000	20100310	100.39%	none
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
02-420491	18285 HEARTHSTONE LN	\$517,500	\$602,500	20100125	85.89%	prev sale 7/15/04 \$519000, 9/19/00 \$537200
02-420687	8360 WEMBLEY CT	\$1,014,200	\$930,000	20100301	109.05%	prev sale 10/06 was vacant lot
02-420939	18560 AMBER TRAILS	\$557,500	\$560,000	20100129	99.55%	prev sale was vac lot only
02-421098	7465 EDWARDS LANDING DR	\$408,600	\$395,000	20100212	103.44%	builder's model
04-143650	14826 S RIDER RD	\$128,300	\$192,500	20100315	66.65%	none
05-003661	14835 INDIAN RIDGE TR	\$175,000	\$153,000	20100428	114.38%	prev sale 3/23/01 \$172900
05-027400	13621 W SPRING ST	\$118,900	\$74,000	20100107	160.68%	prev sale 7/1/09 \$28000
06-045500	10804 THWING RD	\$113,200	\$92,000	20100128	123.04%	none
06-094950	10350 PINEGATE DR	\$212,800	\$213,000	20100226	99.91%	none
06-120494	9989 ROSEWOOD DR	\$592,200	\$625,000	20100325	94.75%	prev sale in 2001 was vacant lot
06-120992	11880 QUAIL WOODS DR	\$291,800	\$288,000	20100402	101.32%	none
10-016400	310 SOUTH ST	\$176,200	\$130,000	20100305	135.54%	none
10-126055	440 SOUTH ST	\$186,900	\$200,000	20100305	93.45%	prev sale 5/13/08 \$219000, 10/15/03 \$203k
10-164200	129 SOUTH ST	\$163,200	\$169,000	20100326	96.57%	prev sale 10/22/07 \$113400
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)
11-007800	8585 CARMICHAEL DR	\$225,900	\$227,500	20100108	99.30%	prev sale 7/24/04 \$247000, 7/18/00 \$226k
11-027000	12216 SHILOH DR	\$271,000	\$257,000	20100429	105.45%	prev sale 9/14/05 \$320000
11-063300	8516 MULBERRY RD	\$115,300	\$155,000	20100326	74.39%	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
11-127780	11241 LAKE FOREST DR	\$305,800	\$238,000	20100331	128.49%	none
11-154200	12800 SPERRY RD	\$148,500	\$150,000	20100113	99.00%	prev sale 8/15/01 \$175000
11-160400	7840 WILSON MILLS RD	\$214,100	\$250,000	20100323	85.64%	forecl re-sale 8/28/08 \$72700, 6/24/08 \$183100

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
11-160700	8360 KIRKWOOD DR	\$100,000	\$210,000	20100114	47.62%	prev sale forecl - remod & resold in 2010
11-188300	8180 SHERMAN RD	\$363,000	\$235,000	20100129	154.47%	none
11-230000	12854 HEATH RD	\$139,500	\$118,800	20100125	117.42%	none
11-276100	8571 CARMICHAEL DR	\$140,800	\$170,000	20100122	82.82%	none
11-286650	12965 CAVES RD	\$91,800	\$104,500	20100430	87.85%	prev sale 10/8/08 \$90000
11-388641	8176 MULBERRY RD	\$251,100	\$243,000	20100316	103.33%	none
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
12-046500	13616 HALL RD	\$144,000	\$103,000	20100125	139.81%	none
12-062030	14630 MAYFIELD RD	\$177,300	\$126,000	20100402	140.71%	none
12-077700	12326 KILE RD	\$141,200	\$119,600	20100308	118.06%	none
12-095162	11930 CLARIDON TROY RD	\$245,000	\$259,100	20100108	94.56%	prev sale 7/7/06 \$265000
14-061580	142 TURNER DR	\$66,700	\$82,500	20100419	80.85%	prev sale 12/13/07 \$87500, 12/28/05 \$26k
15-101997	10345 PENNIMAN DR	\$310,000	\$265,500	20100330	116.76%	prev sale 9/28/05 \$314000, 12/3/04 \$310k
15-102142	14655 TEAL DR	\$330,000	\$299,000	20100401	110.37%	prev sale was vacant lot
18-079200	14380 OLD STATE RD	\$116,900	\$100,000	20100204	116.90%	none
19-050400	14805 HILLCREST AVE	\$155,000	\$130,000	20100312	119.23%	interfamily sales 1996-2008
19-071407	15696 EDGEWOOD DR	\$150,300	\$148,000	20100312	101.55%	prev sale 9/15/00 \$123000
19-081014	14787 GLEN VALLEY DR	\$171,500	\$170,000	20100325	100.88%	prev sale 8/14/03 \$172300
19-081056	15408 ROYAL OAK DR	\$181,700	\$175,000	20100105	103.83%	prev sale 3/12/03 \$180000
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.
21-106400	11888 FOWLERS MILL RD	\$144,000	\$137,500	20100420	104.73%	none
21-126320	11650 CHESTNUTDALE RD	\$100,200	\$145,000	20100428	69.10%	prev sale 9/9/04 \$133k - 2 pcl sale
21-137350	11608 PARKWAY RD	\$129,600	\$249,900	20100315	51.86%	forecl re-sale 8/18/08 \$85000
21-163700	13386 RAVENNA RD	\$110,200	\$85,000	20100105	129.65%	none
21-176489	11650 BASS LAKE RD	\$260,900	\$275,000	20100115	94.87%	prev sale 5/15/06 \$300k, 7/14/03 \$270k
21-176676	11670 GATE POST LN	\$403,900	\$393,000	20100408	102.77%	prev sale 6/16/99 \$390000
21-176839	11280 BEAN RD	\$368,700	\$324,300	20100225	113.69%	prev sale 12/8/06 \$345000
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
23-142650	13651 AUBURN RD	\$164,000	\$183,000	20100409	89.62%	prev sale 2/20/04 \$185000
23-287550	11050 BELL ST	\$181,200	\$113,000	20100319	160.35%	none
23-353000	11091 KIMMERIDGE TR	\$180,000	\$145,000	20100331	124.14%	none
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
25-118800	17799 SWINE CREEK RD	\$86,500	\$118,200	20100330	73.18%	none
26-006930	7592 FAIRMOUNT RD	\$289,200	\$233,000	20100331	124.12%	none
26-044600	8020 THORNAPPLE DR	\$183,600	\$155,000	20100421	118.45%	none
26-073110	7600 WATER FALL TR	\$567,100	\$490,000	20100416	115.73%	none
26-075600	15404 HEMLOCK POINT RD	\$705,700	\$850,000	20100120	83.02%	prev sale 7/15/99 \$515000
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
26-110750	14178 CAVES RD	\$190,100	\$165,000	20100401	115.21%	none
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
26-197100	14140 CAVES RD	\$383,800	\$407,500	20100402	94.18%	none
26-206116	14711 SLEEPY HOLLOW DR	\$318,100	\$280,000	20100419	113.61%	prev sale 7/6/07 \$285000

Parcel	Address	Mkt Value	Sale Price	Sale Date	Sale Ratio	Notes
26-214222	14570 RETRIEVER RUN	\$717,400	\$540,000	20100303	132.85%	spec home - for sale 4 years+ unfinished
28-021900	15905 HEMLOCK RD	\$159,600	\$155,400	20100428	102.70%	none
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
29-064429	17 CHELSEA CT	\$321,200	\$370,000	20100428	86.81%	prev sale 1/30/03 \$341k, 3/15/01 \$322500
29-103040	22 RIDGECREST DR	\$204,100	\$219,000	20100311	93.20%	prev sale 7/31/02 \$211500, 10/31/00 \$205k
29-107848	1113 BELL RD	\$365,100	\$415,000	20100422	87.98%	none
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
30-079829	17590 ROCK CREEK RD	\$124,100	\$152,500	20100210	81.38%	none
32-022000	18580 CLARIDON TROY RD	\$65,000	\$60,000	20100303	108.33%	land contract sale/verified - hse in very pr cond
	Average	\$264,907	\$258,683		104.35%	
	Median	\$214,100	\$220,700		102.70%	
	Dollar Weighted Mean	\$27,815,200	\$27,161,700		102.41%	

Disclaimers and Explanation of Data

Information provided by the Geauga County Auditor's Office, Frank J. Gliha, County Auditor May 15, 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 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 avg 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