

Geauga County, Ohio

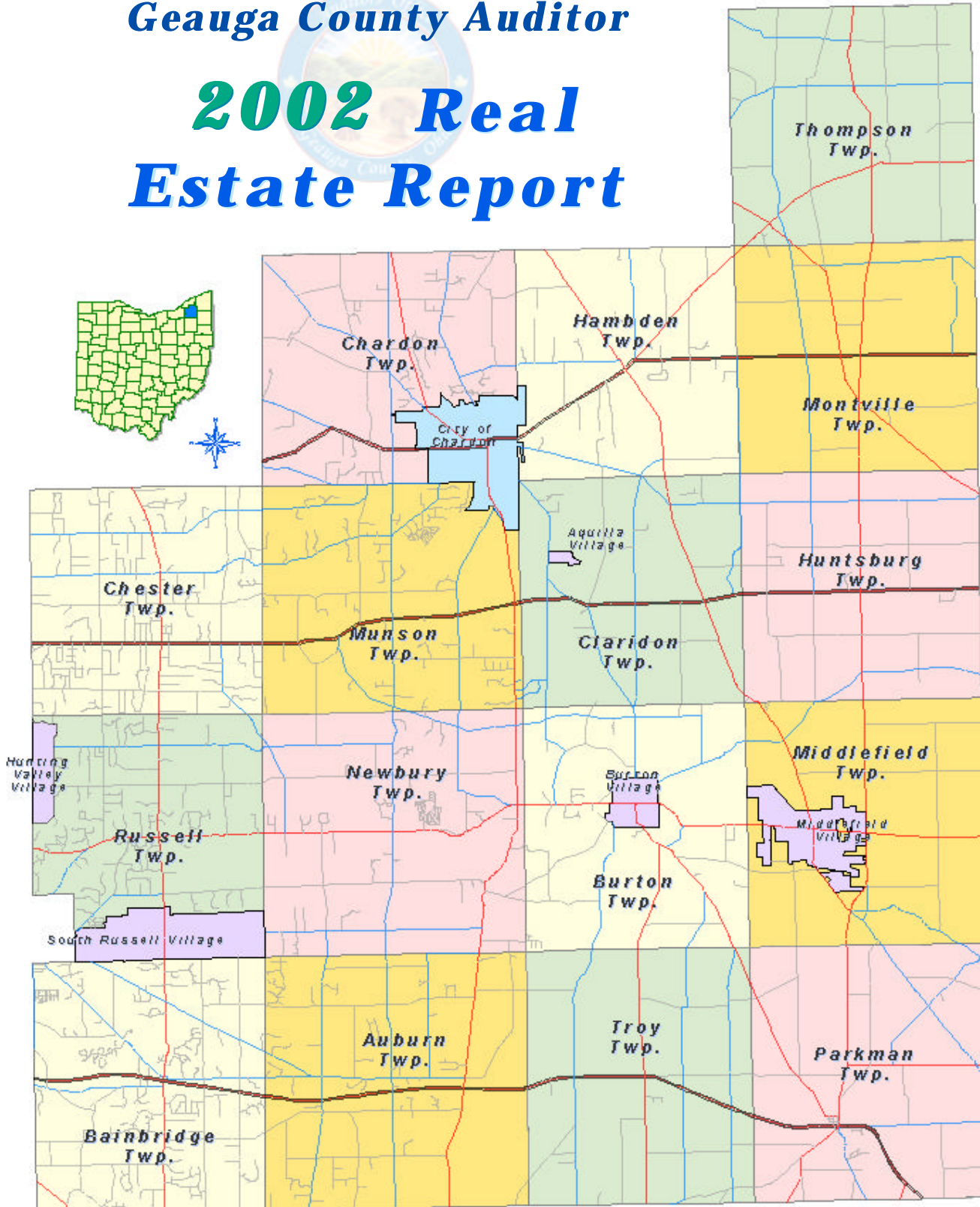
Tracy A. Jemison, AAS
Geauga County Auditor

2002 Real Estate Report

[Geauga County Auditor's Office](#)

[2002 Real Estate Report](#)

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To the Citizens of Geauga County



I am pleased to present our first Real Estate Report. The purpose of this report is to share with our residents and local government officials meaningful statistics regarding Geauga County's housing market. It is my hope that this report will provide an insight to our residents on why an update of property values is important in maintaining the integrity of the real estate property tax system to ensure that everyone pays their fair share. This report will also provide valuable information to our local officials in preparing for the future growth of Geauga County.

As Auditor, I am required by Ohio Law to establish a current value of real property once every six (6) years, known as a countywide sexennial reappraisal. In 1999 we had our sexennial reappraisal. Ohio Law

also mandates that in the third year after a reappraisal that an update of the current market value occur, known as a Triennial update. This year (2002) is our Triennial update of values.

The purpose of a Triennial update is to provide a buffer for sexennial reappraisals. The State Legislature mandated an update to avoid huge increases in values every six years. The adjustment in market value is based upon homes sales from 1999 through 2001. This report shows sales and statistics for single family homes sited on less than ten acres excluding condominiums that occurred during this timeframe by townships and villages. The value that we have established as market value represents what property would sell for on the open market in an Arm's Length transaction.

All information contained in this report was compiled using the Geographic Information System (GIS) which is available to the public at our office or any public library within Geauga County. Use of the system allowed us to maintain quality control to ensure that fair and equitable values have been placed on every property.

I hope you find this information useful and welcome any comments you may have concerning this report.

Sincerely,

Tracy A. Jemison, AAS
Geauga County Auditor



Proudly serving the residents of Geauga County

The 2002 Real Estate Report was produced in-house at a cost of \$1.95 per unit by the Geauga County Auditor's Office in May 2002. This report can be obtained by visiting the Auditor's Office website at:

www.co.geauga.oh.us/departments/auditor



Questions, comments, or suggestions regarding this report can be directed to County Auditor Tracy A. Jemison's office at:

(440) 285-2222 Extension 4270

Email: auditor@co.geauga.oh.us

**Tracy A. Jemison, AAS
Geauga County Auditor**

Auburn Township

Auburn Township

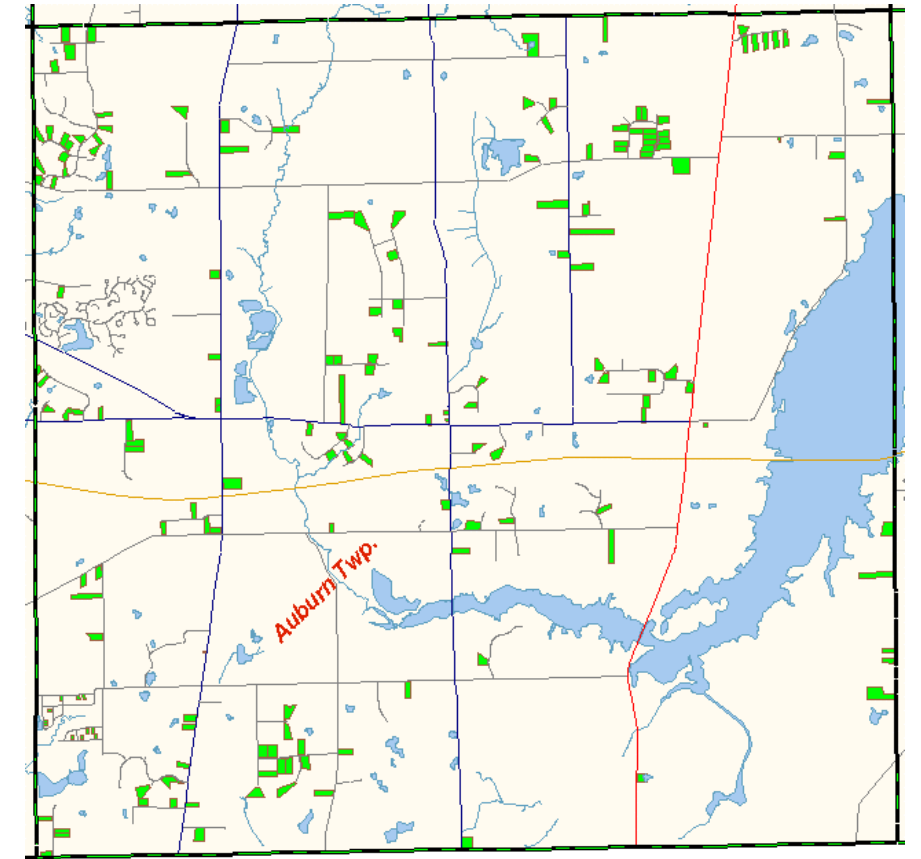
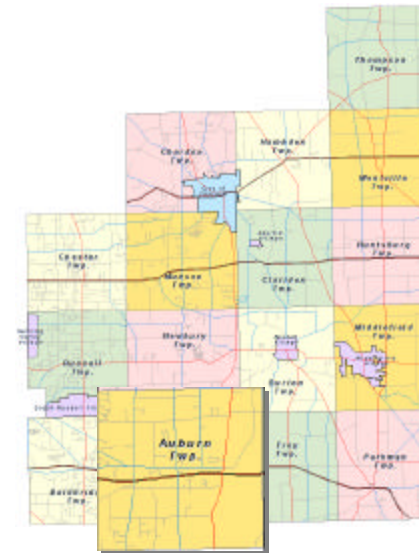
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	57	55	38
Prior Land Value	\$64,805	\$66,340	\$55,384
Prior Improvement Value	\$245,051	\$214,995	\$267,787
Prior Total Market Value	\$309,856	\$281,335	\$323,171
2002 Total Market Value	\$332,328	\$326,713	\$339,695
2001 Average Taxes	\$5,164	\$4,730	\$942
Average Sq. Foot	2880	3045	3339

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

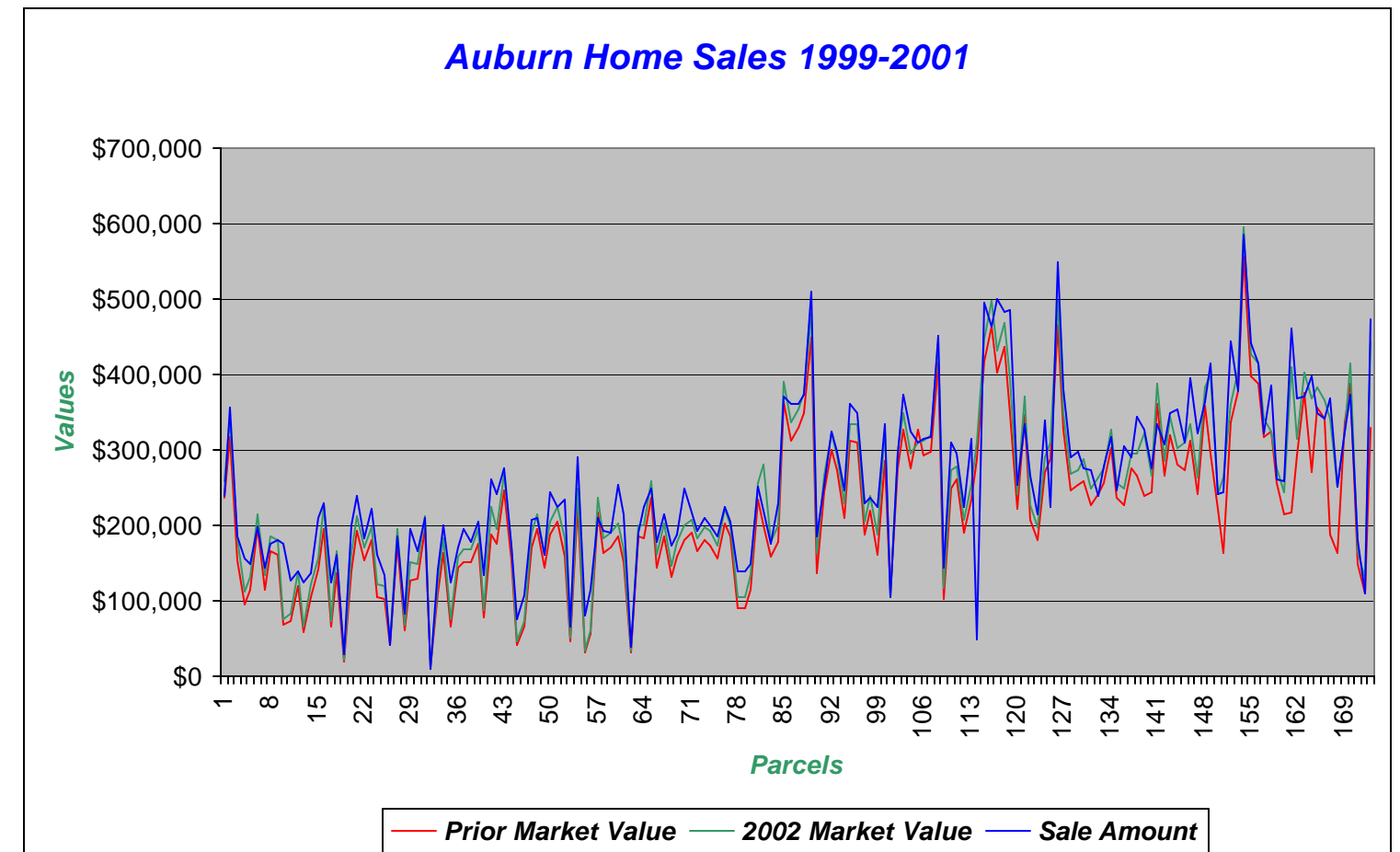
	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1159	1337	1449
Prior Land Value	\$48,423	\$54,059	\$53,592
Prior Improvement Value	\$132,475	\$154,443	\$163,986
Prior Total Market Value	\$180,898	\$208,502	\$217,578
2002 Total Market Value	\$199,956	\$229,746	\$242,005
2001 Average Taxes	\$3,014	\$3,462	\$3,620
Number of Homes Sold	73	118	173
Average Sale Value	\$173,244	\$229,185	\$255,350
Average Sale Value per Sq. Foot	\$60.74	\$71.90	\$79.43

* Data Reflects Homes That Last Sold During These Time Periods

Auburn Township



Homes Sold from 1999 to 2001



Bainbridge Township

Bainbridge Township

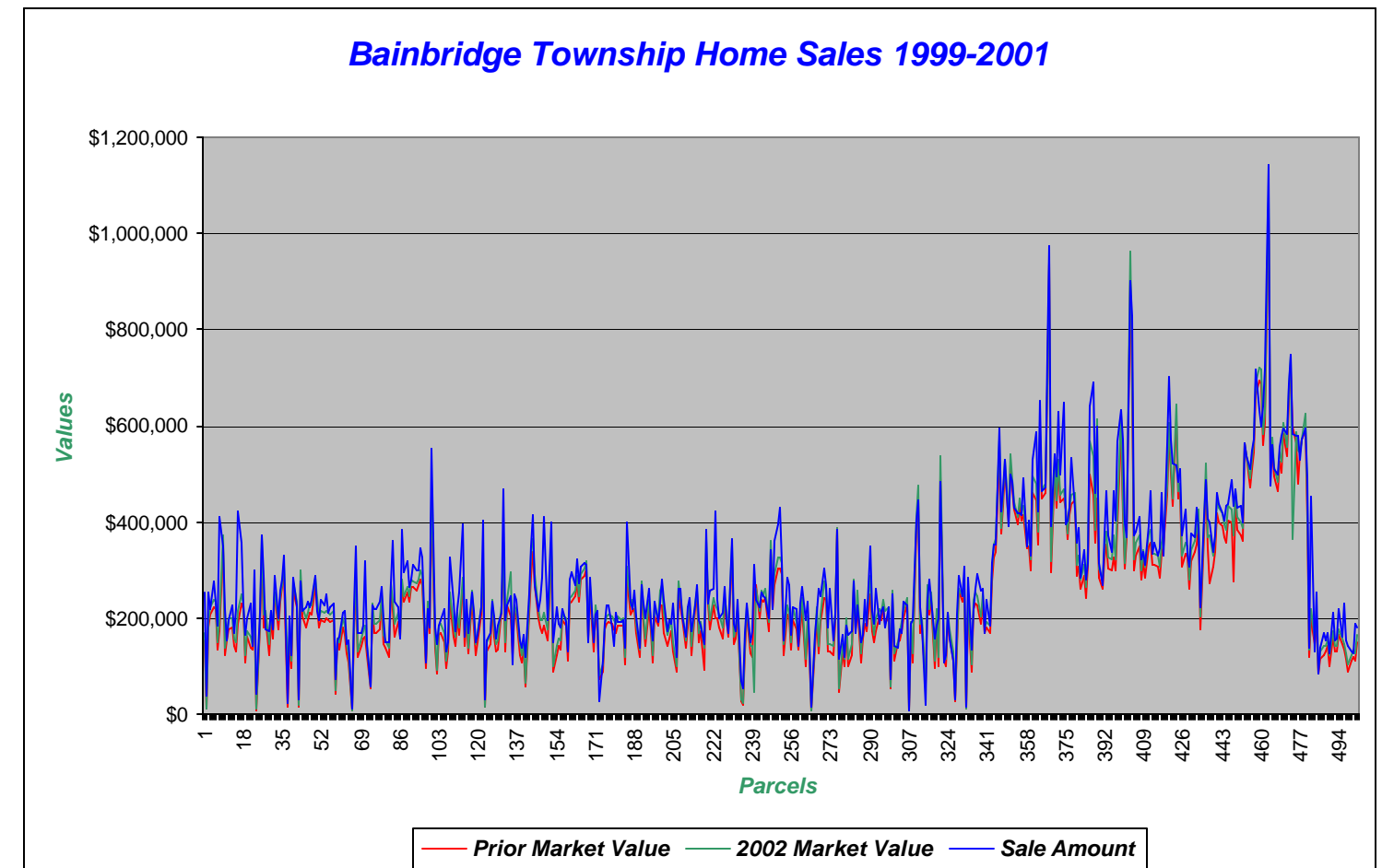
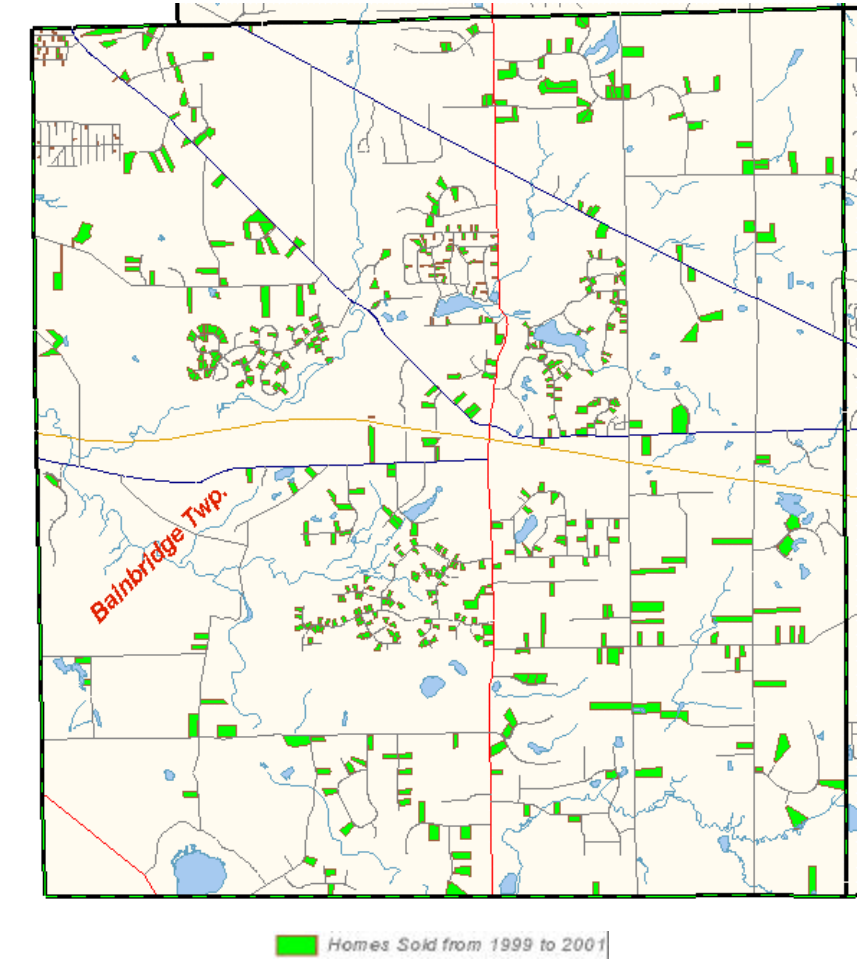
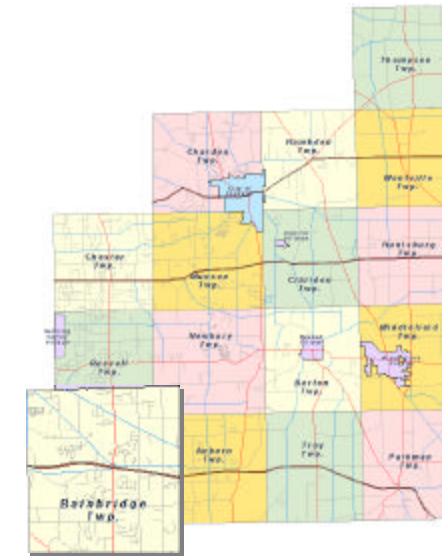
Homes Built			
	1999	2000 *	2001 *
Number of Homes Built	90	53	41
Prior Land Value	\$82,116	\$89,170	\$79,463
Prior Improvement Value	\$344,520	\$299,638	\$348,317
Prior Total Market Value	\$426,636	\$388,808	\$427,780
2002 Total Market Value	\$447,673	\$502,334	\$437,960
2001 Average Taxes	\$8,132	\$7,398	\$1,576
Average Sq. Foot	3351	3810	3438

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales			
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	3135	3344	3481
Prior Land Value	\$56,558	\$60,712	\$61,340
Prior Improvement Value	\$153,063	\$168,317	\$187,987
Prior Total Market Value	\$209,621	\$229,029	\$249,327
2002 Total Market Value	\$228,946	\$247,860	\$268,357
2001 Average Taxes	\$3,948	\$4,338	\$4,722
Number of Homes Sold	211	313	502
Average Sale Value	\$197,494	\$240,065	\$290,664
Average Sale Value per Sq. Foot	\$61.09	\$70.27	\$85.12

* Data Reflects Homes That Last Sold During These Times Periods

Bainbridge Township



Burton Township

Burton Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	11	9	8
Prior Land Value	\$47,691	\$46,556	\$38,525
Prior Improvement Value	\$153,782	\$129,967	\$151,512
Prior Total Market Value	\$201,473	\$176,523	\$190,037
2002 Total Market Value	\$217,282	\$257,667	\$208,050
2001 Average Taxes	\$2,448	\$2,360	\$566
Average Sq. Foot	2020	2443	2144

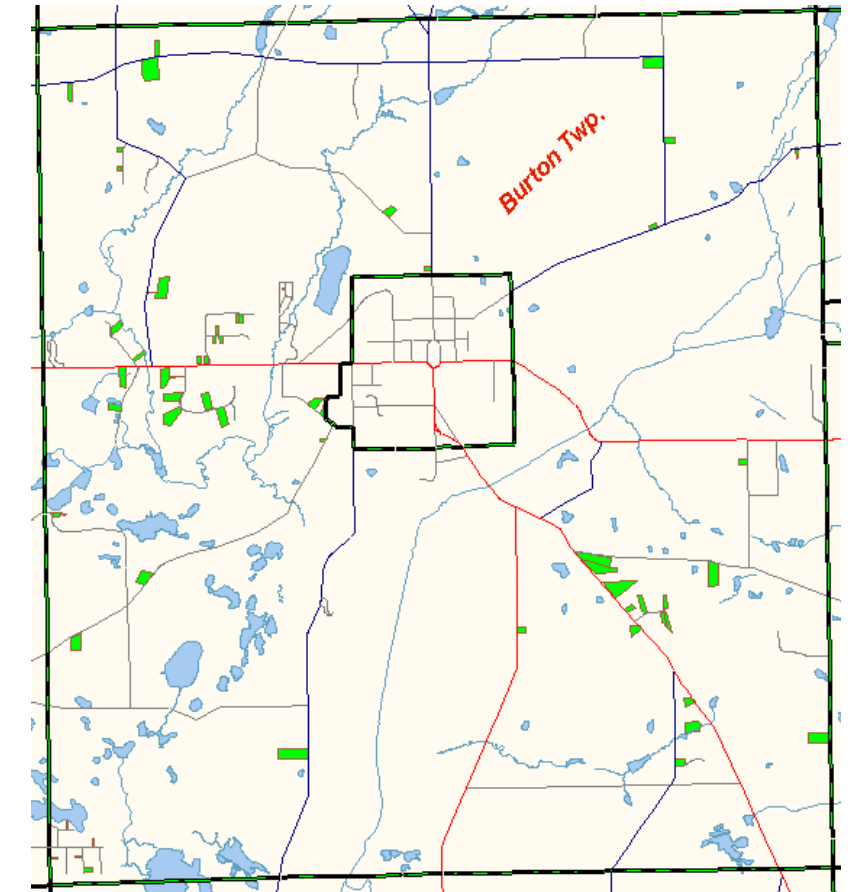
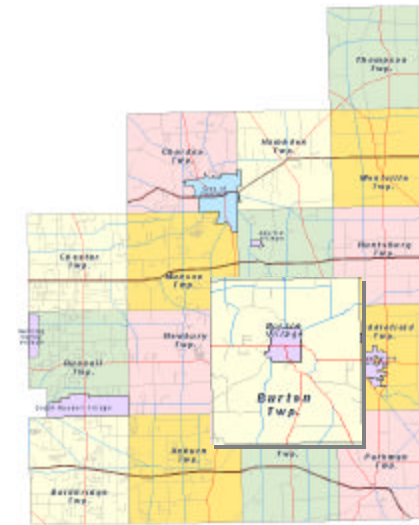
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	703	729	748
Prior Land Value	\$18,976	\$25,833	\$28,508
Prior Improvement Value	\$72,012	\$81,810	\$91,915
Prior Total Market Value	\$90,988	\$107,643	\$120,423
2002 Total Market Value	\$111,136	\$122,195	\$132,820
2001 Average Taxes	\$1,154	\$1,370	\$1,462
Number of Homes Sold	25	58	59
Average Sale Value	\$89,672	\$115,660	\$151,008
Average Sale Value per Sq. Foot	\$41.77	\$57.94	\$70.28

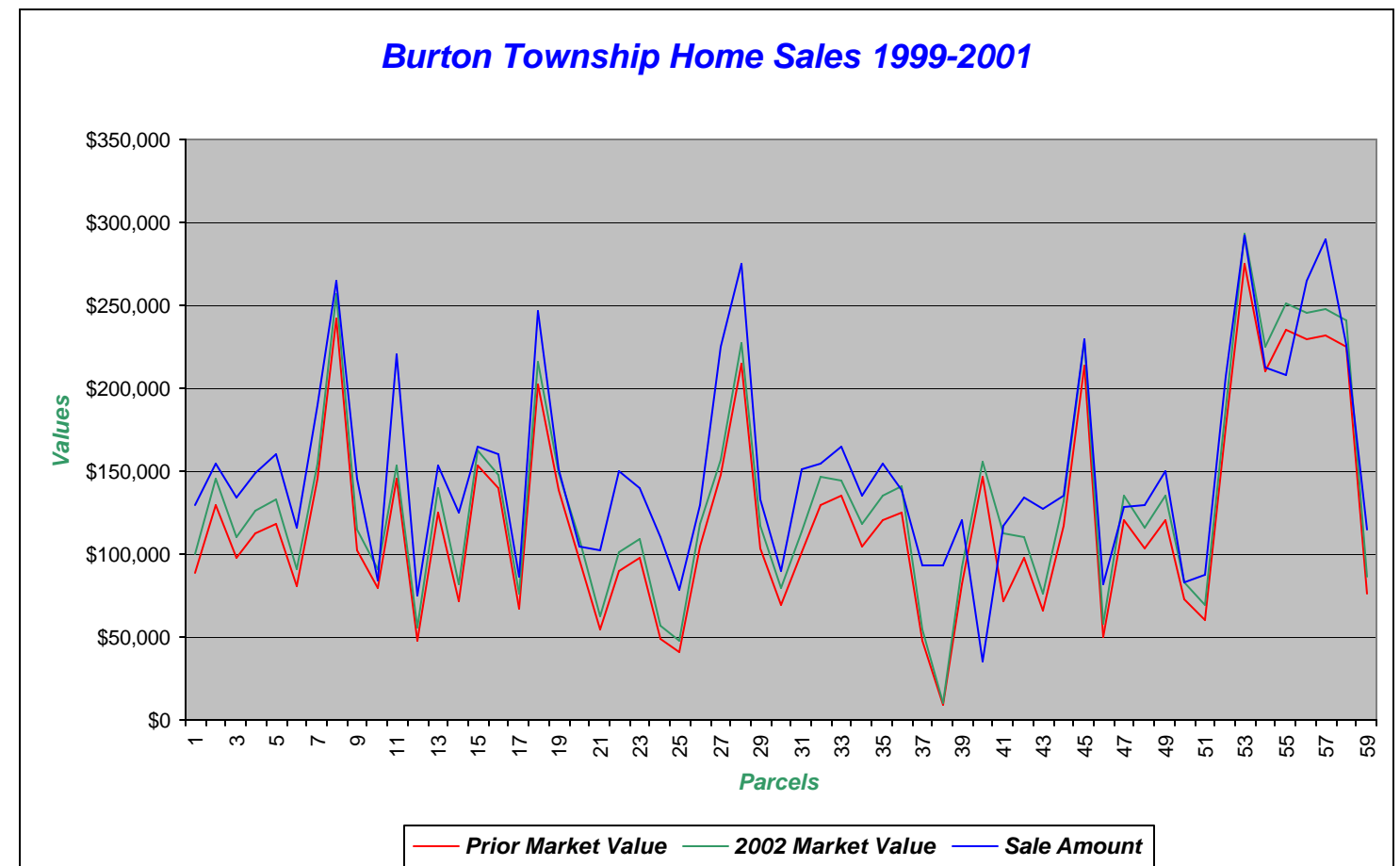
* Data Reflects Homes That Last Sold During These Time Periods

Burton Township



Homes Sold from 1999 to 2001

Burton Township Home Sales 1999-2001



Burton Village

Burton Village

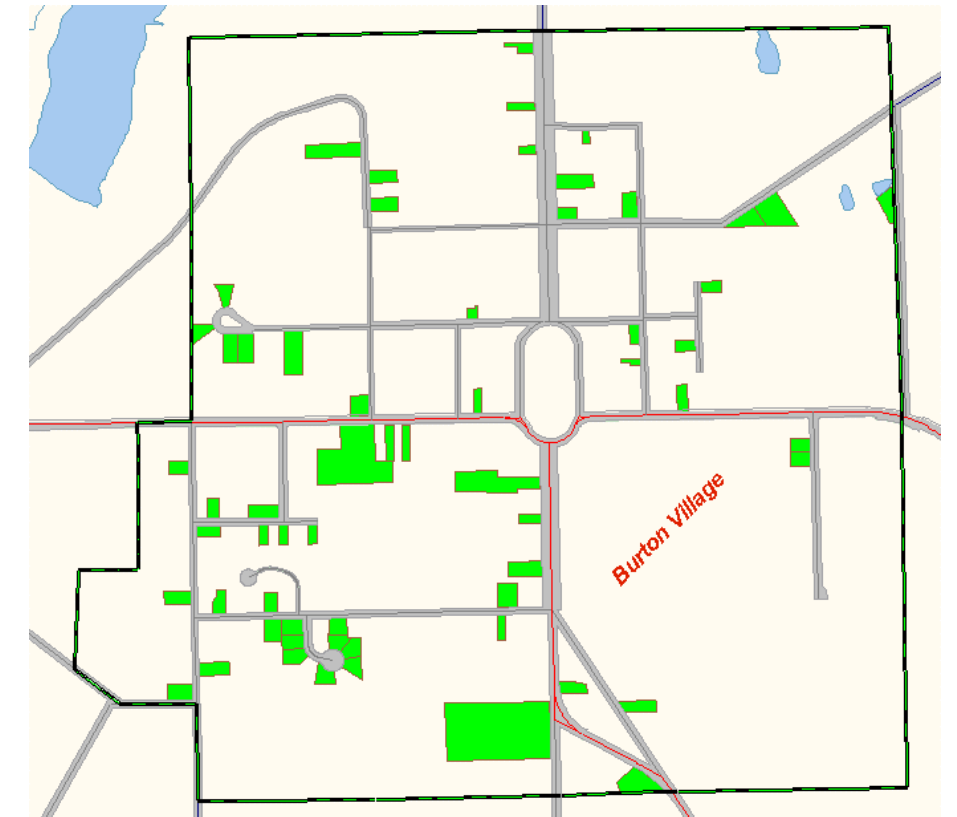
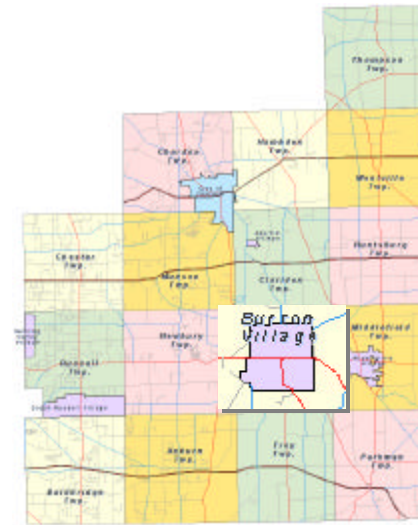
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	6	5	3
Prior Land Value	\$31,817	\$32,360	\$29,900
Prior Improvement Value	\$142,300	\$127,240	\$185,467
Prior Total Market Value	\$174,117	\$159,600	\$215,367
2002 Total Market Value	\$192,017	\$175,920	\$217,500
2001 Average Taxes	\$2,378	\$2,174	\$414
Average Sq. Foot	1891	1579	2174

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	335	344	355
Prior Land Value	\$31,865	\$31,440	\$30,110
Prior Improvement Value	\$83,007	\$81,293	\$87,444
Prior Total Market Value	\$114,872	\$112,733	\$117,554
2002 Total Market Value	\$125,965	\$124,087	\$129,075
2001 Average Taxes	\$1,554	\$1,528	\$1,570
Number of Homes Sold	23	30	61
Average Sale Value	\$108,100	\$120,530	\$145,470
Average Sale Value per Sq. Foot	\$48.00	\$61.42	\$69.81

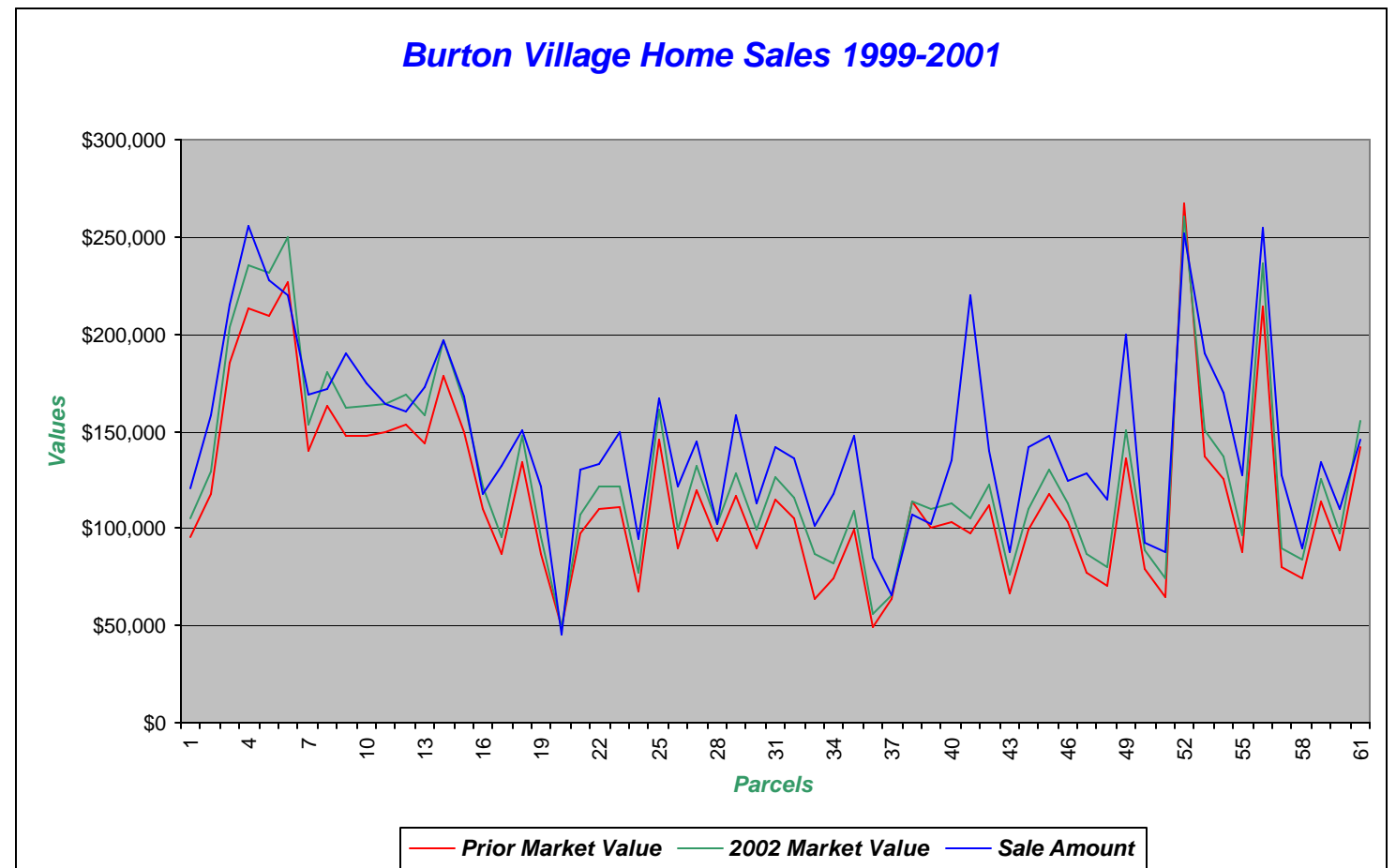
* Data Reflects Homes That Last Sold During These Time Periods

Burton Village



Homes Sold from 1999 to 2001

Burton Village Home Sales 1999-2001



Chardon Township

Chardon Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	29	14	7
Prior Land Value	\$64,341	\$78,000	\$65,357
Prior Improvement Value	\$224,686	\$214,336	\$0
Prior Total Market Value	\$289,027	\$292,336	\$65,357
2002 Total Market Value	\$312,110	\$336,800	\$343,643
2001 Average Taxes	\$4,308	\$4,392	\$962
Average Sq. Foot	2734	2871	2967

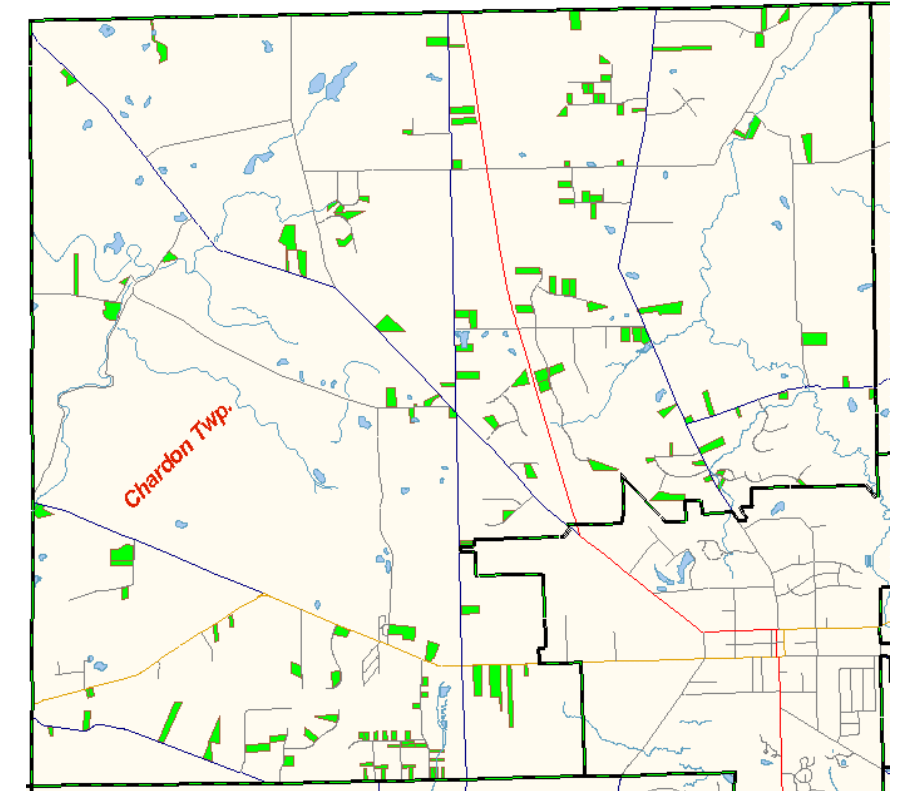
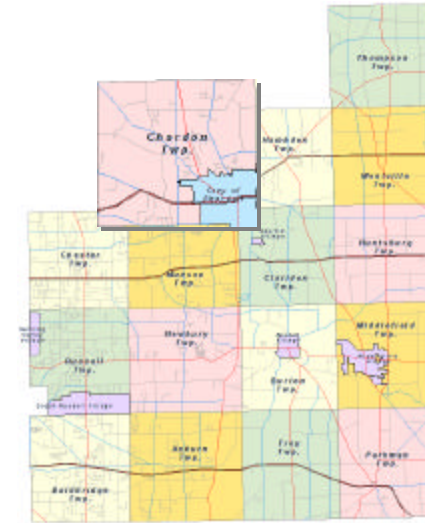
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Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1277	1369	1411
Prior Land Value	\$44,203	\$46,661	\$45,076
Prior Improvement Value	\$141,283	\$150,930	\$135,968
Prior Total Market Value	\$185,486	\$197,591	\$181,044
2002 Total Market Value	\$205,408	\$218,655	\$199,648
2001 Average Taxes	\$2,758	\$2,928	\$2,678
Number of Homes Sold	77	132	144
Average Sale Value	\$173,347	\$210,045	\$208,809
Average Sale Value per Sq. Foot	\$61.83	\$74.85	\$79.27

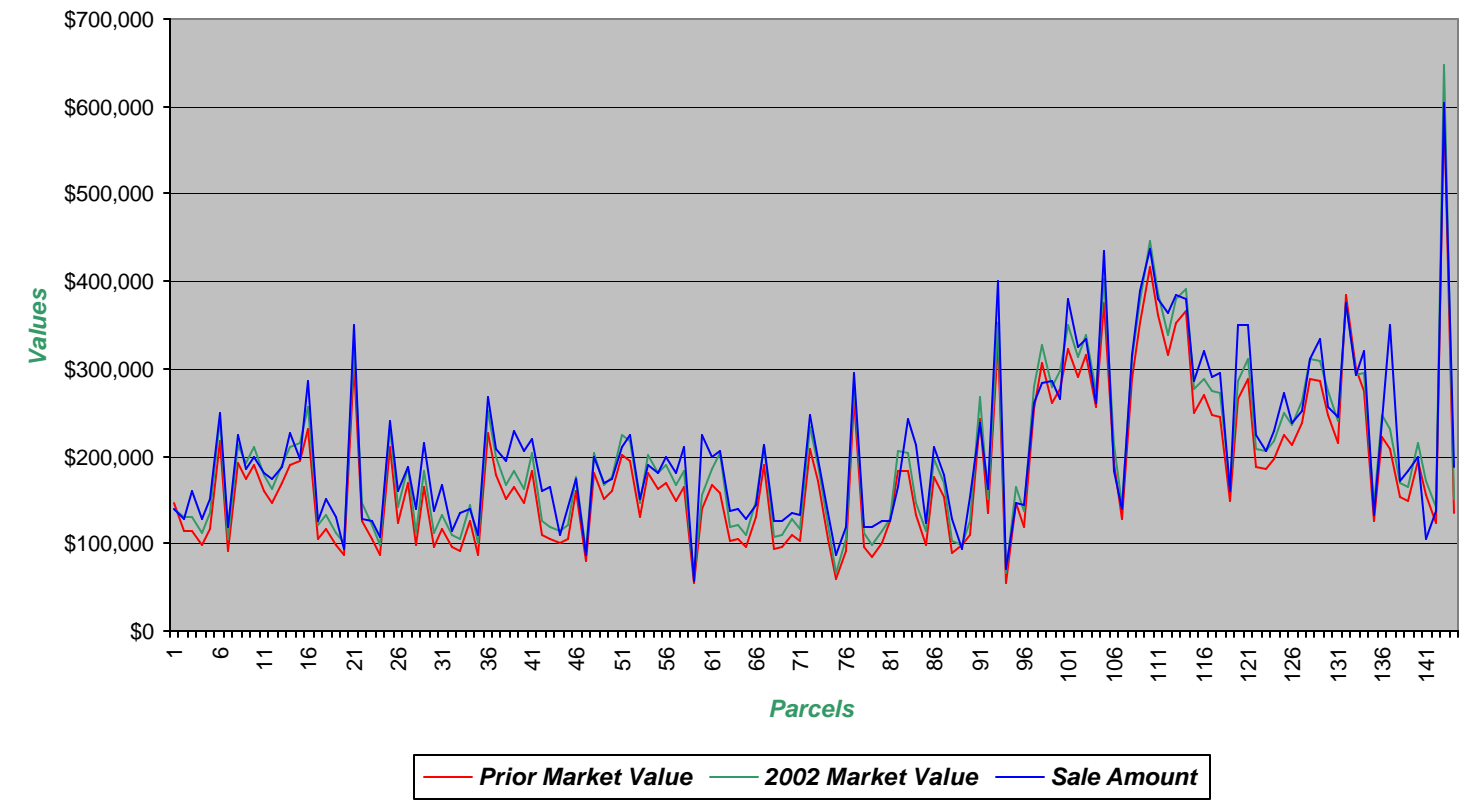
* Data Reflects Homes That Last Sold During These Time Periods

Chardon Township



Homes Sold from 1999 to 2001

Chardon Township Home Sales 1999-2001



City of Chardon

City of Chardon

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	33	29	16
Prior Land Value	\$40,388	\$39,200	\$38,756
Prior Improvement Value	\$166,239	\$162,910	\$0
Prior Total Market Value	\$206,627	\$202,110	\$38,756
2002 Total Market Value	\$219,006	\$220,934	\$238,294
2001 Average Taxes	\$3,308	\$3,246	\$632
Average Sq. Foot	2100	2050	2428

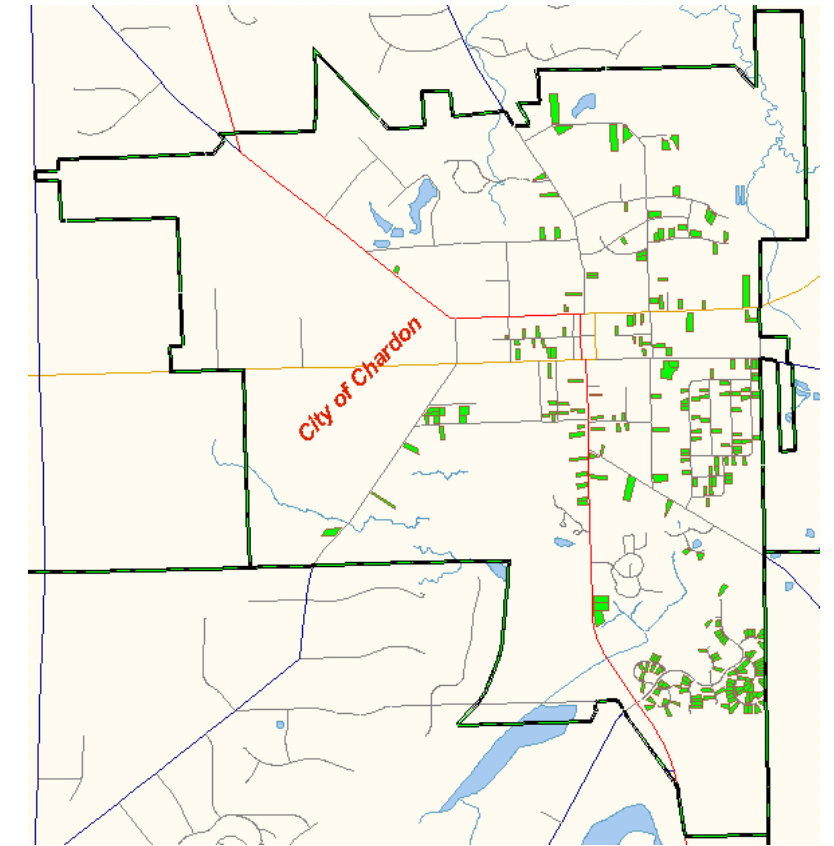
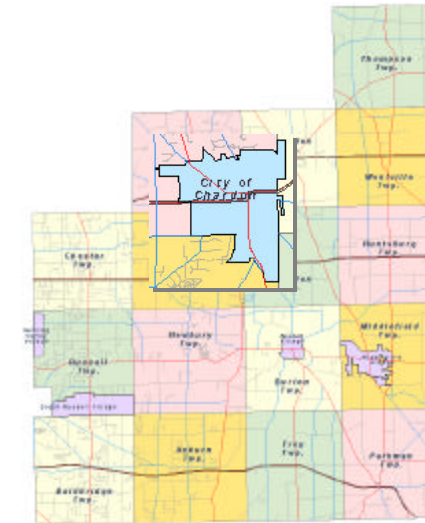
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Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1130	1197	1257
Prior Land Value	\$30,732	\$33,243	\$33,098
Prior Improvement Value	\$81,032	\$100,577	\$101,762
Prior Total Market Value	\$111,764	\$133,820	\$134,860
2002 Total Market Value	\$125,018	\$147,537	\$148,207
2001 Average Taxes	\$1,790	\$2,140	\$2,154
Number of Homes Sold	73	134	244
Average Sale Value	\$102,677	\$141,439	\$159,855
Average Sale Value per Sq. Foot	\$50.30	\$65.31	\$74.76

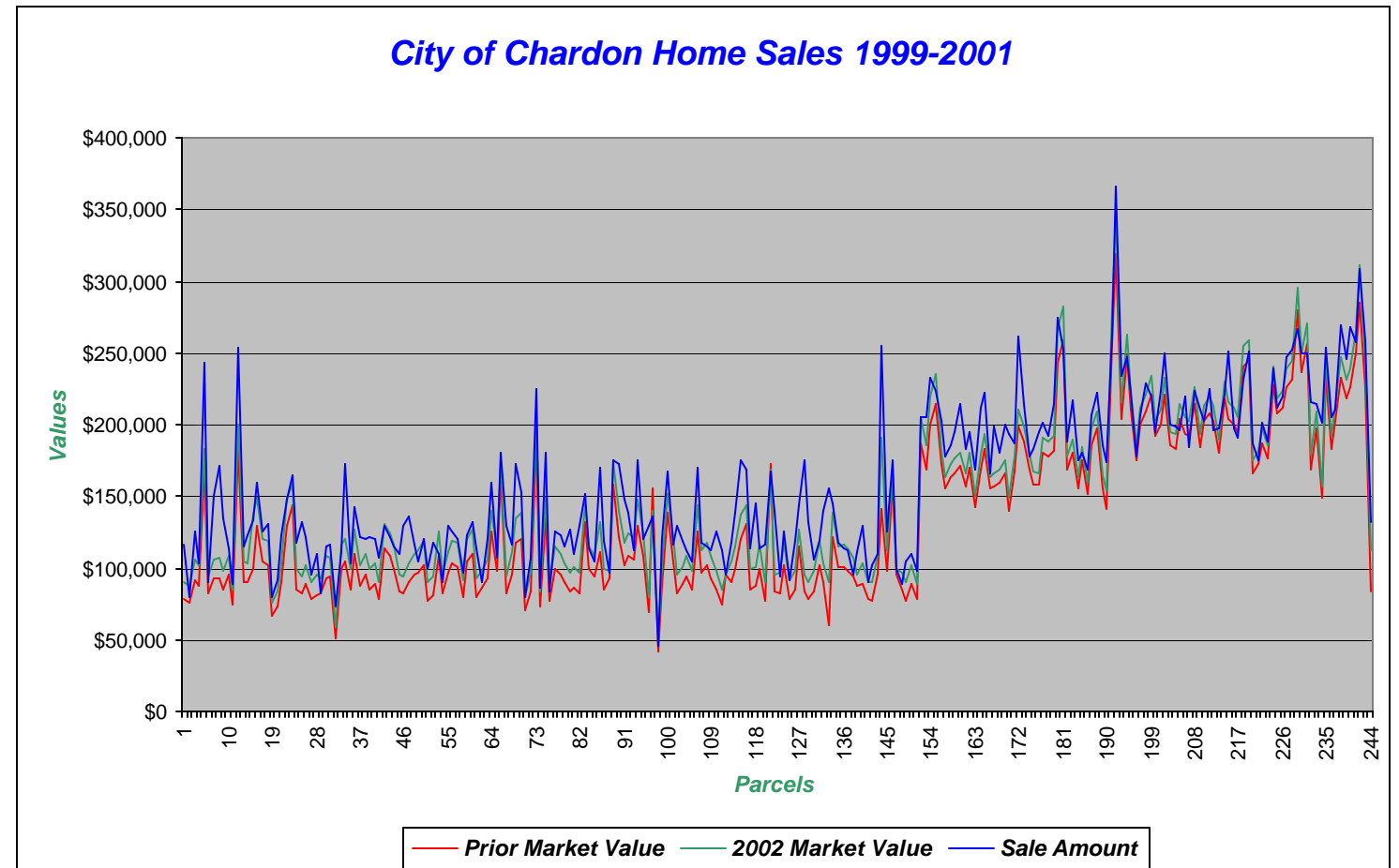
* Data Reflects Homes That Last Sold During These Time Periods

City of Chardon



Homes Sold from 1999 to 2001

City of Chardon Home Sales 1999-2001



Chester Township

Chester Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	17	11	12
Prior Land Value	\$88,853	\$74,991	\$86,383
Prior Improvement Value	\$318,406	\$233,300	\$4,750
Prior Total Market Value	\$407,259	\$308,291	\$91,133
2002 Total Market Value	\$450,847	\$369,864	\$407,733
2001 Average Taxes	\$6,474	\$4,880	\$1,516
Average Sq. Foot	3418	2906	3401

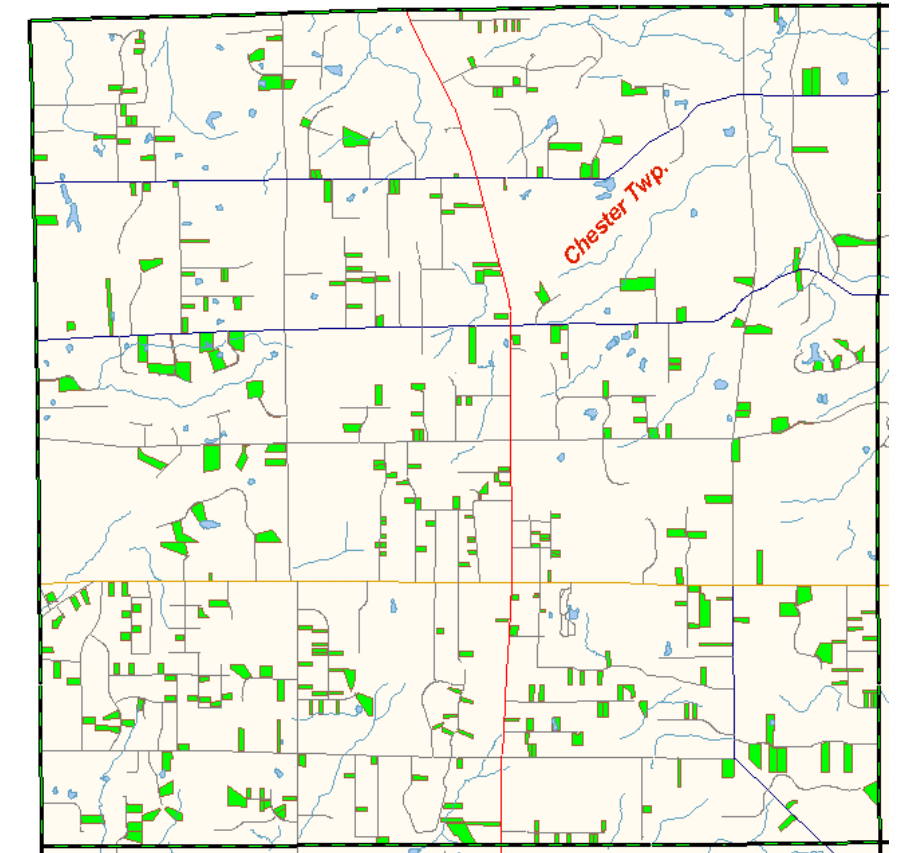
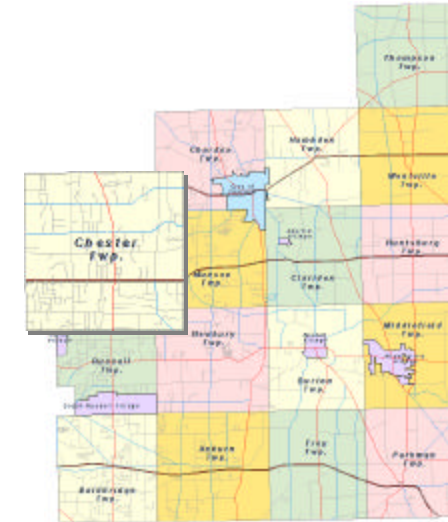
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Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	3606	3655	3686
Prior Land Value	\$53,469	\$52,710	\$52,803
Prior Improvement Value	\$124,472	\$117,988	\$124,206
Prior Total Market Value	\$177,941	\$170,698	\$177,009
2002 Total Market Value	\$197,876	\$190,451	\$198,147
2001 Average Taxes	\$2,890	\$2,790	\$2,876
Number of Homes Sold	194	236	329
Average Sale Value	\$165,756	\$182,364	\$217,877
Average Sale Value per Sq. Foot	\$55.91	\$62.85	\$75.17

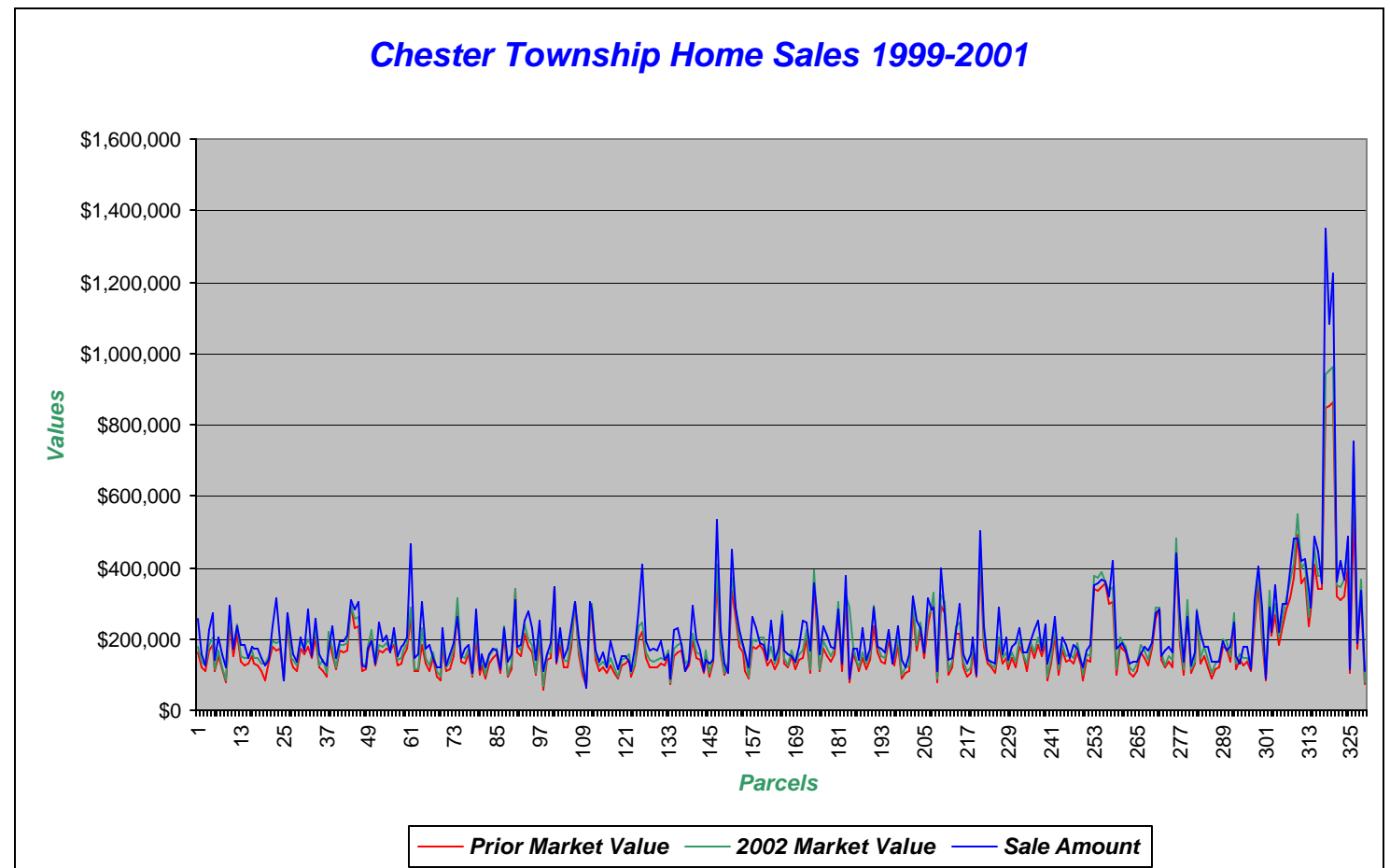
* Data Reflects Homes That Last Sold During These Time Periods

Chester Township



Homes Sold from 1999 to 2001

Chester Township Home Sales 1999-2001



Claridon Township

Claridon Township

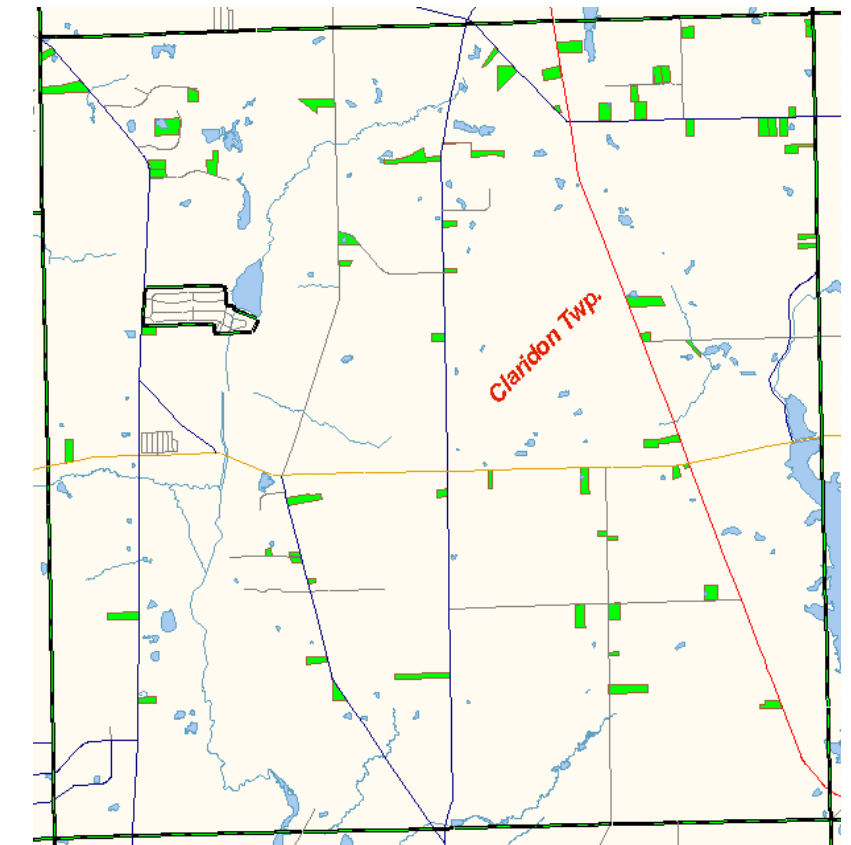
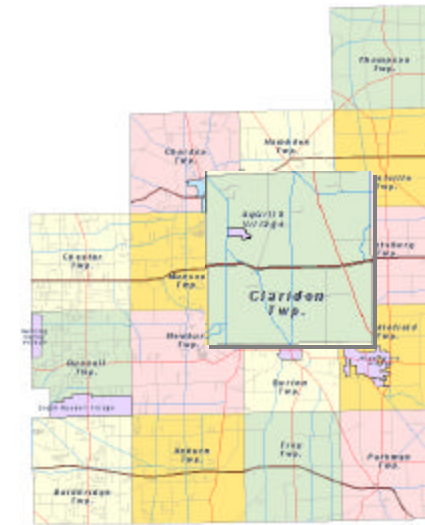
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	14	14	9
Prior Land Value	\$51,114	\$55,750	\$50,644
Prior Improvement Value	\$178,671	\$176,736	\$2,056
Prior Total Market Value	\$229,785	\$232,486	\$52,700
2002 Total Market Value	\$245,829	\$246,864	\$251,644
2001 Average Taxes	\$3,240	\$3,250	\$754
Average Sq. Foot	2336	2488	2440

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	586	624	653
Prior Land Value	\$34,735	\$34,883	\$36,691
Prior Improvement Value	\$101,517	\$107,695	\$106,522
Prior Total Market Value	\$136,252	\$142,578	\$143,213
2002 Total Market Value	\$149,113	\$156,240	\$158,574
2001 Average Taxes	\$1,772	\$1,892	\$1,896
Number of Homes Sold	23	40	65
Average Sale Value	\$121,000	\$148,541	\$166,455
Average Sale Value per Sq. Foot	\$47.29	\$62.70	\$67.75

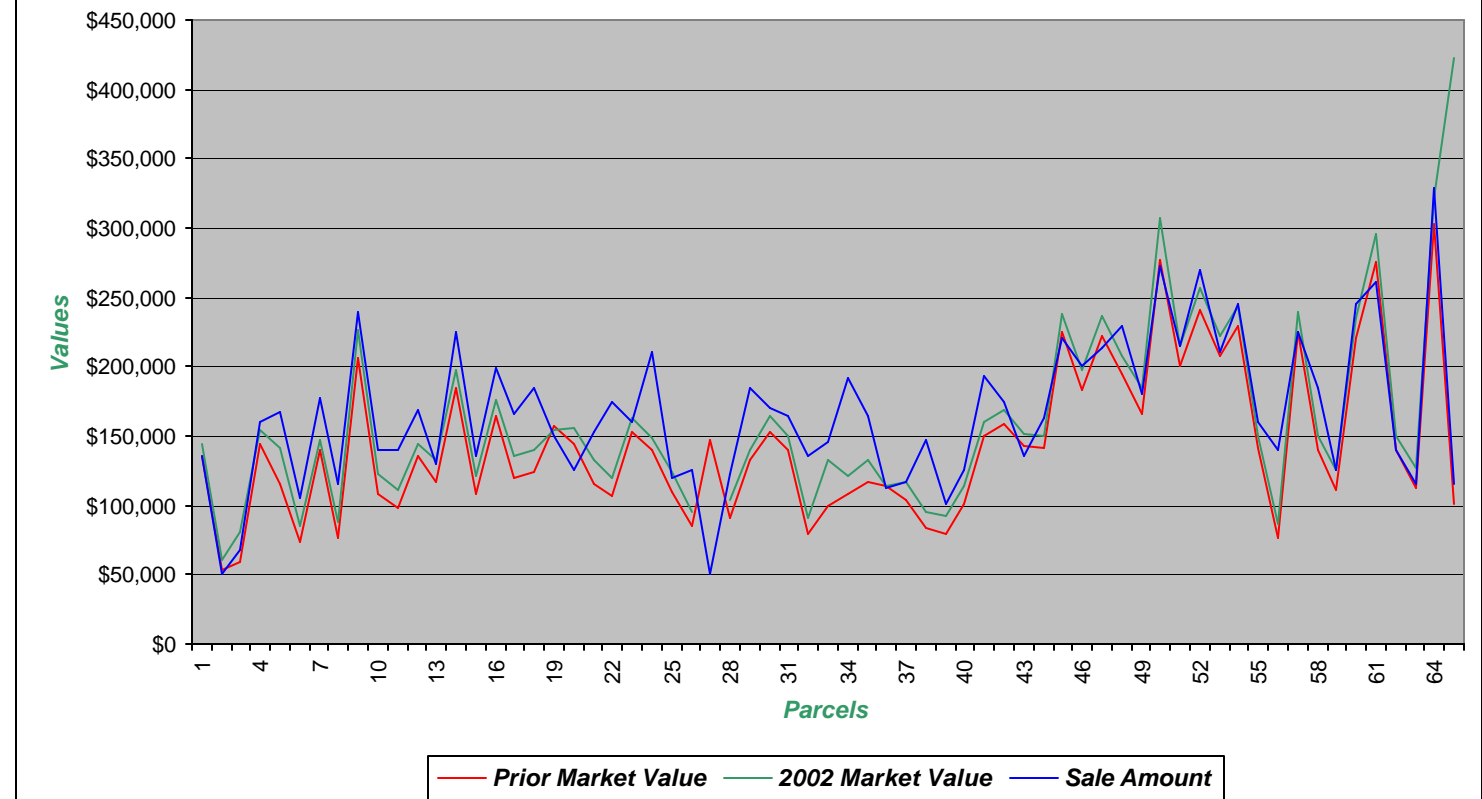
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Claridon Township



Homes Sold from 1999 to 2001

Claridon Township Home Sales 1999-2001



Aquilla Village

Aquilla Village

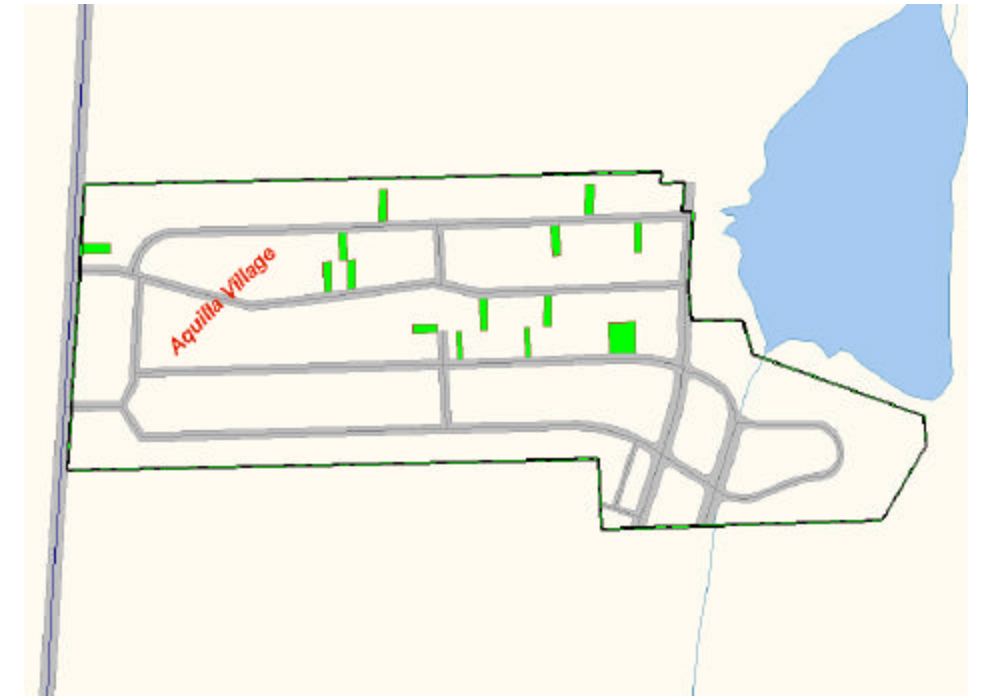
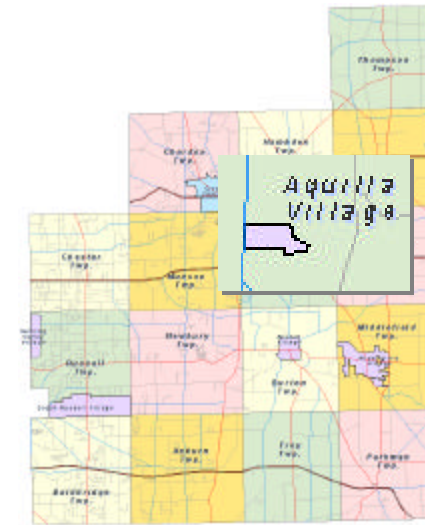
Aquilla Village

	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	1	2	-
Prior Land Value	\$12,000	\$12,000	-
Prior Improvement Value	\$95,500	\$72,450	-
Prior Total Market Value	\$107,500	\$84,450	-
2002 Total Market Value	\$123,800	\$50,350	-
2001 Average Taxes	\$1,936	\$1,432	-
Average Sq. Foot	1030	1376	-

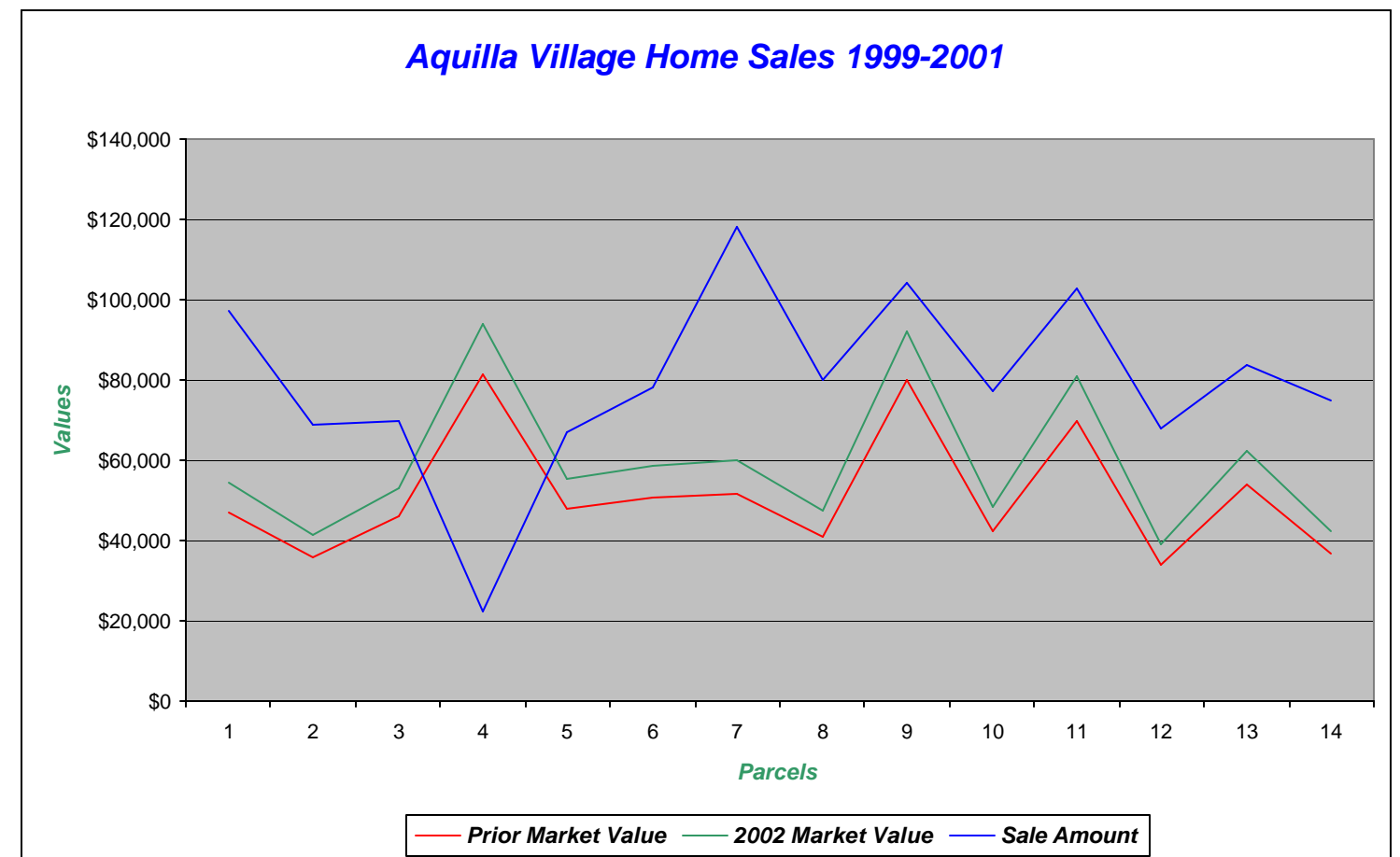
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	Home Sales		
	1993-1995	1996-1998	1999-2001
Number of Homes Existing	133	137	140
Prior Land Value	\$12,000	\$12,813	\$12,429
Prior Improvement Value	\$49,600	\$43,919	\$38,914
Prior Total Market Value	\$61,600	\$56,732	\$51,343
2002 Total Market Value	\$71,056	\$66,050	\$59,264
2001 Average Taxes	\$1,212	\$1,070	\$960
Number of Homes Sold	9	16	14
Average Sale Value	\$58,422	\$73,625	\$79,429
Average Sale Value per Sq. Foot	\$42.87	\$55.06	\$57.51

* Data Reflects Homes That Last Sold During These Time Periods



Homes Sold from 1999 to 2001



Hambden Township

Hambden Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	57	39	35
Prior Land Value	\$48,775	\$45,277	\$46,106
Prior Improvement Value	\$200,356	\$183,846	\$0
Prior Total Market Value	\$249,131	\$229,123	\$46,106
2002 Total Market Value	\$268,239	\$255,385	\$273,477
2001 Average Taxes	\$3,954	\$3,672	\$748
Average Sq. Foot	2393	2302	2570

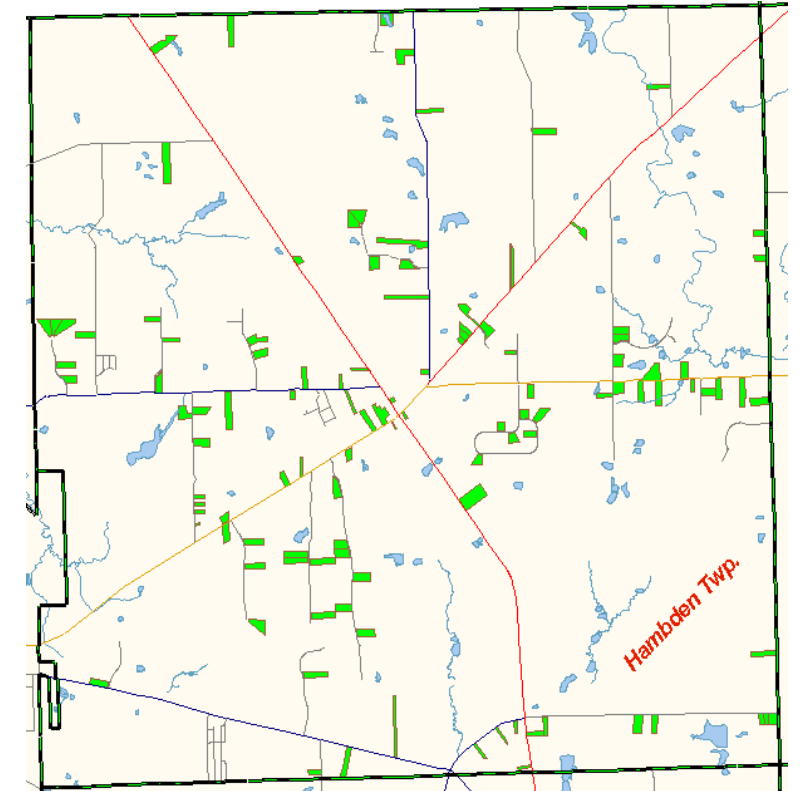
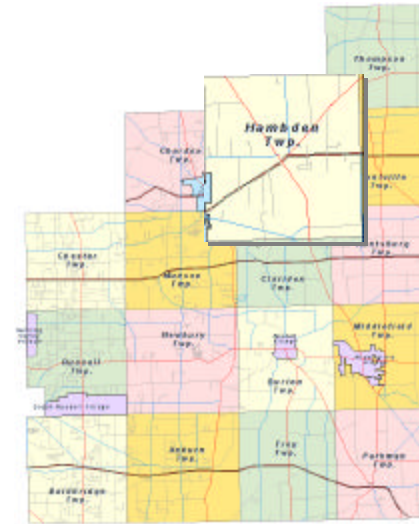
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995	1996-1998	1999-2001
Number of Homes Existing	729	817	913
Prior Land Value	\$28,068	\$34,993	\$35,825
Prior Improvement Value	\$84,539	\$119,507	\$120,768
Prior Total Market Value	\$112,607	\$154,500	\$156,593
2002 Total Market Value	\$126,866	\$170,389	\$176,092
2001 Average Taxes	\$1,776	\$2,438	\$2,490
Number of Homes Sold	38	46	113
Average Sale Value	\$102,918	\$174,259	\$187,405
Average Sale Value per Sq. Foot	\$48.10	\$70.11	\$77.87

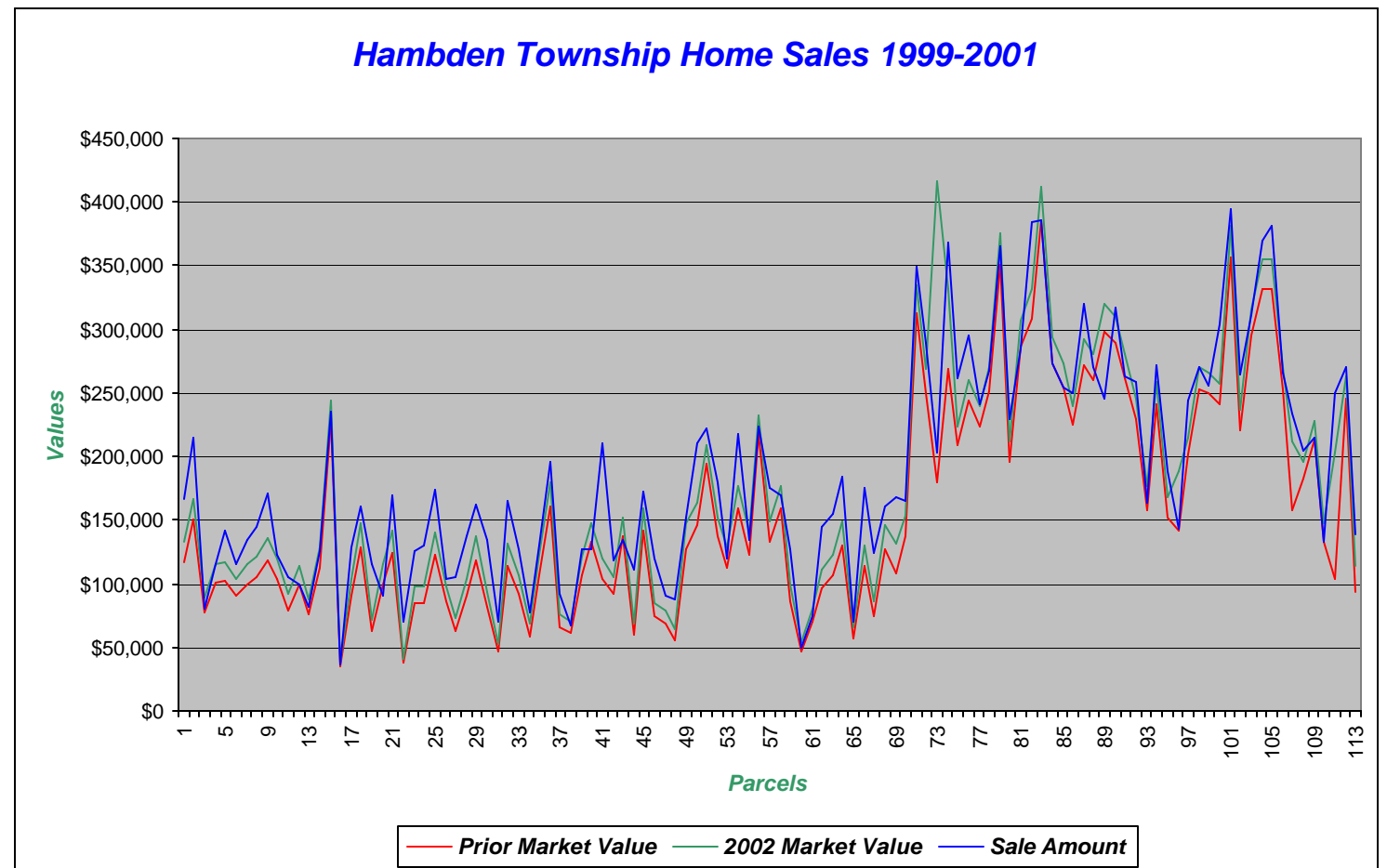
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Hambden Township



Homes Sold from 1999 to 2001

Hambden Township Home Sales 1999-2001



Huntsburg Township

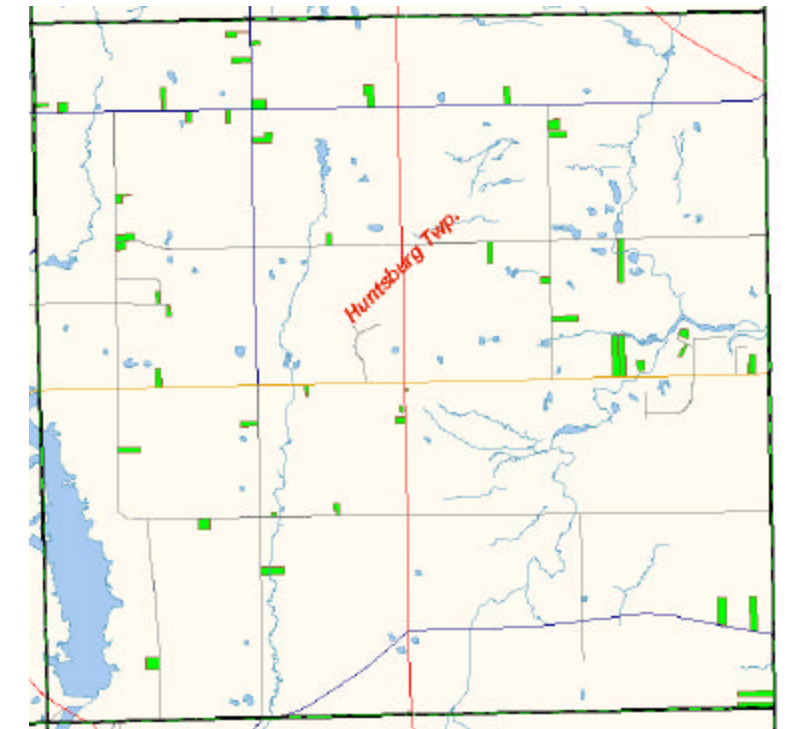
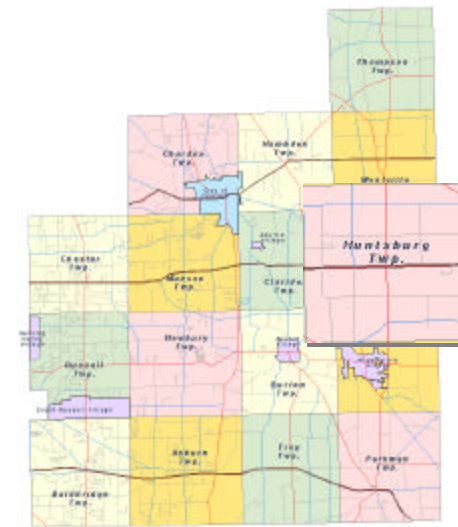
Huntsburg Township

Homes Built			
	1999	2000 *	2001 *
Number of Homes Built	17	17	21
Prior Land Value	\$29,300	\$31,300	\$28,943
Prior Improvement Value	\$111,106	\$112,306	\$4,905
Prior Total Market Value	\$140,406	\$143,606	\$33,848
2002 Total Market Value	\$156,135	\$158,988	\$198,252
2001 Average Taxes	\$2,140	\$2,176	\$524
Average Sq. Foot	1716	1545	2470

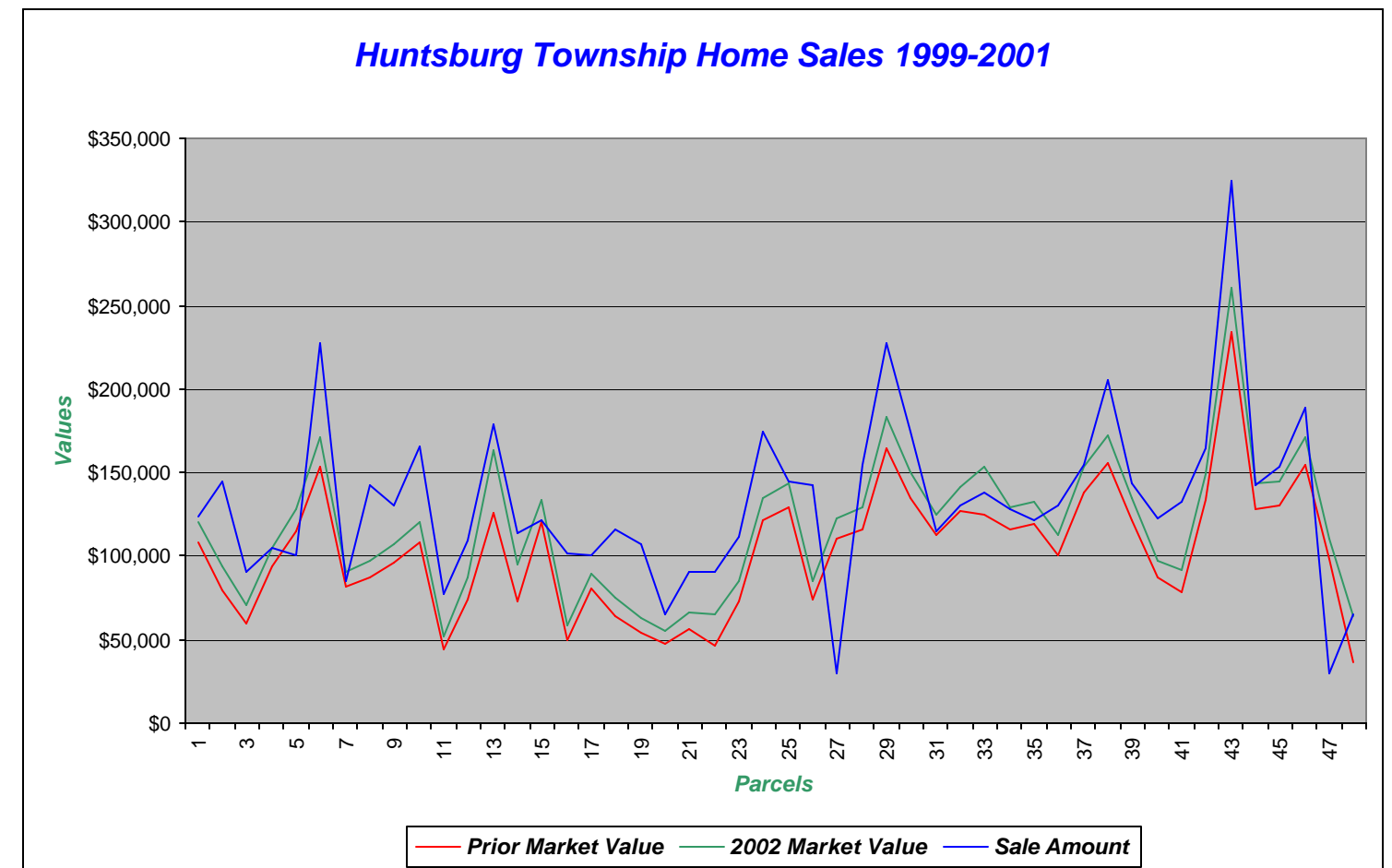
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Home Sales			
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	470	516	552
Prior Land Value	\$22,576	\$22,053	\$23,960
Prior Improvement Value	\$86,171	\$80,139	\$78,860
Prior Total Market Value	\$108,747	\$102,192	\$102,820
2002 Total Market Value	\$121,800	\$114,364	\$117,165
2001 Average Taxes	\$1,636	\$1,538	\$1,558
Number of Homes Sold	21	36	48
Average Sale Value	\$104,662	\$108,967	\$132,015
Average Sale Value per Sq. Foot	\$46.55	\$57.21	\$65.23

* Data Reflects Homes That Last Sold During These Time Periods



Homes Sold from 1999 to 2001



Middlefield Township

Middlefield Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	16	16	9
Prior Land Value	\$23,238	\$26,413	\$21,189
Prior Improvement Value	\$107,325	\$99,888	\$5,233
Prior Total Market Value	\$130,563	\$126,301	\$26,422
2002 Total Market Value	\$145,763	\$148,456	\$128,200
2001 Average Taxes	\$1,994	\$1,944	\$408
Average Sq. Foot	1663	1755	1573

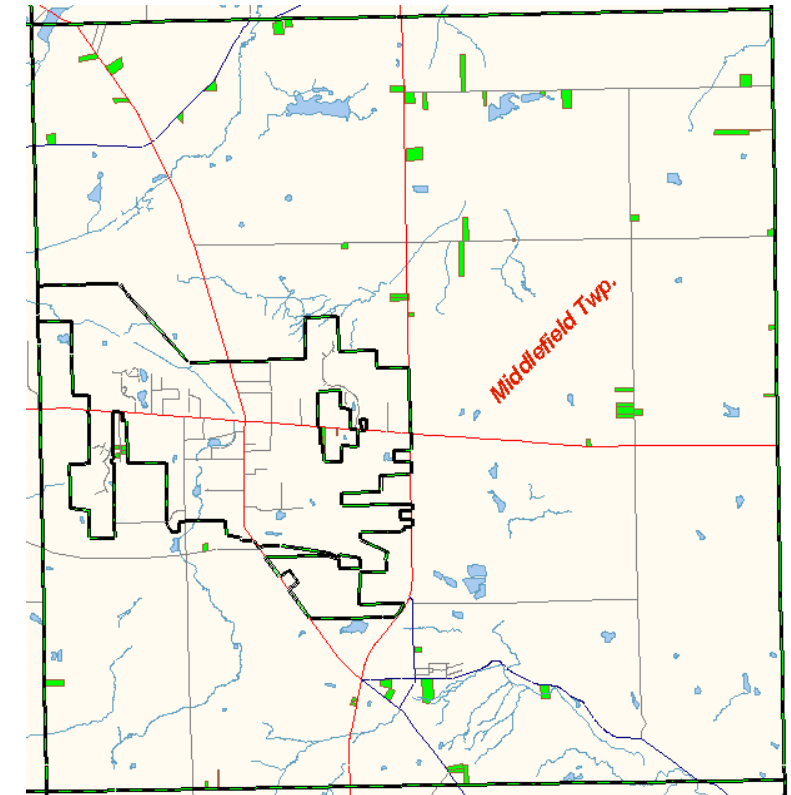
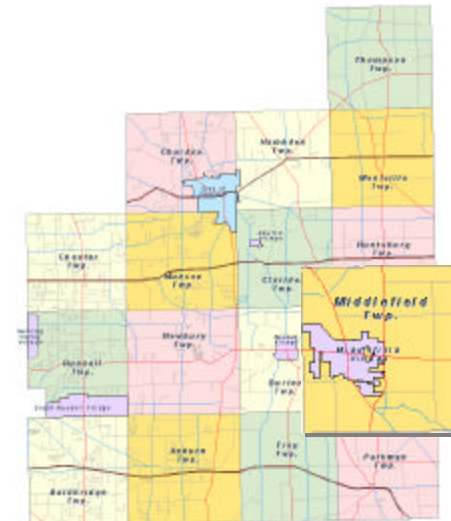
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	570	605	639
Prior Land Value	\$16,790	\$22,147	\$18,971
Prior Improvement Value	\$74,358	\$82,426	\$78,777
Prior Total Market Value	\$91,148	\$104,573	\$97,748
2002 Total Market Value	\$103,042	\$117,826	\$112,986
2001 Average Taxes	\$1,374	\$1,596	\$1,480
Number of Homes Sold	31	38	56
Average Sale Value	\$83,510	\$104,553	\$130,425
Average Sale Value per Sq. Foot	\$46.19	\$50.62	\$65.06

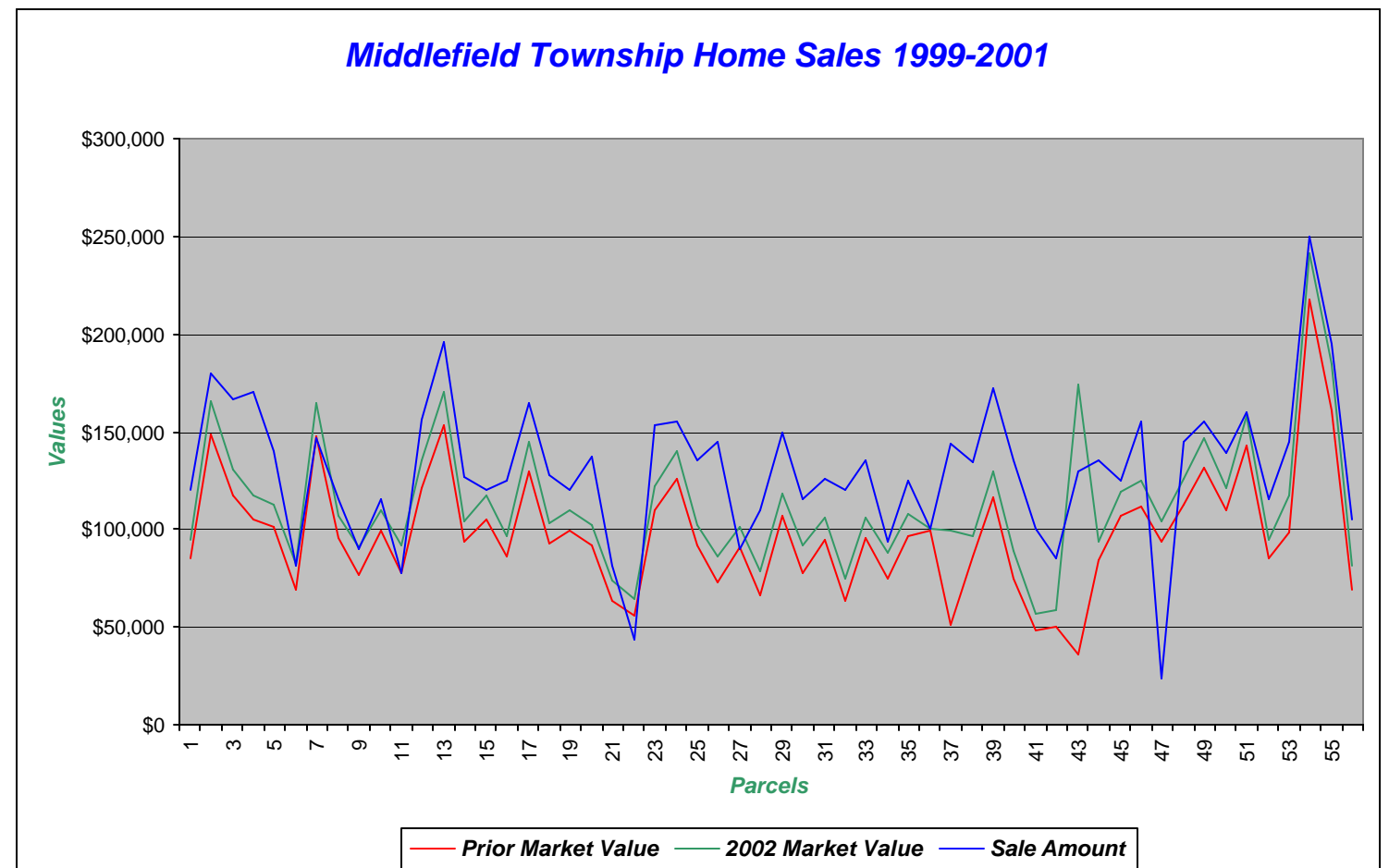
* Data Reflects Homes That Last Sold During These Time Periods

Middlefield Township



Homes Sold from 1999 to 2001

Middlefield Township Home Sales 1999-2001



Middlefield Village

Middlefield Village

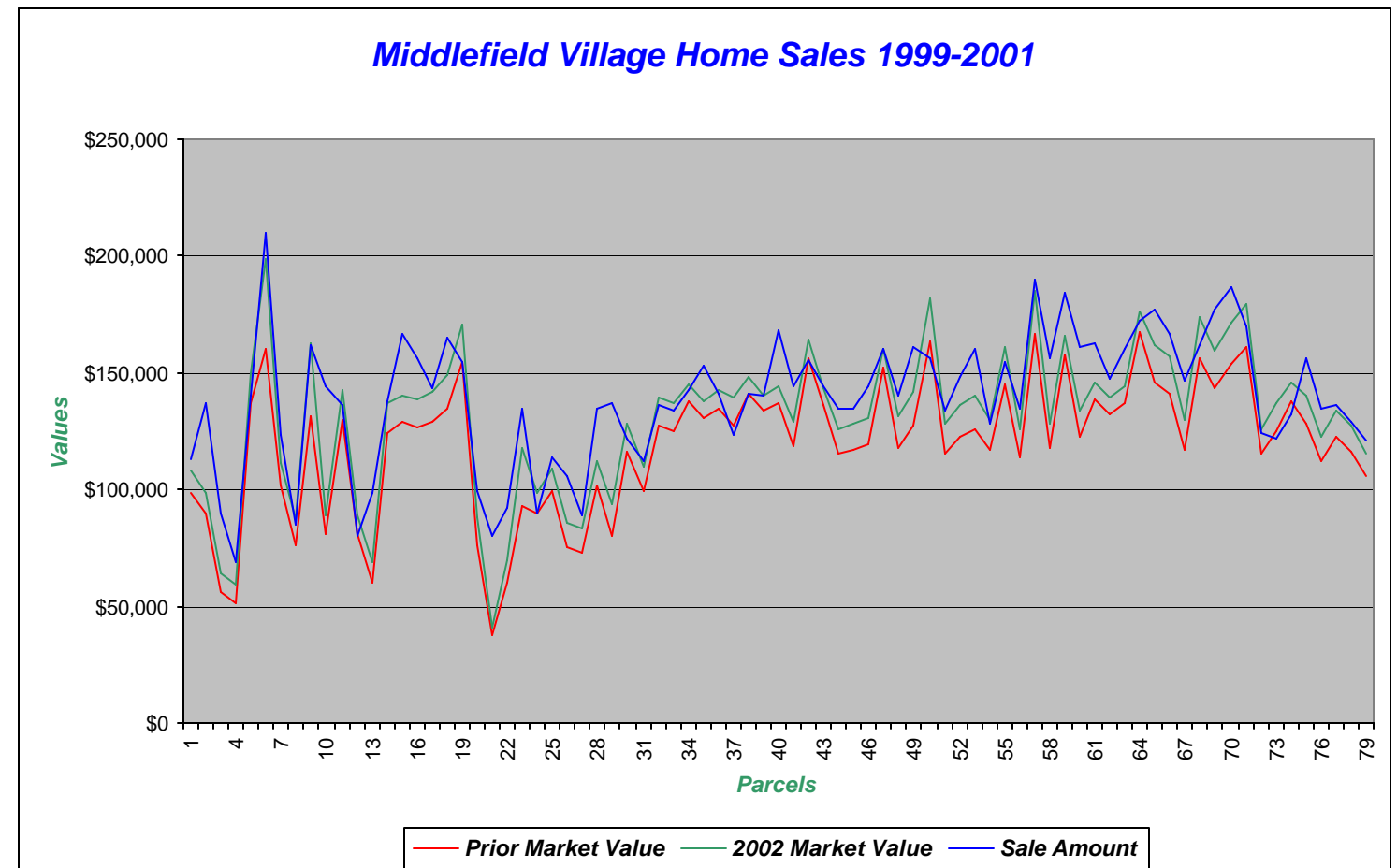
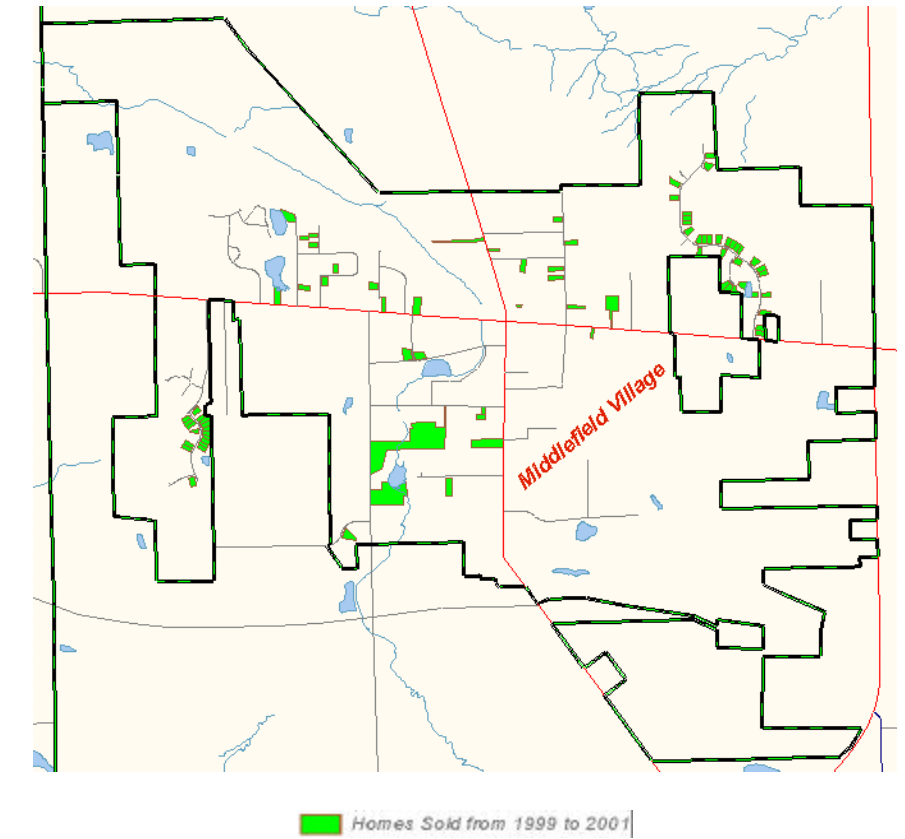
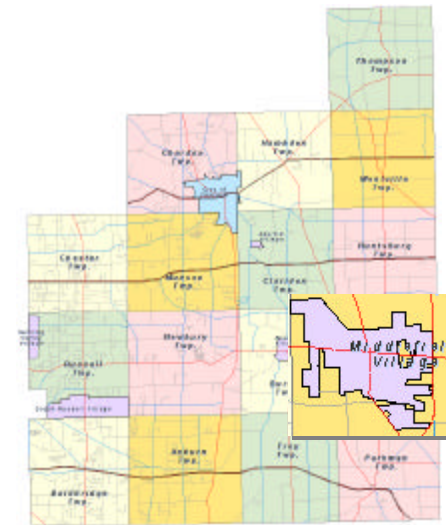
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	19	22	9
Prior Land Value	\$26,126	\$28,055	\$27,256
Prior Improvement Value	\$103,995	\$111,095	\$0
Prior Total Market Value	\$130,121	\$139,150	\$27,256
2002 Total Market Value	\$142,563	\$151,668	\$164,733
2001 Average Taxes	\$1,944	\$2,080	\$414
Average Sq. Foot	1590	1720	1636

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	414	447	488
Prior Land Value	\$22,139	\$26,229	\$27,249
Prior Improvement Value	\$78,013	\$82,069	\$92,111
Prior Total Market Value	\$100,152	\$108,298	\$119,360
2002 Total Market Value	\$110,857	\$118,979	\$131,327
2001 Average Taxes	\$1,536	\$1,590	\$1,774
Number of Homes Sold	23	48	79
Average Sale Value	\$92,739	\$111,656	\$139,400
Average Sale Value per Sq. Foot	\$48.07	\$57.61	\$68.79

* Data Reflects Homes That Last Sold During These Time Periods

Middlefield Village



Montville Township

Montville Township

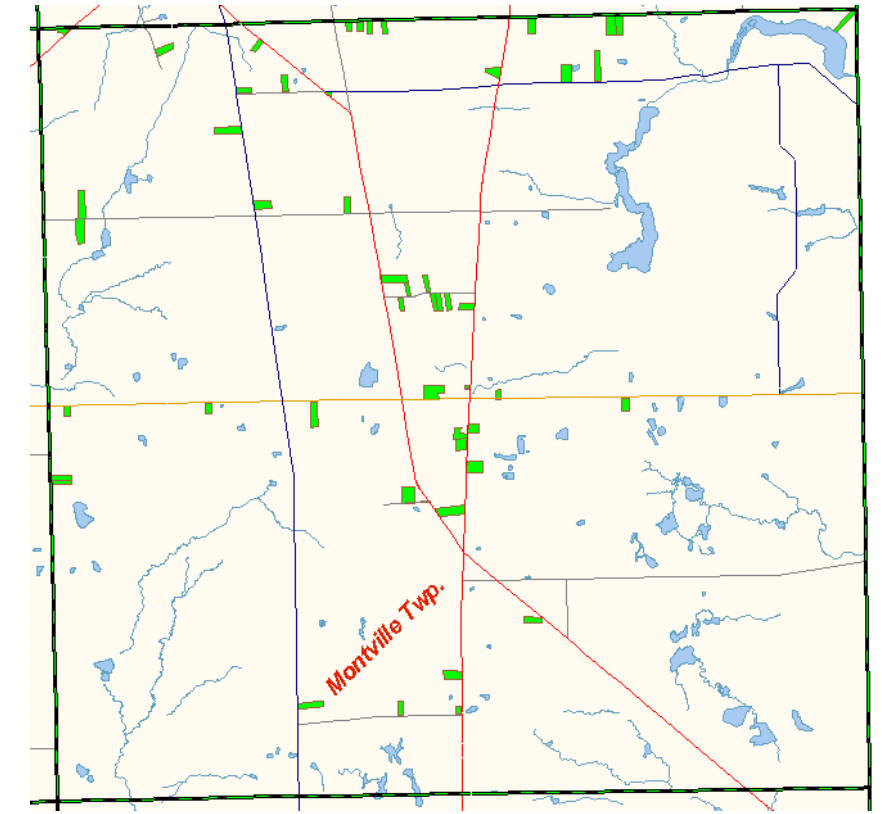
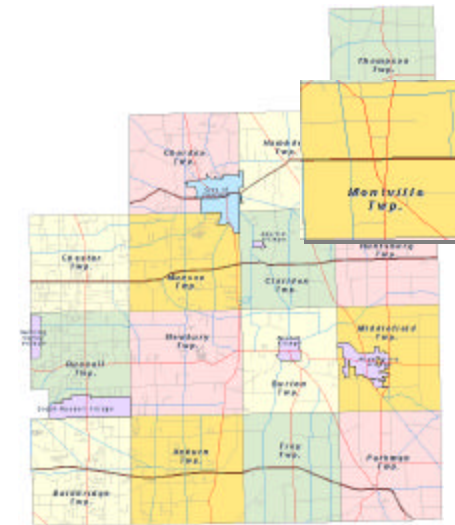
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	24	15	7
Prior Land Value	\$28,271	\$27,427	\$24,371
Prior Improvement Value	\$115,146	\$115,820	\$0
Prior Total Market Value	\$143,417	\$143,247	\$24,371
2002 Total Market Value	\$163,863	\$182,887	\$149,914
2001 Average Taxes	\$2,468	\$3,316	\$424
Average Sq. Foot	1867	1995	2029

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	408	450	488
Prior Land Value	\$23,136	\$24,505	\$21,698
Prior Improvement Value	\$72,214	\$83,697	\$80,363
Prior Total Market Value	\$95,350	\$108,202	\$102,061
2002 Total Market Value	\$111,027	\$125,468	\$120,378
2001 Average Taxes	\$1,626	\$1,846	\$1,722
Number of Homes Sold	22	38	51
Average Sale Value	\$97,614	\$127,216	\$136,029
Average Sale Value per Sq. Foot	\$45.90	\$61.22	\$68.27

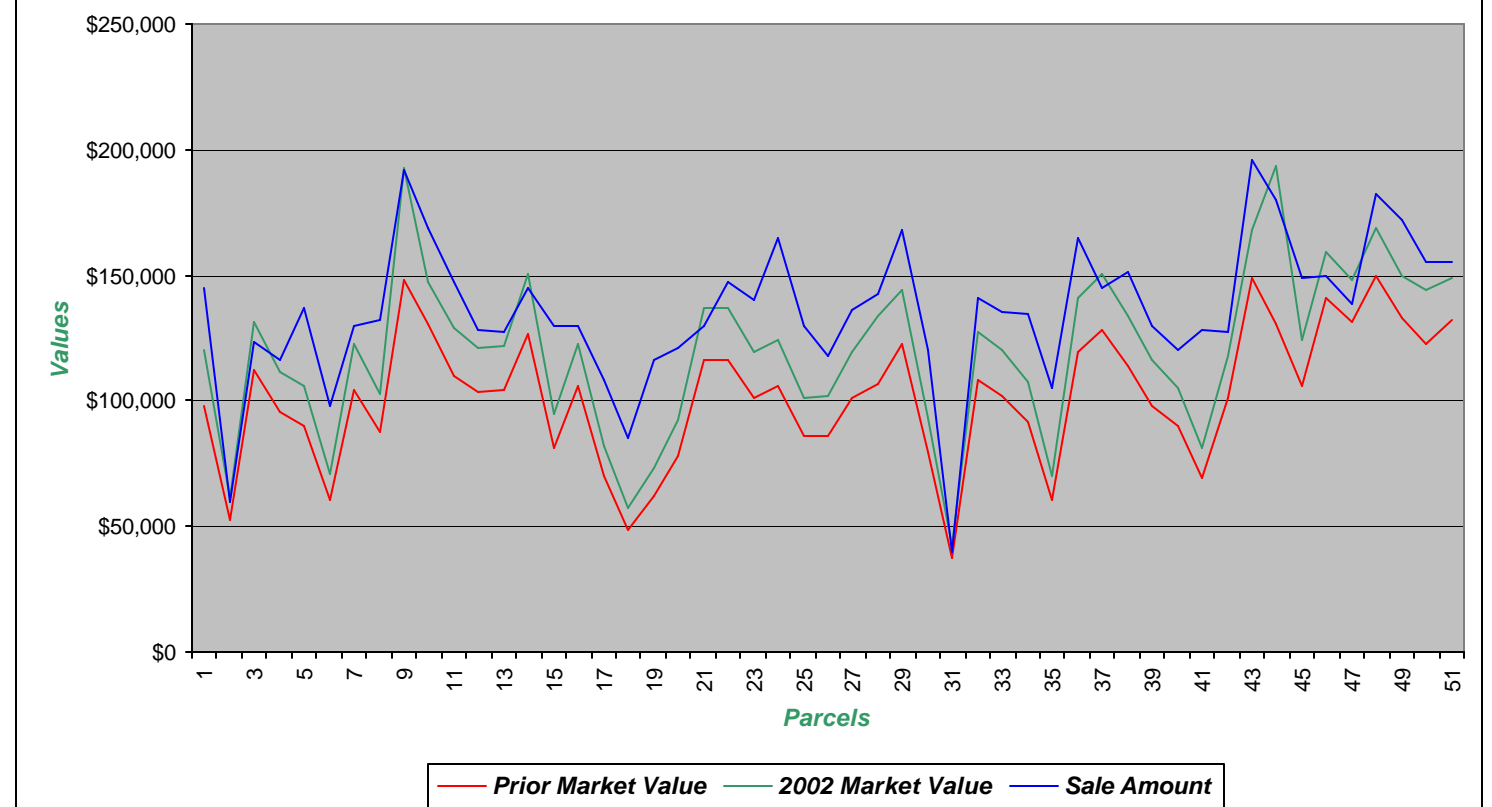
* Data Reflects Homes That Last Sold During These Time Periods

Montville Township



Homes Sold from 1999 to 2001

Montville Township Home Sales 1999-2001



Munson Township

Munson Township

	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	42	27	18
Prior Land Value	\$77,357	\$76,874	\$69,722
Prior Improvement Value	\$287,836	\$286,133	\$0
Prior Total Market Value	\$365,193	\$363,007	\$69,722
2002 Total Market Value	\$389,824	\$404,441	\$358,433
2001 Average Taxes	\$5,880	\$5,870	\$1,142
Average Sq. Foot	3087	3318	3203

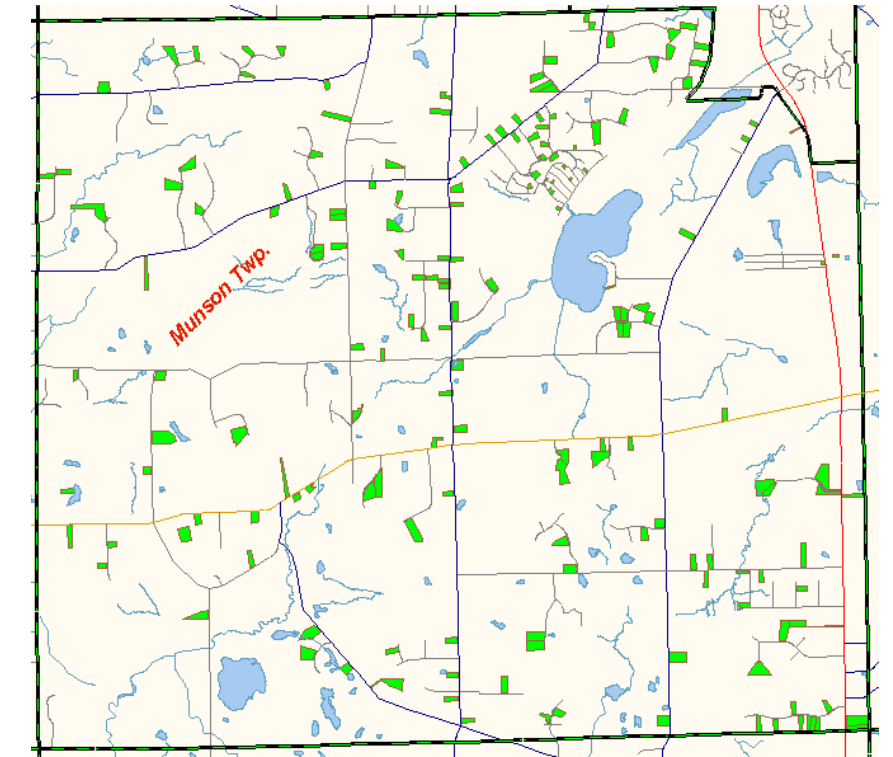
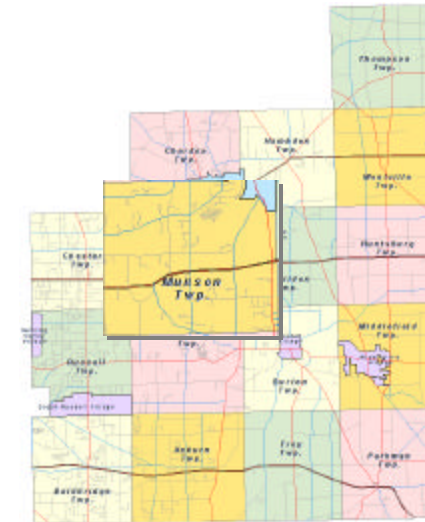
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1800	1936	2005
Prior Land Value	\$45,060	\$47,752	\$49,192
Prior Improvement Value	\$134,445	\$146,538	\$159,707
Prior Total Market Value	\$179,505	\$194,290	\$208,899
2002 Total Market Value	\$194,160	\$210,124	\$224,311
2001 Average Taxes	\$2,874	\$3,122	\$3,342
Number of Homes Sold	110	170	175
Average Sale Value	\$160,439	\$201,493	\$237,733
Average Sale Value per Sq. Foot	\$58.07	\$69.29	\$79.22

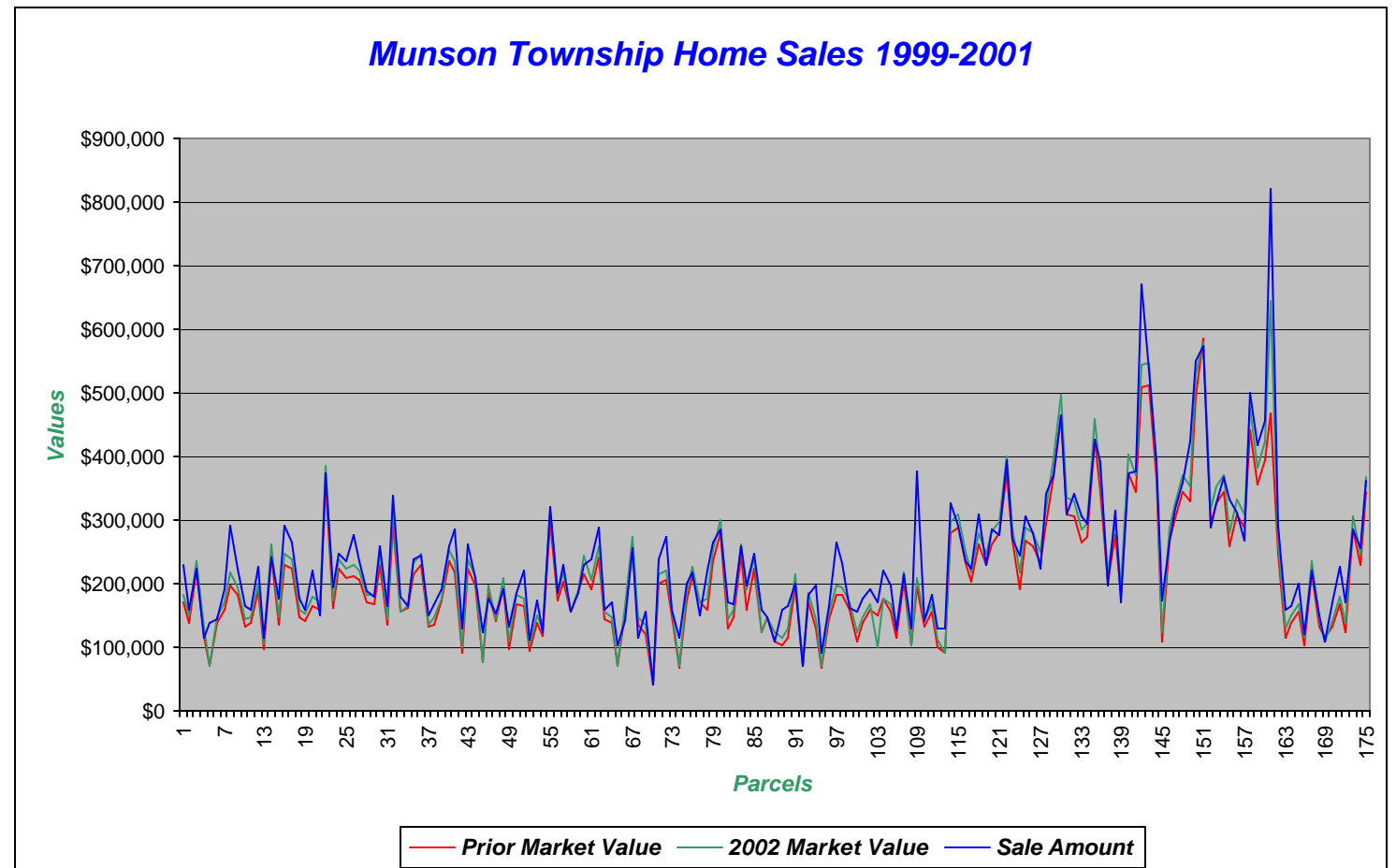
* Data Reflects Homes That Last Sold During These Time Periods

Munson Township



Homes Sold from 1999 to 2001

Munson Township Home Sales 1999-2001



Newbury Township

Newbury Township

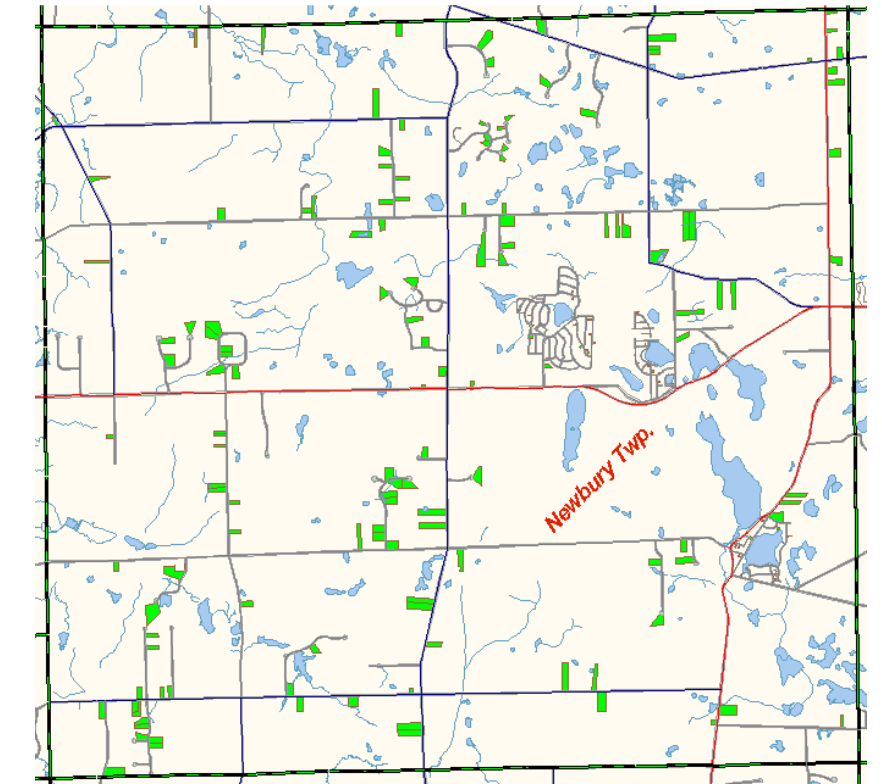
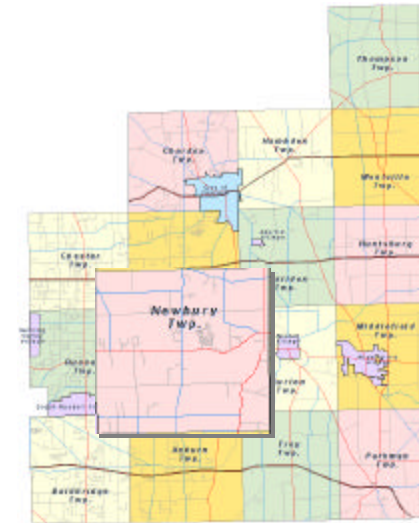
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	23	18	11
Prior Land Value	\$52,709	\$56,483	\$45,700
Prior Improvement Value	\$186,343	\$155,294	\$1,118
Prior Total Market Value	\$239,052	\$211,777	\$46,818
2002 Total Market Value	\$258,009	\$262,317	\$275,709
2001 Average Taxes	\$3,320	\$2,950	\$662
Average Sq. Foot	2376	2399	2514

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1701	1769	1810
Prior Land Value	\$35,853	\$34,307	\$38,212
Prior Improvement Value	\$107,078	\$99,851	\$113,321
Prior Total Market Value	\$142,931	\$134,158	\$151,533
2002 Total Market Value	\$156,033	\$145,963	\$165,386
2001 Average Taxes	\$1,976	\$1,850	\$2,088
Number of Homes Sold	100	132	177
Average Sale Value	\$129,589	\$142,658	\$178,654
Average Sale Value per Sq. Foot	\$54.32	\$61.85	\$73.35

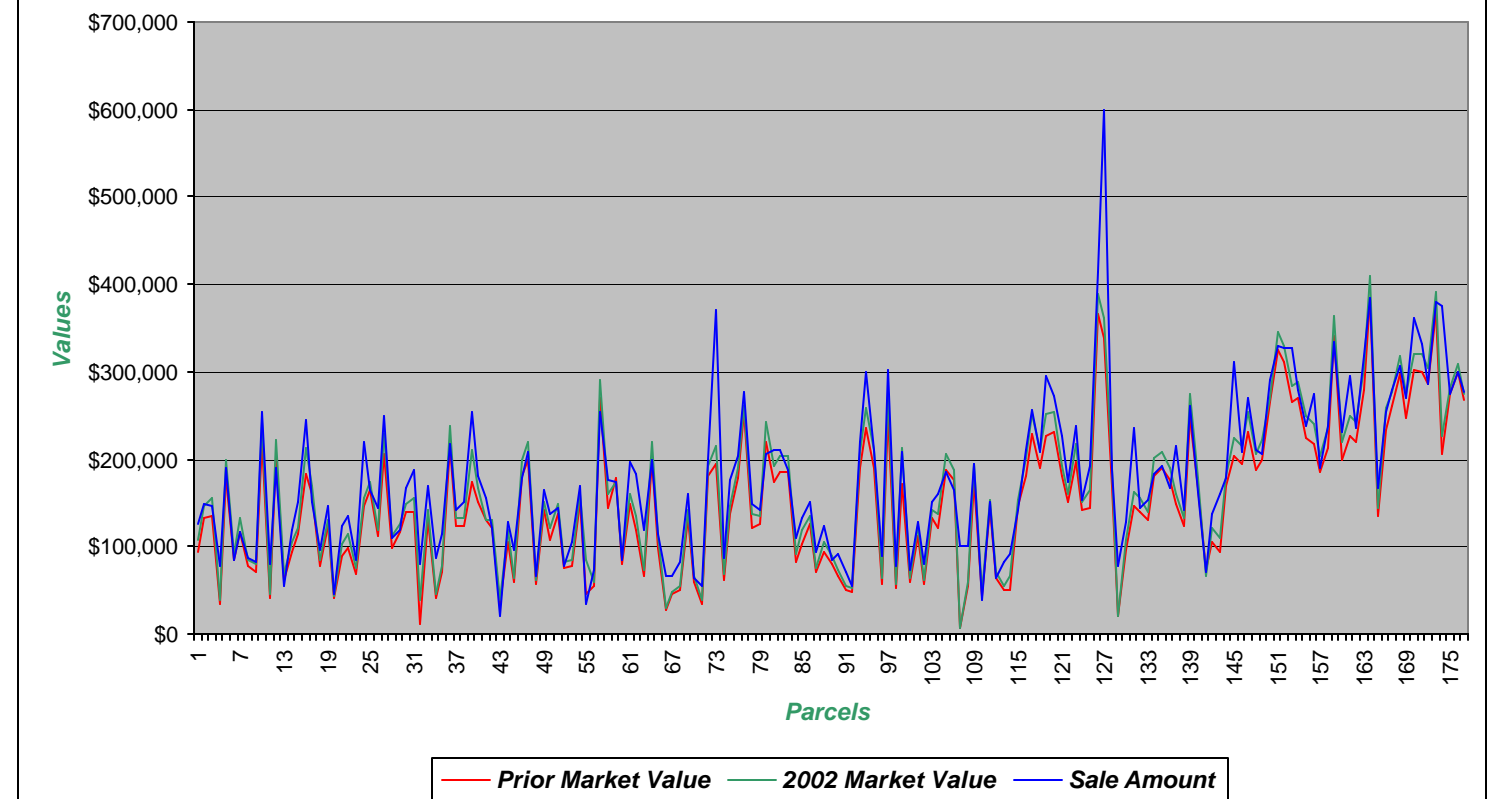
* Data Reflects Homes That Last Sold During These Time Periods

Newbury Township



Homes Sold from 1999 to 2001

Newbury Township Home Sales 1999-2001



Parkman Township

Parkman Township

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	17	25	15
Prior Land Value	\$31,924	\$31,240	\$24,187
Prior Improvement Value	\$118,859	\$98,824	\$4,480
Prior Total Market Value	\$150,783	\$130,064	\$28,667
2002 Total Market Value	\$167,688	\$156,272	\$158,927
2001 Average Taxes	\$2,254	\$1,952	\$486
Average Sq. Foot	1795	1817	1651

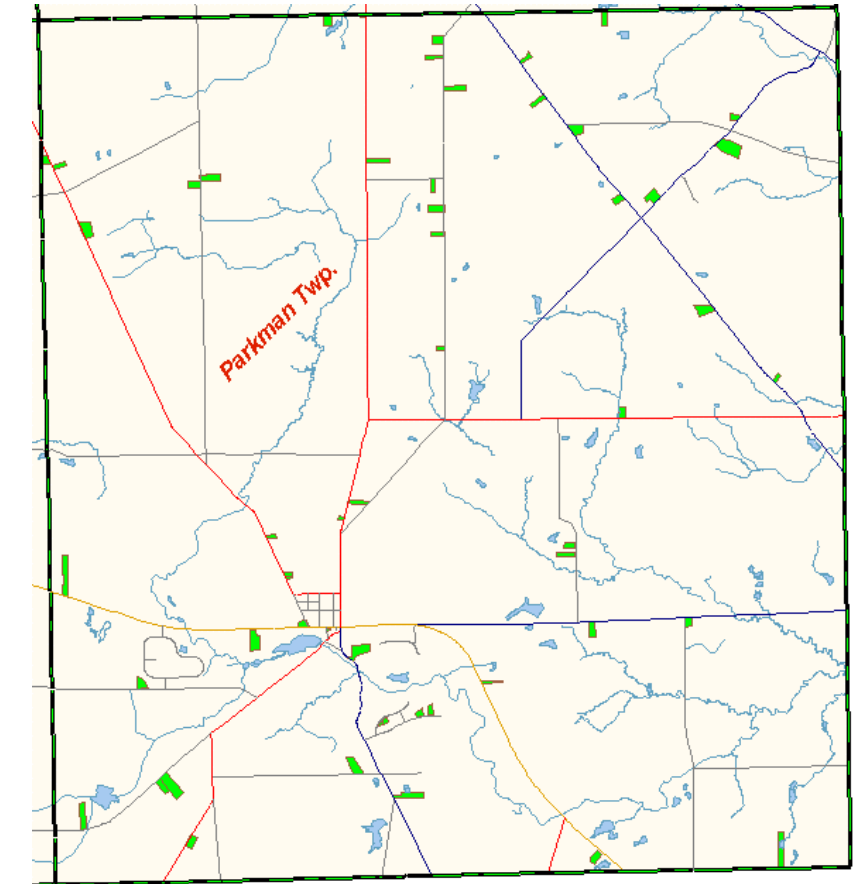
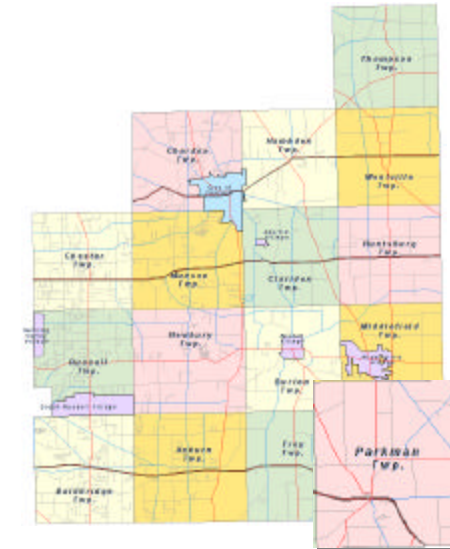
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	584	637	681
Prior Land Value	\$21,630	\$19,573	\$20,752
Prior Improvement Value	\$85,485	\$96,798	\$86,778
Prior Total Market Value	\$107,115	\$116,371	\$107,530
2002 Total Market Value	\$121,270	\$130,168	\$120,635
2001 Average Taxes	\$1,610	\$1,744	\$1,594
Number of Homes Sold	27	40	54
Average Sale Value	\$93,711	\$129,468	\$136,826
Average Sale Value per Sq. Foot	\$45.17	\$65.79	\$65.32

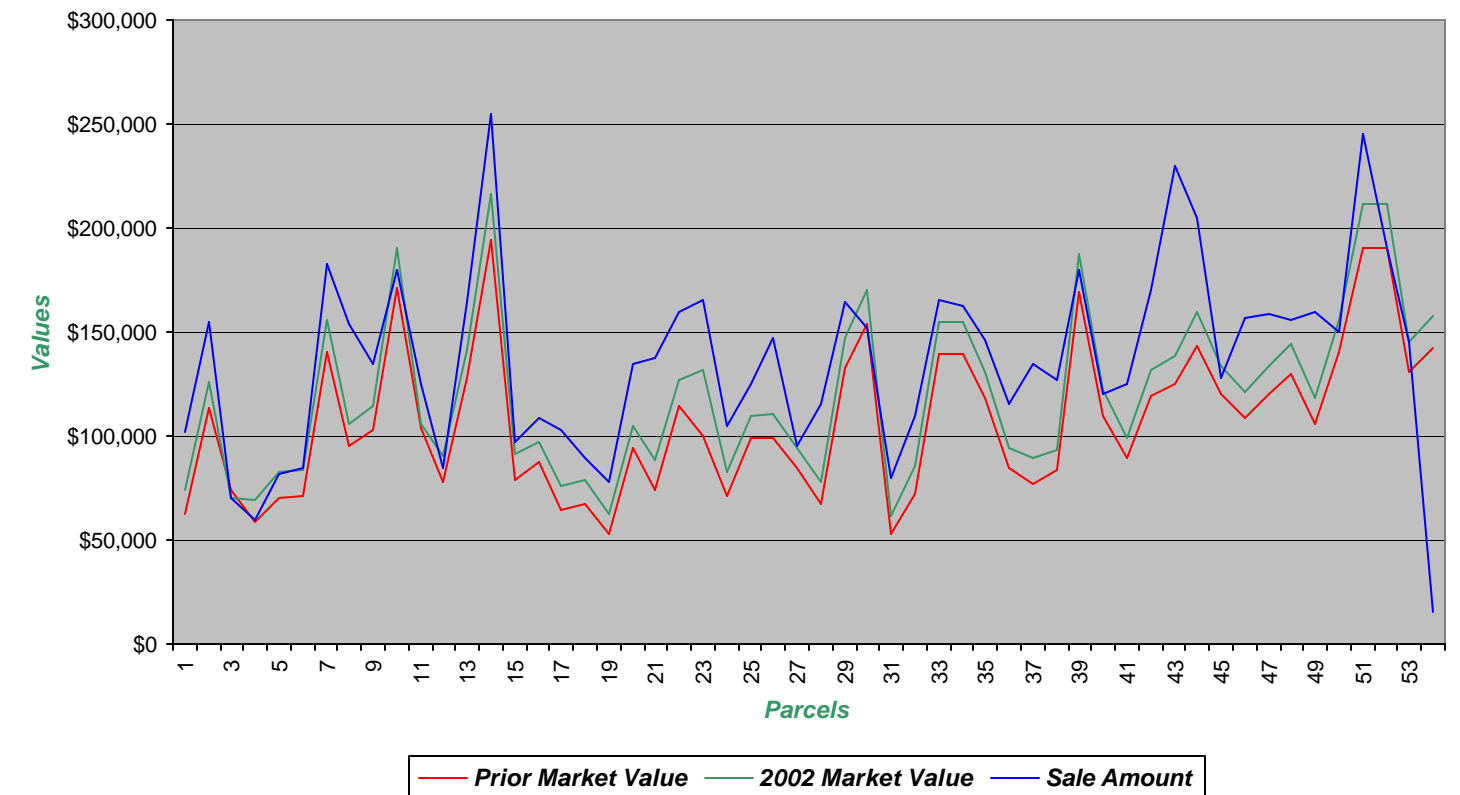
* Data Reflects Homes That Last Sold During These Time Periods

Parkman Township



Homes Sold from 1999 to 2001

Parkman Township Home Sales 1999-2001



Russell Township

Russell Township

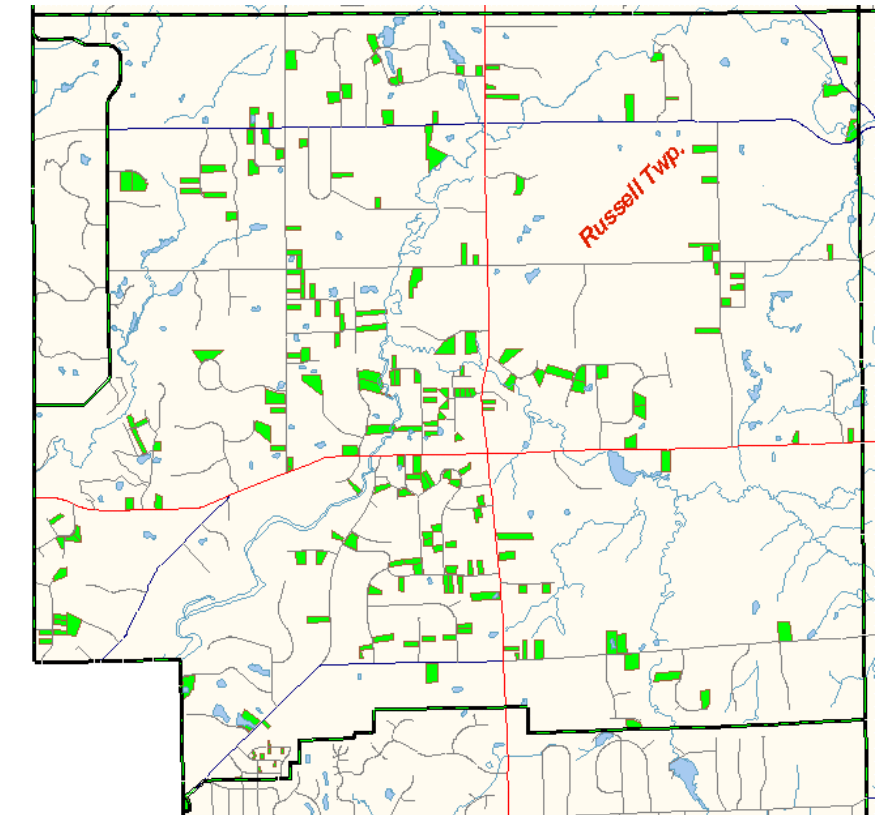
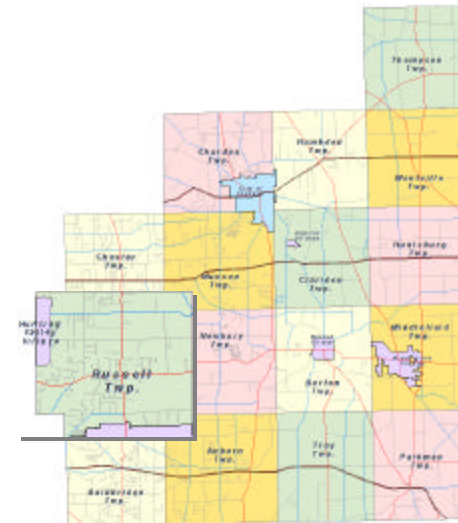
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	22	17	10
Prior Land Value	\$157,250	\$138,647	\$117,700
Prior Improvement Value	\$650,014	\$424,182	\$0
Prior Total Market Value	\$807,264	\$562,829	\$117,700
2002 Total Market Value	\$885,800	\$678,282	\$558,100
2001 Average Taxes	\$13,474	\$9,176	\$1,938
Average Sq. Foot	5142	4443	4108

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

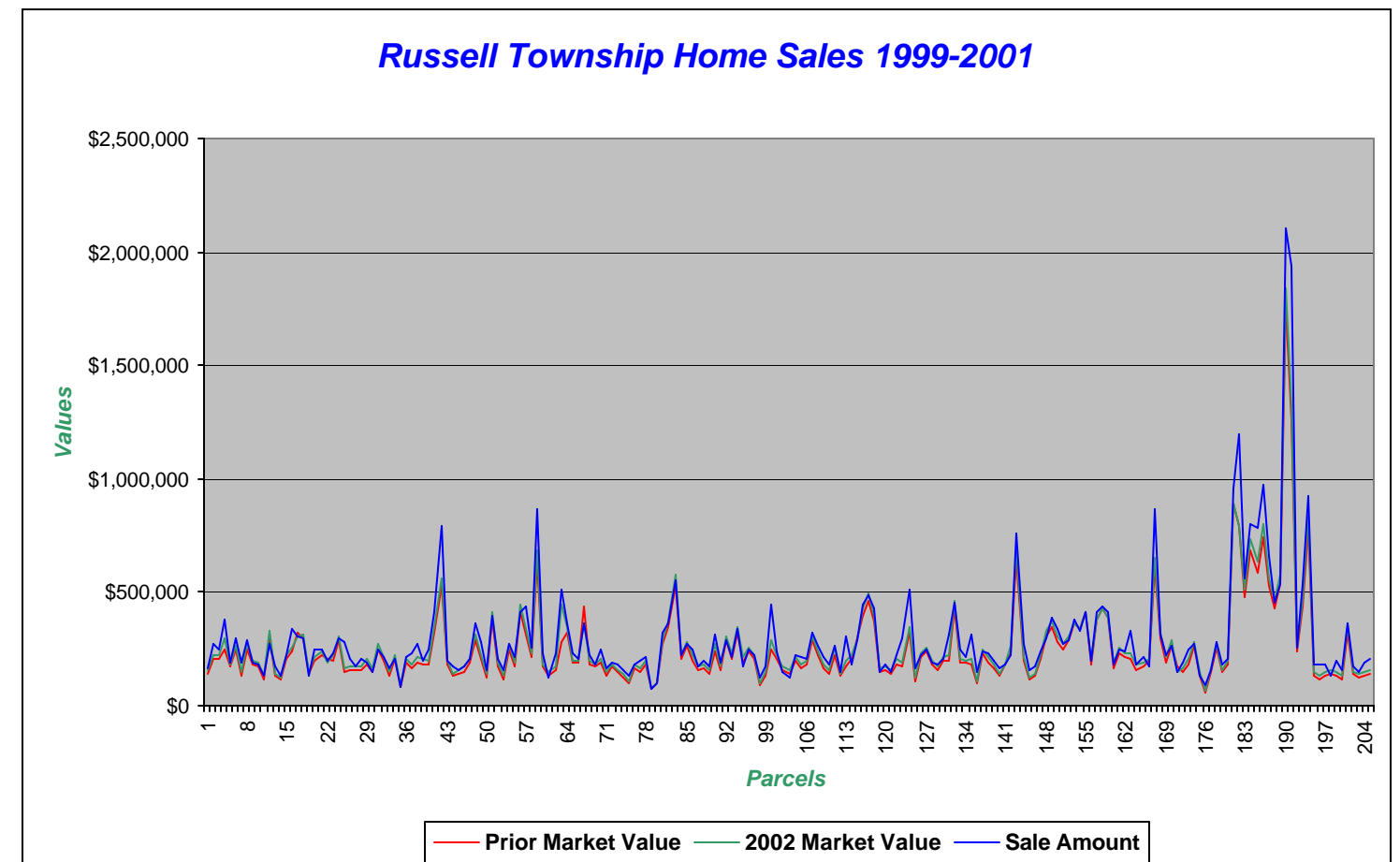
	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1837	1880	1919
Prior Land Value	\$77,857	\$75,201	\$70,077
Prior Improvement Value	\$177,647	\$183,462	\$179,389
Prior Total Market Value	\$255,504	\$258,663	\$249,466
2002 Total Market Value	\$276,805	\$277,218	\$268,751
2001 Average Taxes	\$4,252	\$4,242	\$4,080
Number of Homes Sold	116	124	205
Average Sale Value	\$222,359	\$274,267	\$297,063
Average Sale Value per Sq. Foot	\$62.01	\$75.94	\$85.30

* Data Reflects Homes That Last Sold During These Time Periods

Russell Township



■ Homes Sold from 1999 to 2001



Hunting Valley Village

Hunting Valley Village

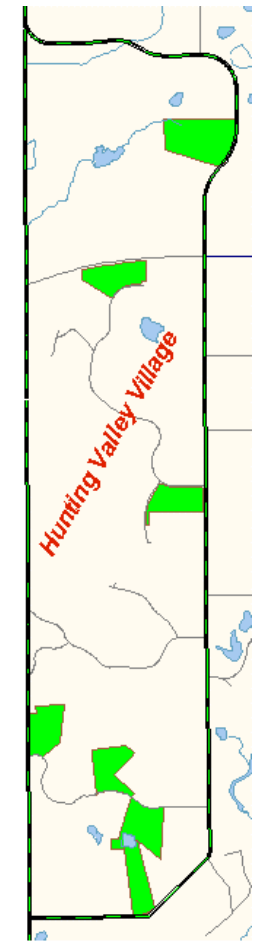
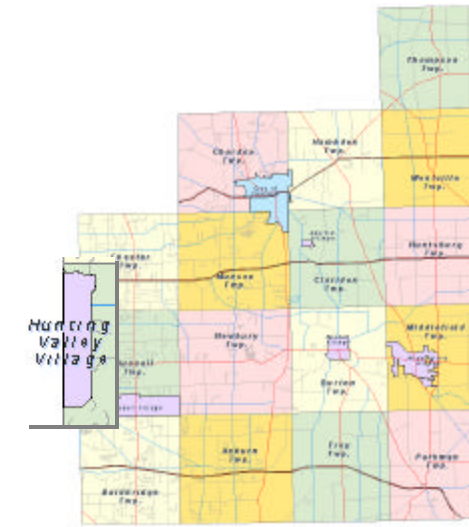
Homes Built			
	1999	2000 *	2001 *
Number of Homes Built	-	1	-
Prior Land Value	-	\$255,900	-
Prior Improvement Value	-	\$320,900	-
Prior Total Market Value	-	\$576,800	-
2002 Total Market Value	-	\$973,900	-
2001 Average Taxes	-	\$8,232	-
Average Sq. Foot	-	5118	-

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

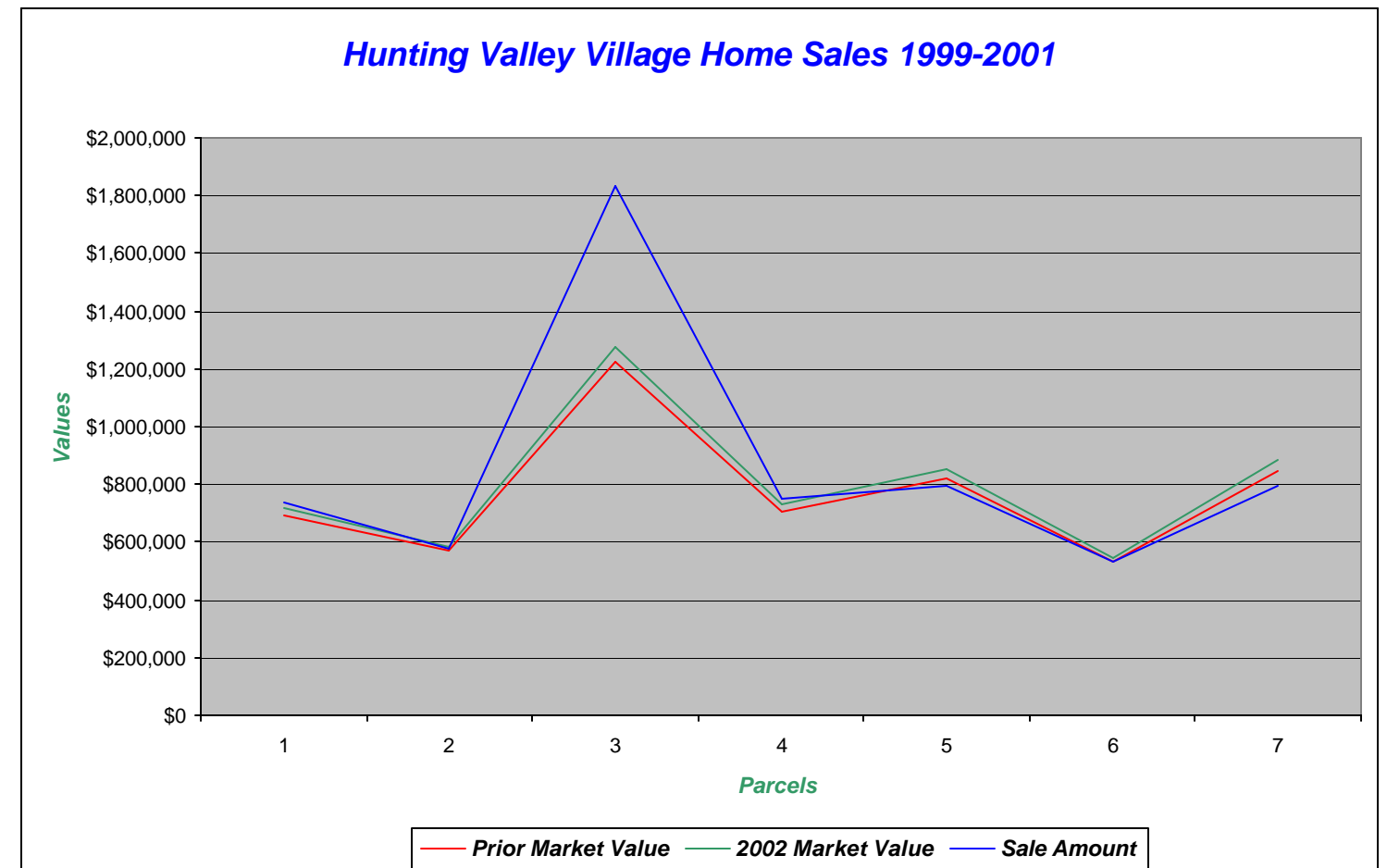
Home Sales			
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	55	55	56
Prior Land Value	-	\$250,600	\$298,843
Prior Improvement Value	-	\$439,860	\$471,986
Prior Total Market Value	-	\$690,460	\$770,829
2002 Total Market Value	-	\$716,850	\$799,143
2001 Average Taxes	-	\$9,686	\$10,798
Number of Homes Sold	-	10	7
Average Sale Value	-	\$707,050	\$860,714
Average Sale Value per Sq. Foot	-	\$97.67	\$119.46

* Data Reflects Homes That Last Sold During These Time Periods

Hunting Valley Village



Homes Sold from 1999 to 2001



South Russell Village

South Russell Village

Homes Built

	1999	2000 *	2001 *
Number of Homes Built	7	7	4
Prior Land Value	\$63,729	\$66,271	\$36,550
Prior Improvement Value	\$208,243	\$259,714	\$14,000
Prior Total Market Value	\$271,972	\$325,985	\$50,550
2002 Total Market Value	\$340,571	\$371,529	\$232,100
2001 Average Taxes	\$5,364	\$5,644	\$1,108
Average Sq. Foot	3018	3391	2494

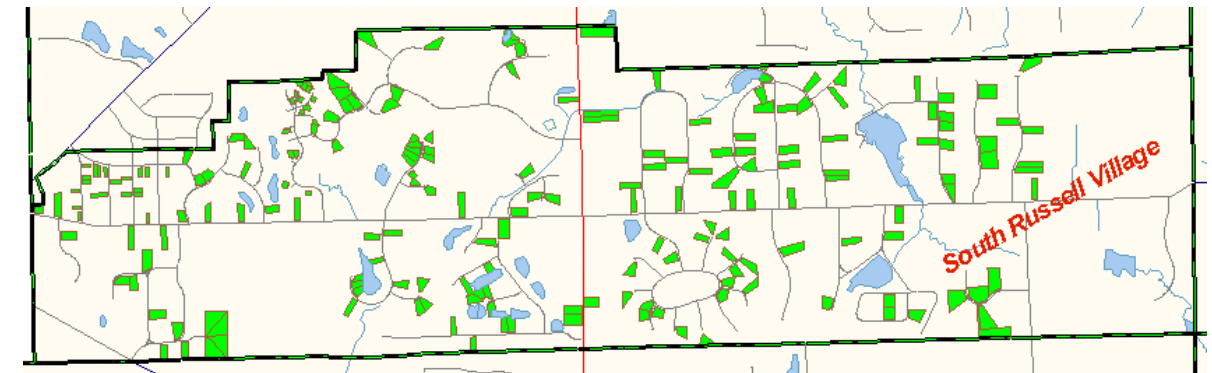
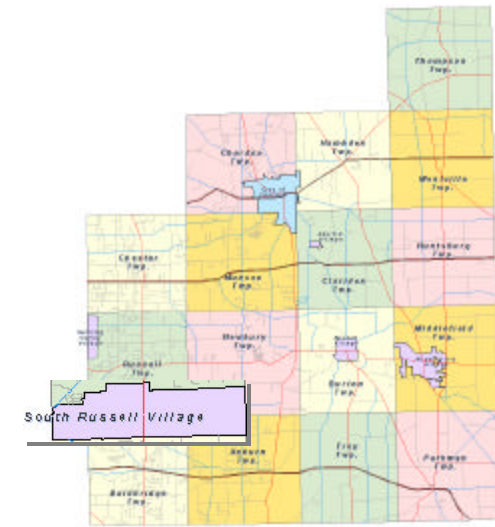
* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales

	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	1220	1290	1304
Prior Land Value	\$61,088	\$65,895	\$60,198
Prior Improvement Value	\$184,571	\$195,306	\$179,232
Prior Total Market Value	\$245,659	\$261,201	\$239,430
2002 Total Market Value	\$270,763	\$289,764	\$265,215
2001 Average Taxes	\$4,224	\$4,538	\$4,204
Number of Homes Sold	103	152	202
Average Sale Value	\$231,225	\$277,101	\$283,615
Average Sale Value per Sq. Foot	\$68.28	\$78.15	\$87.21

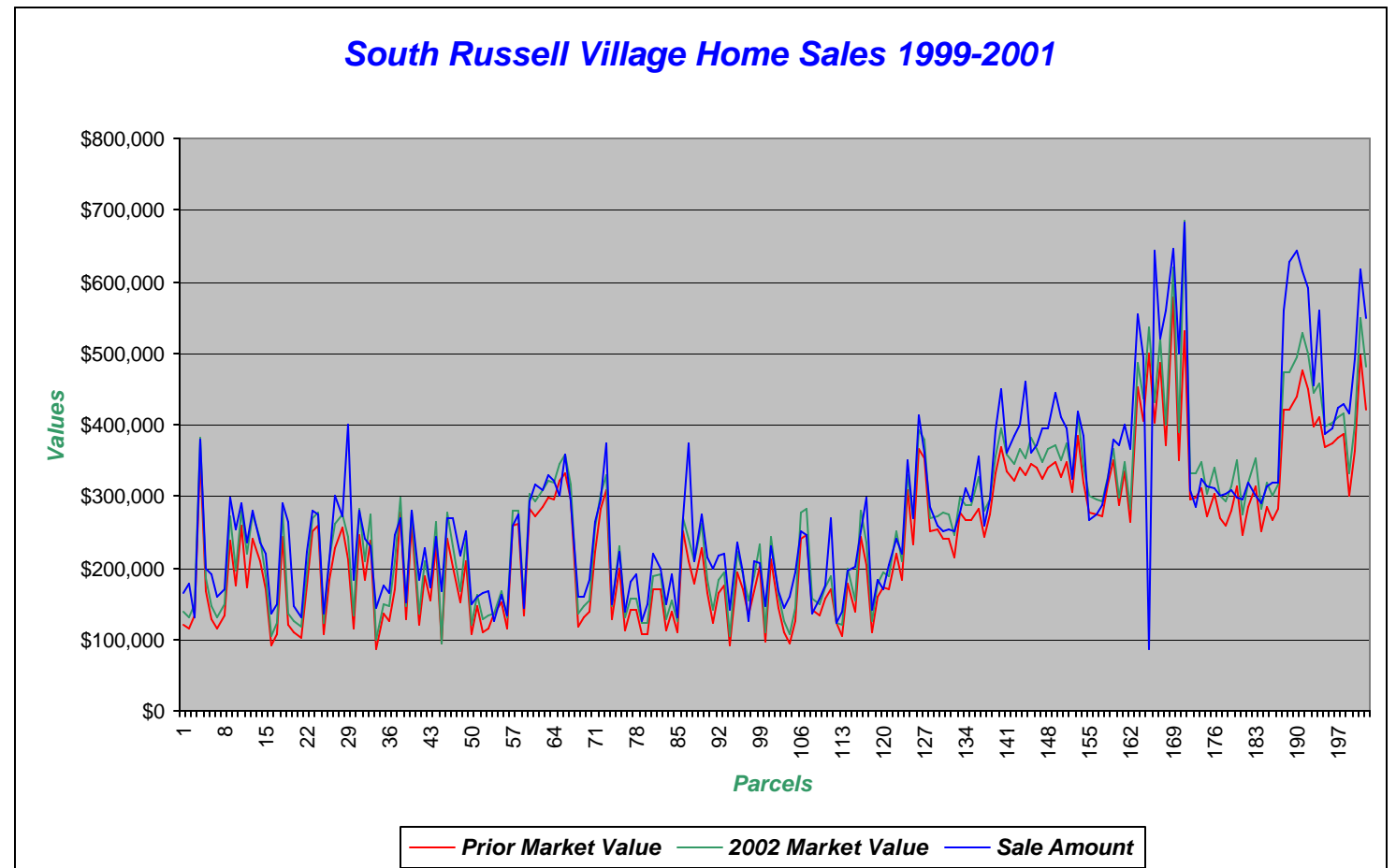
* Data Reflects Homes That Last Sold During These Time Periods

South Russell Village



Homes Sold from 1999 to 2001

South Russell Village Home Sales 1999-2001



Thompson Township

Thompson Township

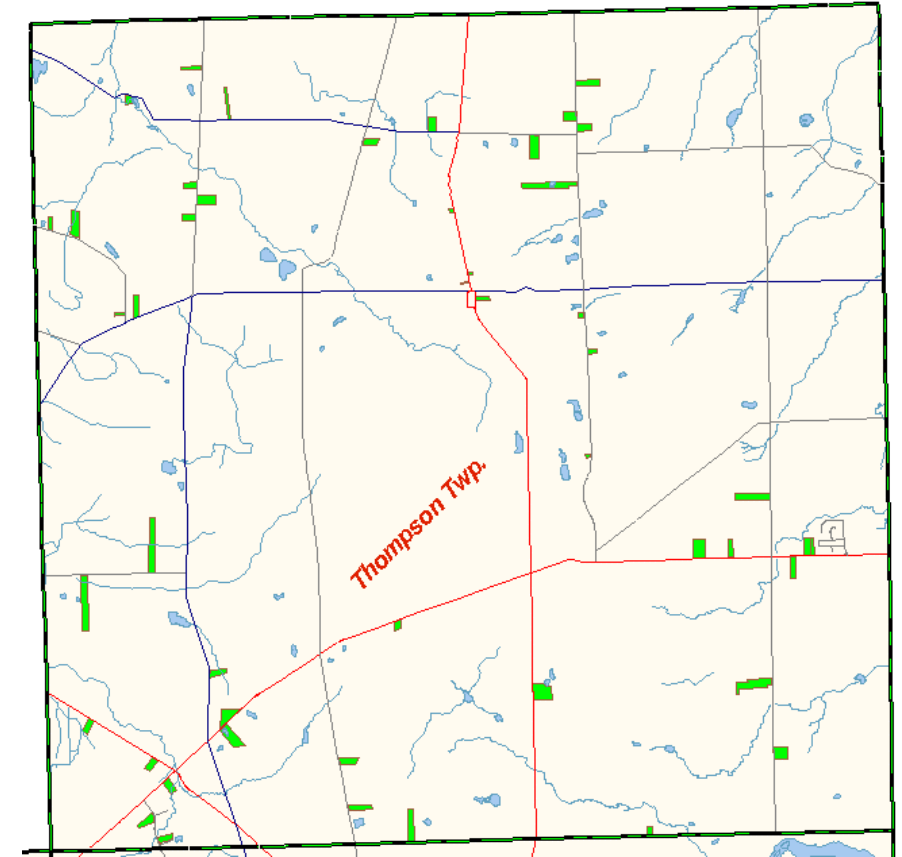
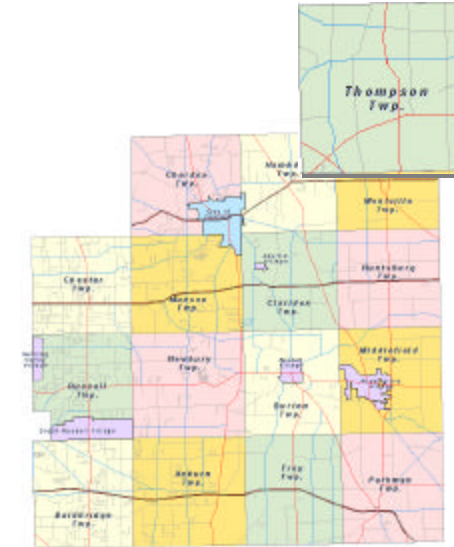
	Homes Built		
	1999	2000 *	2001 *
Number of Homes Built	10	6	7
Prior Land Value	\$28,140	\$23,067	\$26,643
Prior Improvement Value	\$106,180	\$101,700	\$0
Prior Total Market Value	\$134,320	\$124,767	\$26,643
2002 Total Market Value	\$155,710	\$130,183	\$149,714
2001 Average Taxes	\$2,320	\$2,111	\$458
Average Sq. Foot	1720	1811	2004

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

	Home Sales		
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	430	460	476
Prior Land Value	\$19,310	\$18,441	\$21,425
Prior Improvement Value	\$76,000	\$67,632	\$79,069
Prior Total Market Value	\$95,310	\$86,073	\$100,494
2002 Total Market Value	\$111,705	\$100,950	\$117,467
2001 Average Taxes	\$1,612	\$1,452	\$1,702
Number of Homes Sold	21	34	48
Average Sale Value	\$96,890	\$104,962	\$140,138
Average Sale Value per Sq. Foot	\$47.94	\$62.12	\$67.68

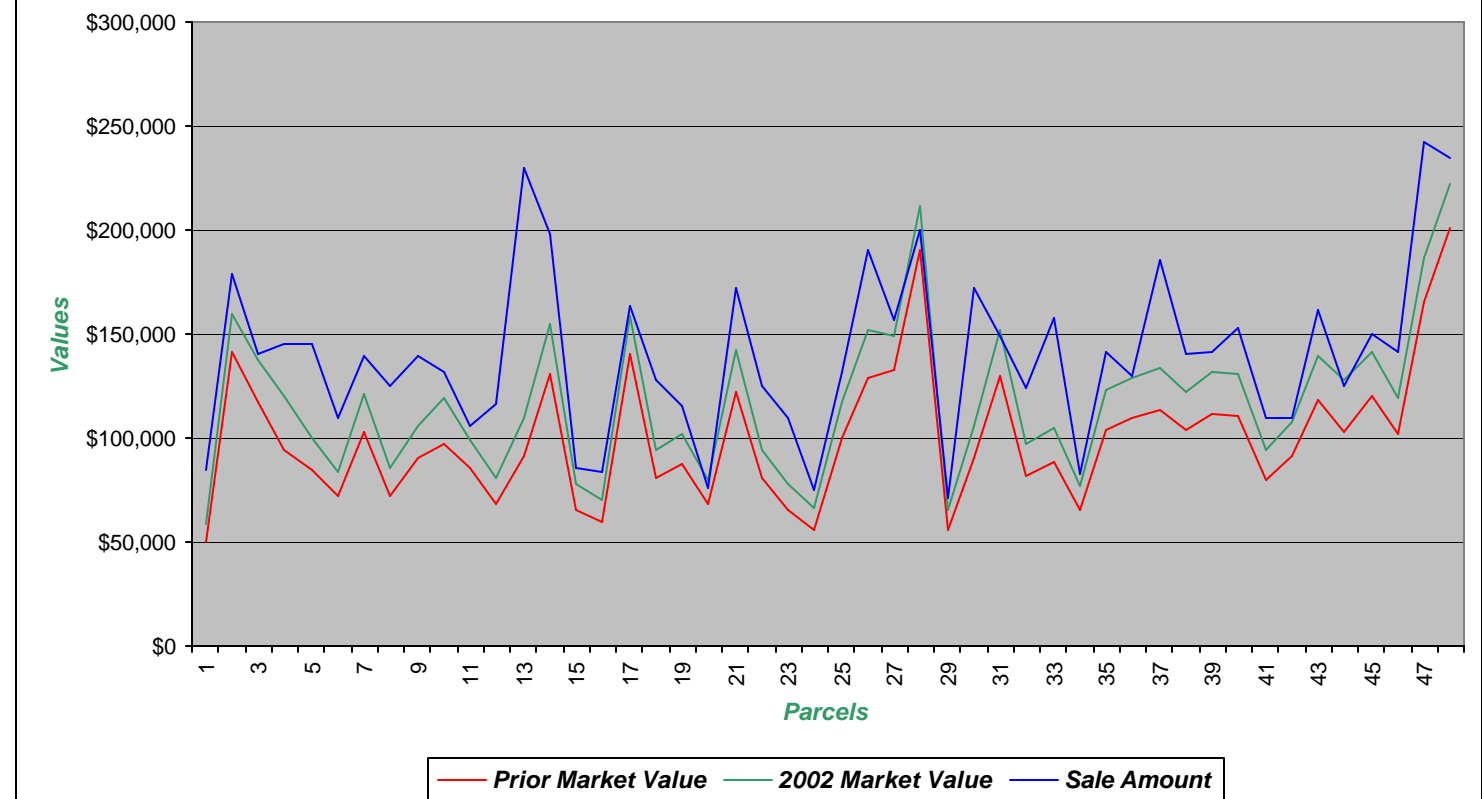
* Data Reflects Homes That Last Sold During These Time Periods

Thompson Township



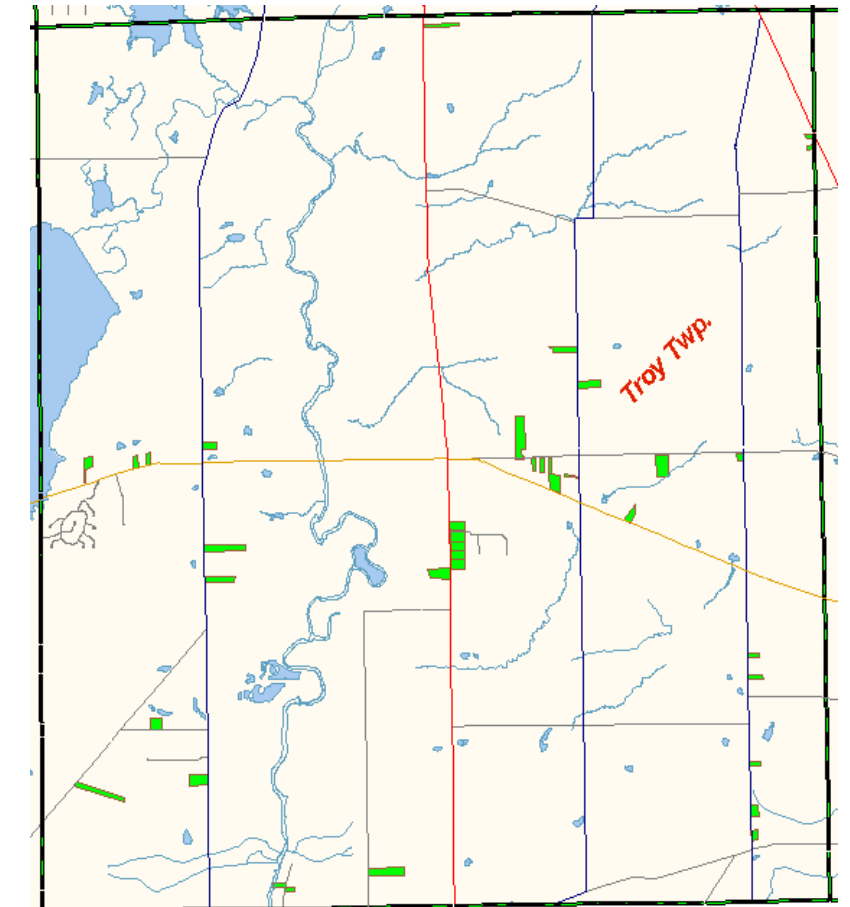
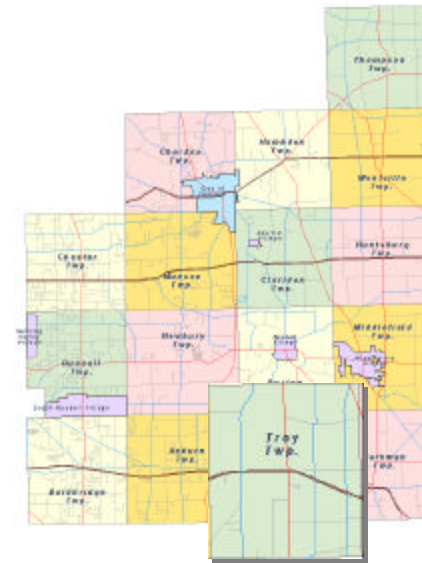
Homes Sold from 1999 to 2001

Thompson Township Home Sales 1999-2001



Troy Township

Troy Township



Homes Sold from 1999 to 2001

Homes Built			
	1999	2000 *	2001 *
Number of Homes Built	14	15	7
Prior Land Value	\$31,936	\$39,700	\$27,700
Prior Improvement Value	\$98,879	\$138,433	\$0
Prior Total Market Value	\$130,815	\$178,133	\$27,700
2002 Total Market Value	\$146,000	\$209,240	\$180,943
2001 Average Taxes	\$1,535	\$1,661	\$401
Average Sq. Foot	1655	2097	1886

* Values in 2000 & 2001 May Represent Partial Completion and / or Only Land

Home Sales			
	1993-1995 *	1996-1998 *	1999-2001
Number of Homes Existing	391	428	455
Prior Land Value	\$33,471	\$28,386	\$27,022
Prior Improvement Value	\$83,035	\$80,986	\$79,262
Prior Total Market Value	\$116,506	\$109,372	\$106,284
2002 Total Market Value	\$129,882	\$123,400	\$120,595
2001 Average Taxes	\$1,654	\$1,526	\$1,496
Number of Homes Sold	17	21	37
Average Sale Value	\$102,429	\$116,271	\$134,162
Average Sale Value per Sq. Foot	\$43.64	\$53.13	\$66.95

* Data Reflects Homes That Last Sold During These Time Periods

Troy Township Home Sales 1999-2001

