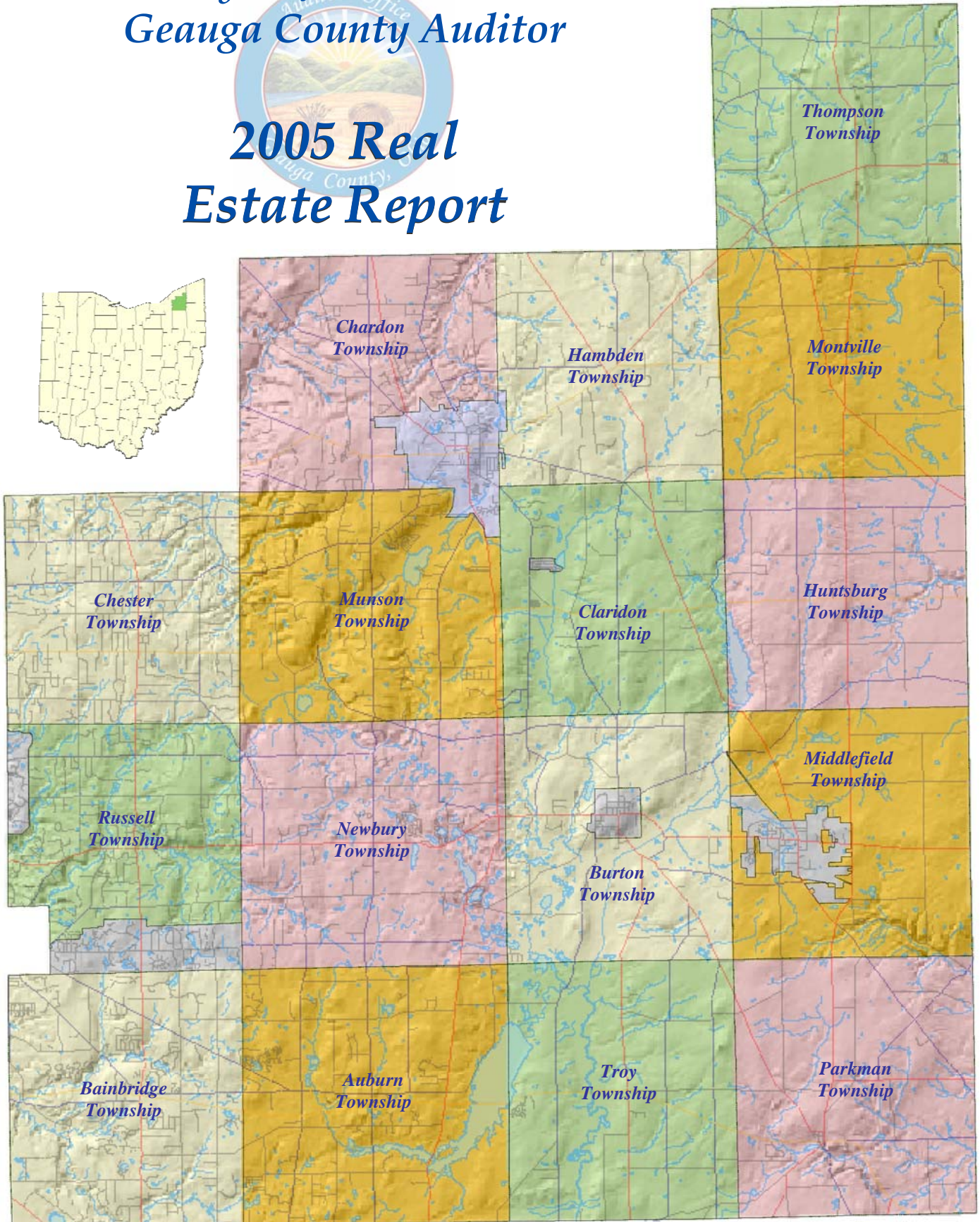
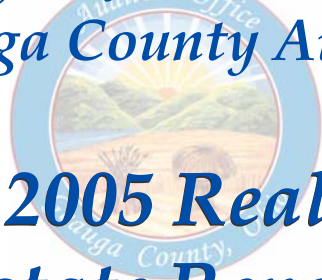


Geauga County, Ohio

Tracy A. Jemison, AAS
Geauga County Auditor

2005 Real Estate Report

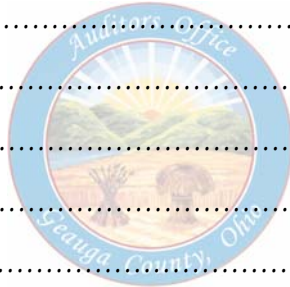


Geauga County, Ohio

2005 Real Estate Report

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To the Citizens of Geauga County



I am pleased to present our second 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. This year (2005) is the year for our sexennial reappraisal. Our staff along with a contracted appraisal firm have viewed every property over the past two years in order to update records and establish a new market value for every parcel of real estate in Geauga County.

The purpose of a sexennial reappraisal is to equalize property values based on current market trends so that every taxpayer pays their fair share of the tax burden. The new market values were derived by using property sales from 2002 through 2004. This report show sales and statistics for single family homes sited on less than ten acres excluding condominiums that occurred during this time frame 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. The criteria used for this report include single-family residence sales that were marked as valid arm's length transactions that occurred between January 1, 2002 and December 31, 2004. Criteria used for *New Homes Built* include single-family homes which were 100% complete as of January 1, 2005.

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



Sincerely,

A handwritten signature in black ink, which appears to read "Tracy A. Jemison".

Tracy A. Jemison, AAS
Gauga County Auditor

Proudly serving the residents of Geauga County

Geauga County

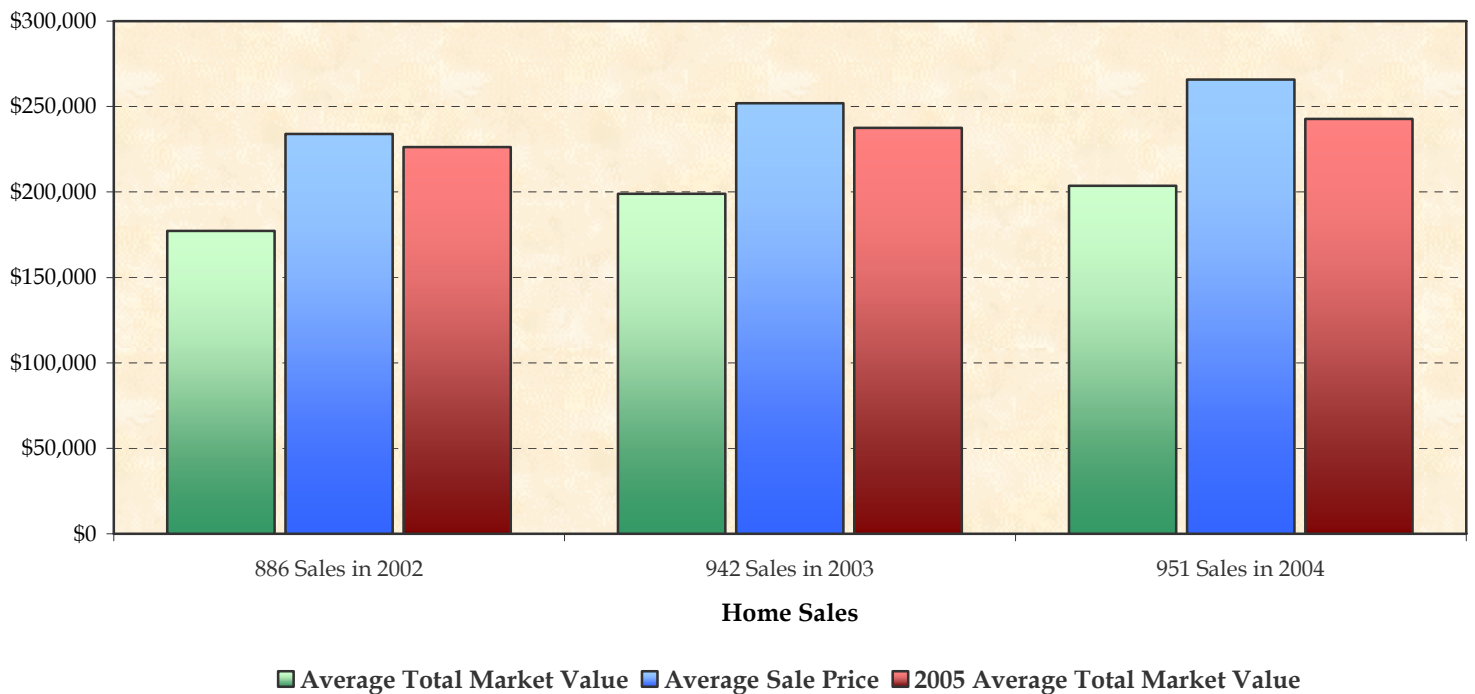
New Homes Built

	2002	2003	2004
Number of Homes Built	434	488	362
Average Sq. Footage of New Home	2348	2397	2323
Average Value of New Home	\$291,862	\$303,284	\$314,715
Average Value of Existing Homes	\$174,021	\$192,454	\$195,068
Average Taxes Paid per Year	\$2,829	\$3,037	\$3,184
Total Dollar Amount Added for New Construction	\$126,668,100	\$148,002,500	\$113,926,700

Existing Home Sales

	2002	2003	2004
Number of Homes Sold	886	942	951
Average Home Sale Price	\$234,024	\$251,922	\$265,817
Average Sq. Foot per Home	2085	2120	2152
Average Sale Price per Sq. Foot	\$112	\$119	\$124
Average Total Market Value of Home	\$177,171	\$198,889	\$203,540
2005 Average Total Market Value	\$226,313	\$237,544	\$242,685

Geauga County Home Sales 2002 - 2004



Geauga County, Ohio 2005 Neighborhoods

- 220 - Auburn Township
- 221 - Auburn Lakes (Section 1)
- 221-01 - Auburn Lakes (Section 2)
- 222 - Taborville
- 220 - Bainbridge Township
- 223 - Lake Lucerne
- 224 - Lake in the Woods
- 260 - Chagrin Falls Park
- 308 - Tanglewood
- 310 - Canyon Lakes
- 311 - Chagrin Falls Village
- 312 - Weathervane
- 401 - Pilgrim Village
- 911 - Geauga Lake
- 913 - Laurel Springs
- 102 - Burton Township
- 150 - Burton Lakes
- 910 - Deer Lake
- 130 - Burton Village
- 106 - Shannon Court & Indian Ridge
- 240 - Chardon Township
- 903 - Wilders
- 912 - Thwing Road Estates
- 180 - City of Chardon
- 109 - Bridgewater
- 270 - Chardon Park Estates
- 271 - Burlington Oval
- 313 - Woods of Burlington
- 200 - Chester Township
- 302 - Chester Center
- 402 - Chester (West Central)
- 907 - Maywood

- 102 - Claridon Township
- 905 - Jacques
- 140 - Aquilla Village
- 300 - Hambden Township
- 904 - Terrace Glen
- 908 - Leaders
- 909 - Grennans
- 101 - Huntsburg Township
- 101-01 - Middlefield Township
- 902 - Middlefield
- 110 - Middlefield Village
- 107 - Woodsong Estates
- 108 - Nantucket Estates
- 315 - Glen Valley Farms
- 100 - Montville Township

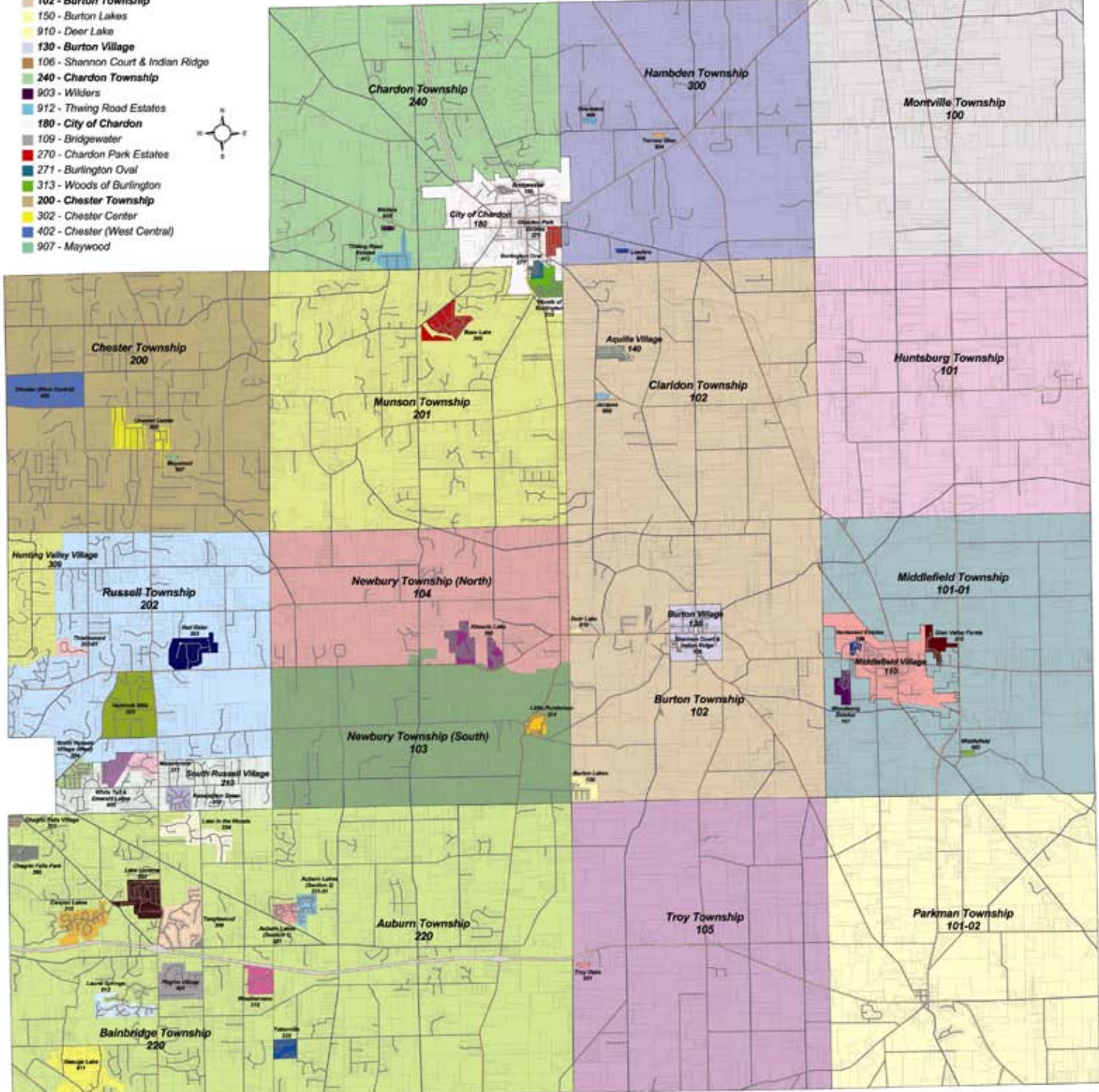
- 201 - Munson Township
- 305 - Bass Lake
- 104 - Newbury Township (North)
- 160 - Kiwanis Lake
- 103 - Newbury Township (South)
- 314 - Little Punderson
- 101-02 - Parkman Township

- 202 - Russell Township
- 202-01 - Thistlewood
- 203 - Red Rider
- 303 - Hemlock Hills
- 309 - Hunting Valley Village
- 210 - South Russell Village
- 211 - Manorbrook
- 212 - Kensington Green
- 304 - South Russell Village (West)
- 400 - White Tail & Emerald Lakes
- 100 - Thompson Township
- 906 - Rustic Pines
- 105 - Troy Township
- 901 - Troy Oaks

Geauga County GIS



Tracy A. Jemison, AAS
Geauga County Auditor



Auburn Township

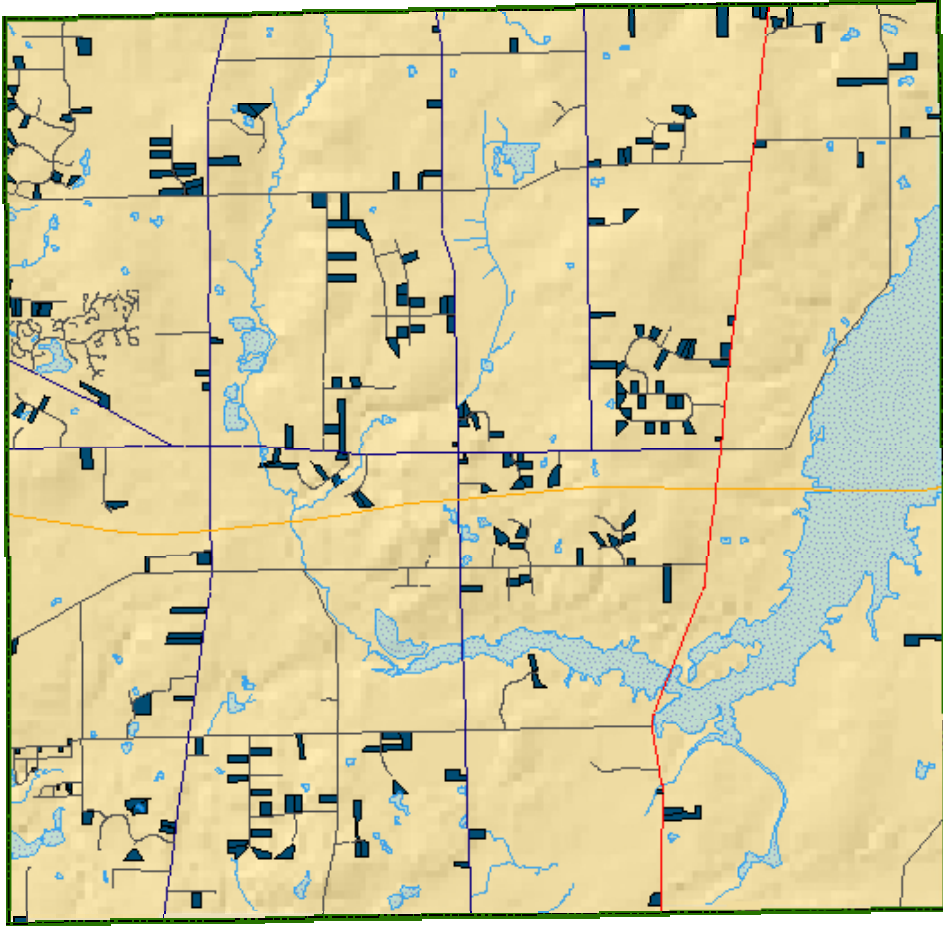
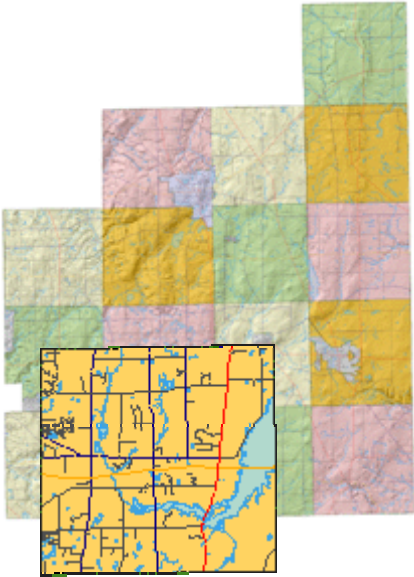
New Homes Built

	2002	2003	2004
Number of Homes Built	114	82	56
Average Sq. Footage of New Home	2682	2644	2916
Average Value of New Home	\$266,469	\$318,700	\$327,575
Average Value of Existing Homes	\$193,051	\$215,788	\$220,584
Average Taxes Paid per Year	\$3,220	\$3,558	\$3,658
Total Dollar Amount Added for New Construction	\$30,377,500	\$26,133,400	\$18,344,200

Existing Home Sales

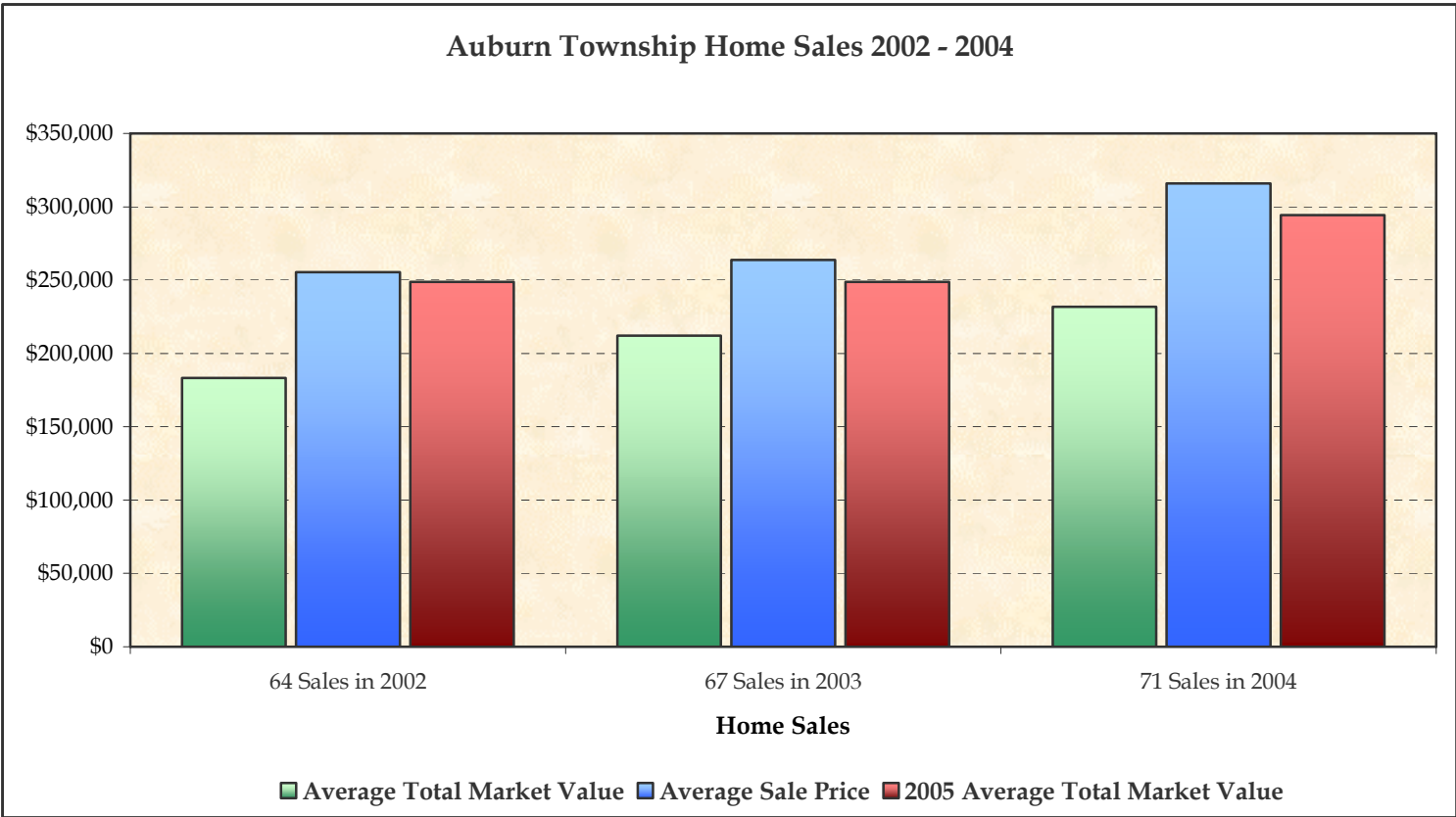
	2002	2003	2004
Number of Homes Sold	64	67	71
Average Home Sale Price	\$255,289	\$263,764	\$315,935
Average Sq. Foot per Home	2,346	2,249	2,464
Average Sale Price per Sq. Foot	\$109	\$117	\$128
Average Total Market Value of Home	\$183,230	\$212,137	\$231,879
2005 Average Total Market Value	\$248,758	\$248,642	\$294,292

Auburn Township



■ Homes Sold 2002-2004

Auburn Township Home Sales 2002 - 2004



Bainbridge Township

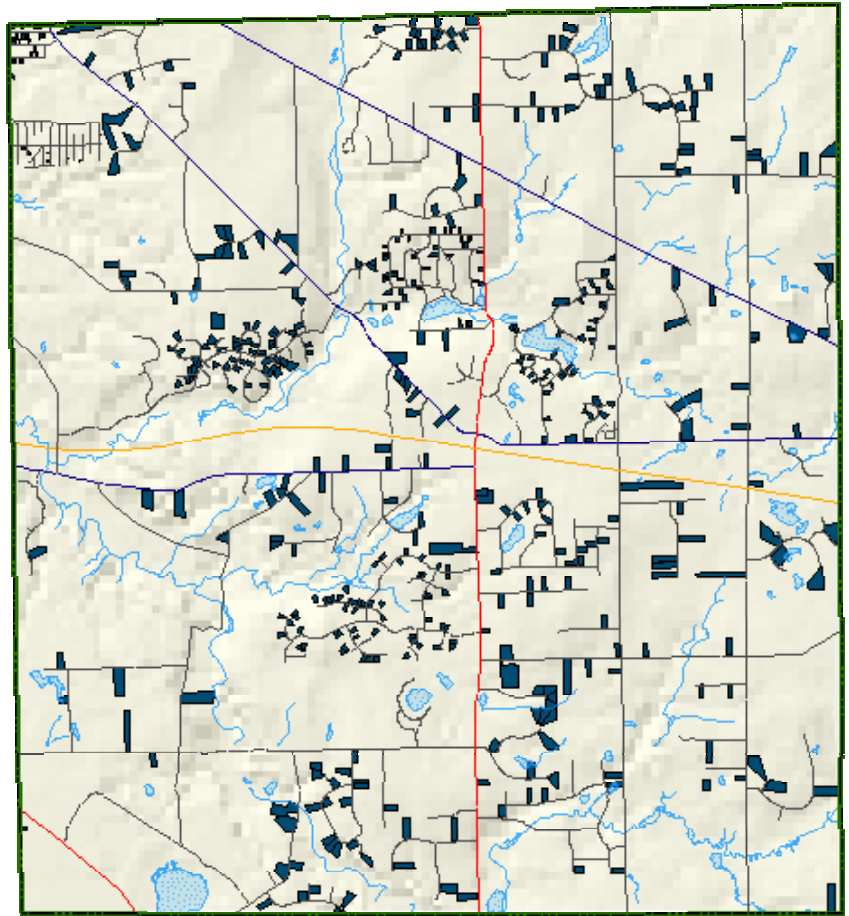
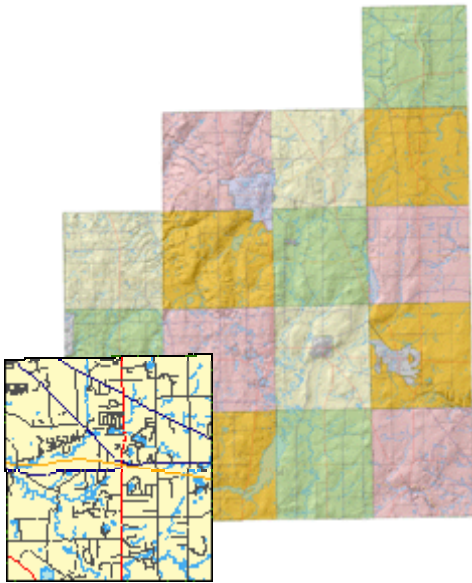
New Homes Built

	2002	2003	2004
Number of Homes Built	68	49	29
Average Sq. Footage of New Home	3,257	3,285	3,658
Average Value of New Home	\$456,841	\$472,694	\$523,507
Average Value of Existing Homes	\$216,615	\$238,242	\$241,312
Average Taxes Paid per Year	\$4,081	\$4,408	\$4,498
Total Dollar Amount Added for New Construction	\$31,065,200	\$23,162,000	\$15,181,700

Existing Home Sales

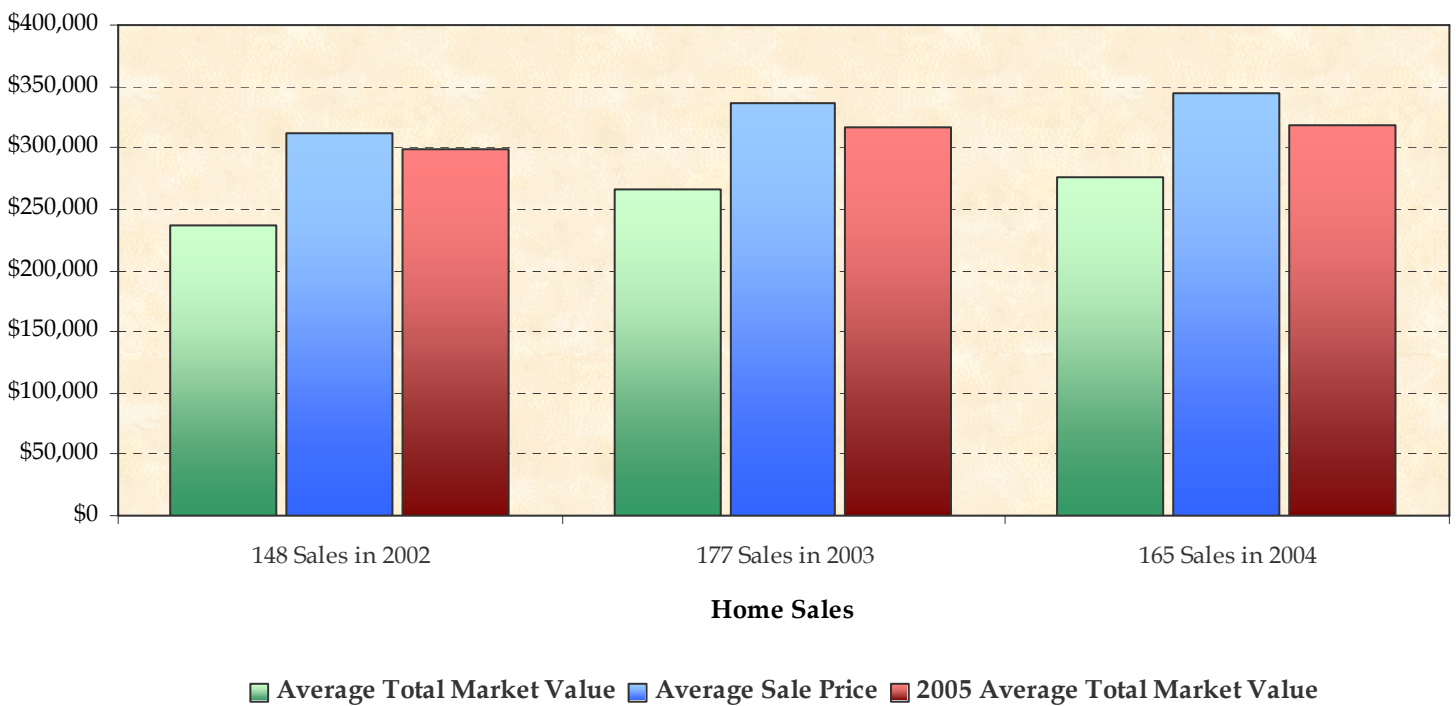
	2002	2003	2004
Number of Homes Sold	148	177	165
Average Home Sale Price	\$311,950	\$336,535	\$344,394
Average Sq. Foot per Home	2537	2819	2638
Average Sale Price per Sq. Foot	\$123	\$127	\$131
Average Total Market Value of Home	\$236,231	\$266,077	\$275,219
2005 Average Total Market Value	\$298,767	\$316,588	\$318,370

Bainbridge Township



 Homes Sold 2002-2004

Bainbridge Township Home Sales 2002 - 2004



Burton Township

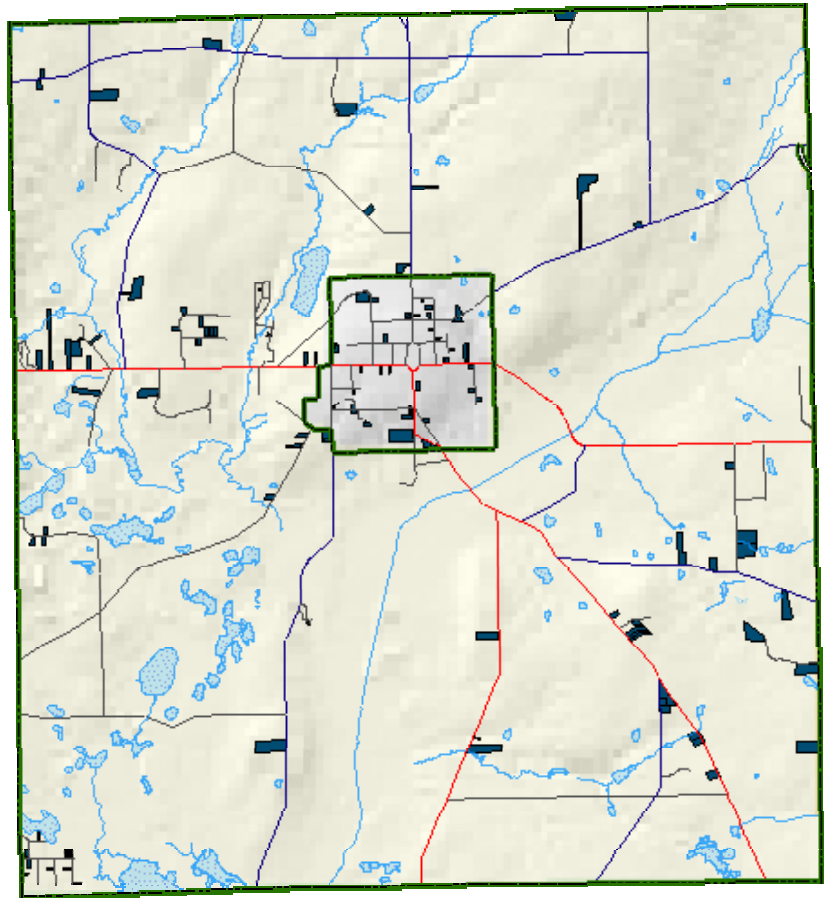
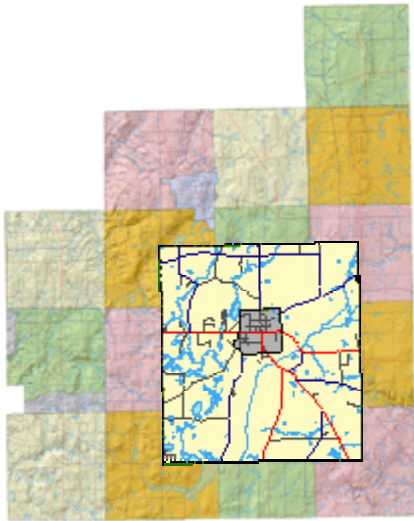
New Homes Built

	2002	2003	2004
Number of Homes Built	14	18	10
Average Sq. Footage of New Home	2,556	2,248	2,756
Average Value of New Home	\$299,686	\$240,872	\$283,960
Average Value of Existing Homes	\$121,150	\$134,413	\$138,139
Average Taxes Paid per Year	\$1,495	\$1,644	\$1,710
Total Dollar Amount Added for New Construction	\$4,195,600	\$4,335,700	\$2,839,600

Existing Home Sales

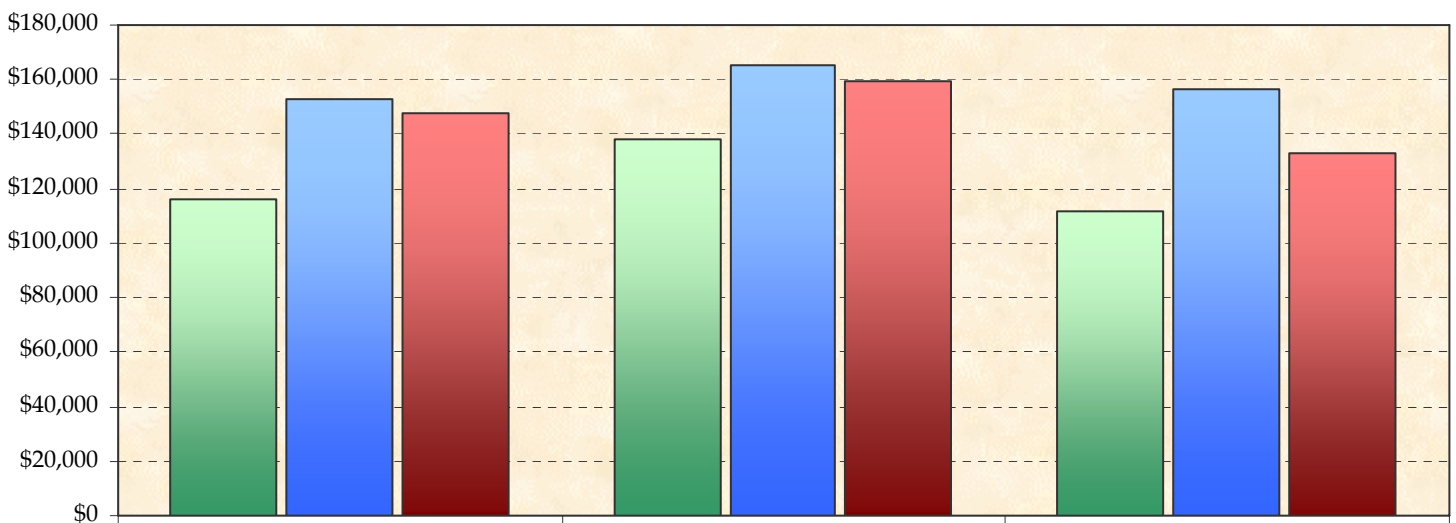
	2002	2003	2004
Number of Homes Sold	20	27	28
Average Home Sale Price	\$152,575	\$165,163	\$156,564
Average Sq. Foot per Home	1709	1618	1482
Average Sale Price per Sq. Foot	\$89	\$102	\$106
Average Total Market Value of Home	\$115,745	\$138,237	\$111,307
2005 Average Total Market Value	\$147,890	\$159,341	\$133,075

Burton Township



 Homes Sold 2002-2004

Burton Township Home Sales 2002 - 2004



Home Sales

 Average Total Market Value  Average Sale Price  2005 Average Total Market Value

Burton Village

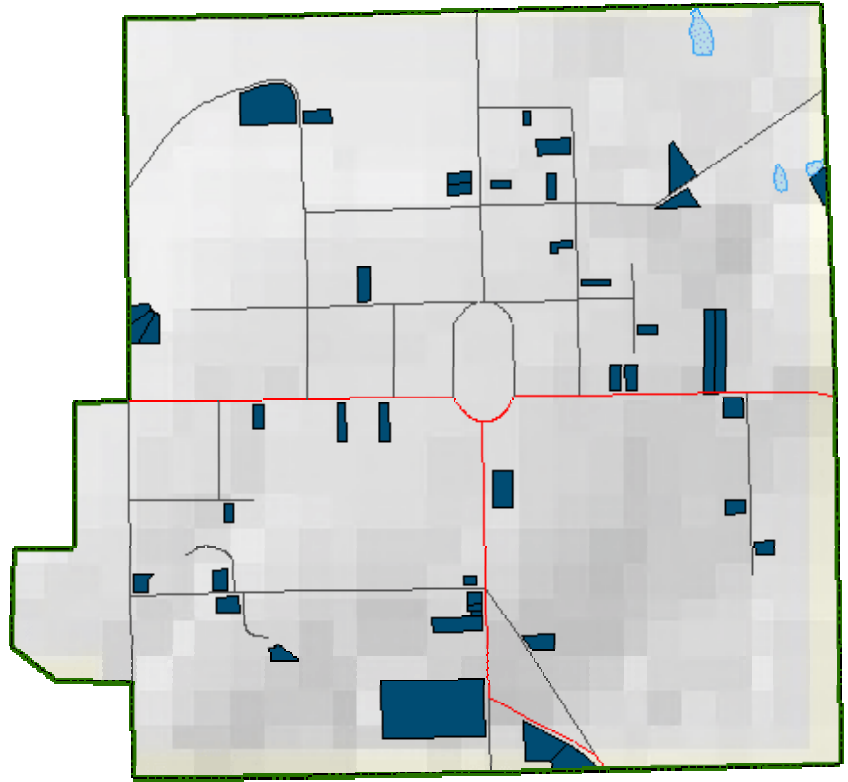
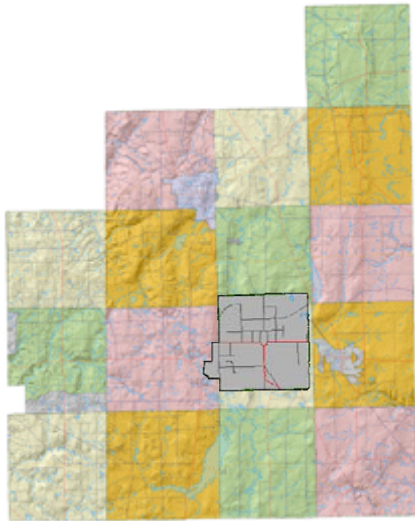
New Homes Built

	2002	2003	2004
Number of Homes Built	3	3	1
Average Sq. Footage of New Home	2,174	1,986	1,829
Average Value of New Home	\$197,000	\$200,000	\$192,800
Average Value of Existing Homes	\$107,218	\$119,158	\$119,912
Average Taxes Paid	\$1,439	\$1,633	\$1,658
Total Dollar Amount Added for New Construction	\$591,000	\$600,000	\$192,800

Existing Home Sales

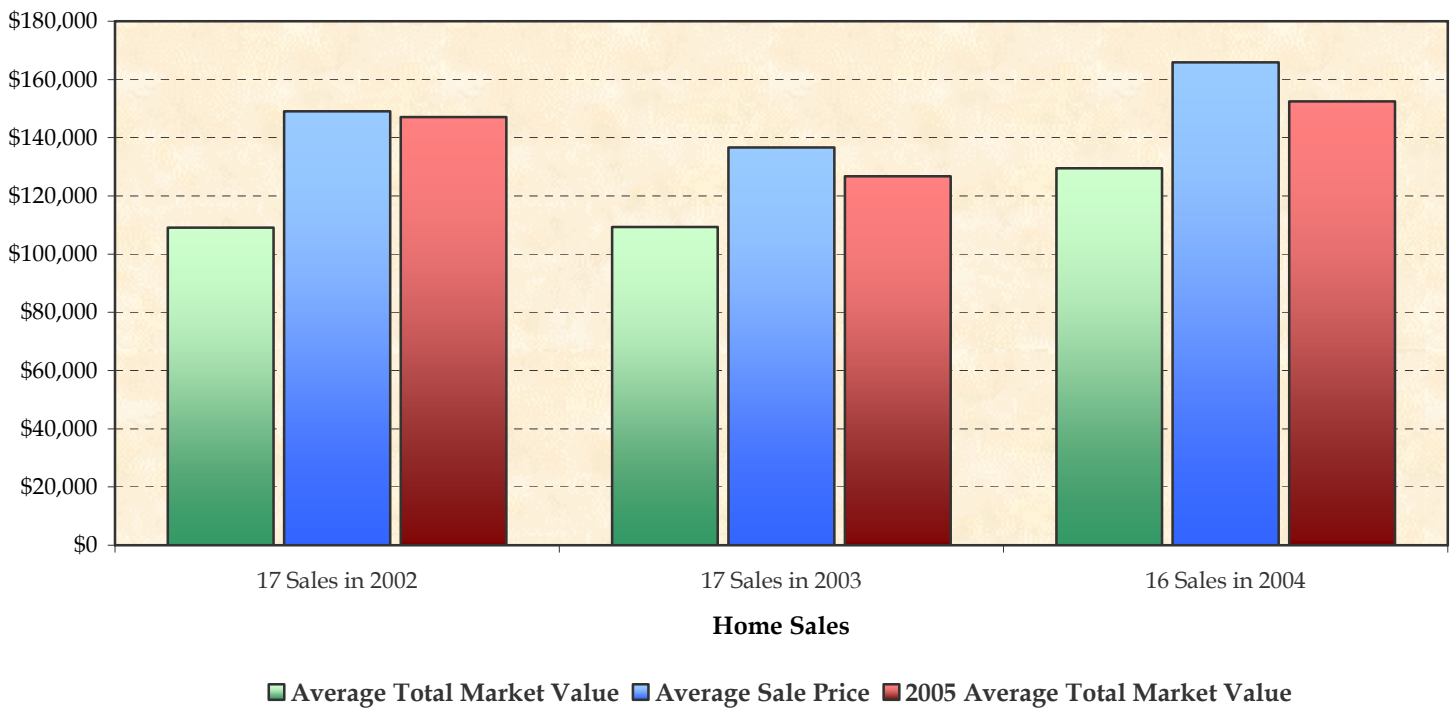
	2002	2003	2004
Number of Homes Sold	17	17	16
Average Home Sale Price	\$149,065	\$136,606	\$165,881
Average Sq. Foot per Home	1346	1418	1492
Average Sale Price per Sq. Foot	\$111	\$96	\$111
Average Total Market Value of Home	\$109,065	\$109,324	\$129,481
2005 Average Total Market Value	\$147,135	\$126,671	\$152,431

Burton Village



 Homes Sold 2002-2004

Burton Village Home Sales 2002 - 2004



Chardon Township

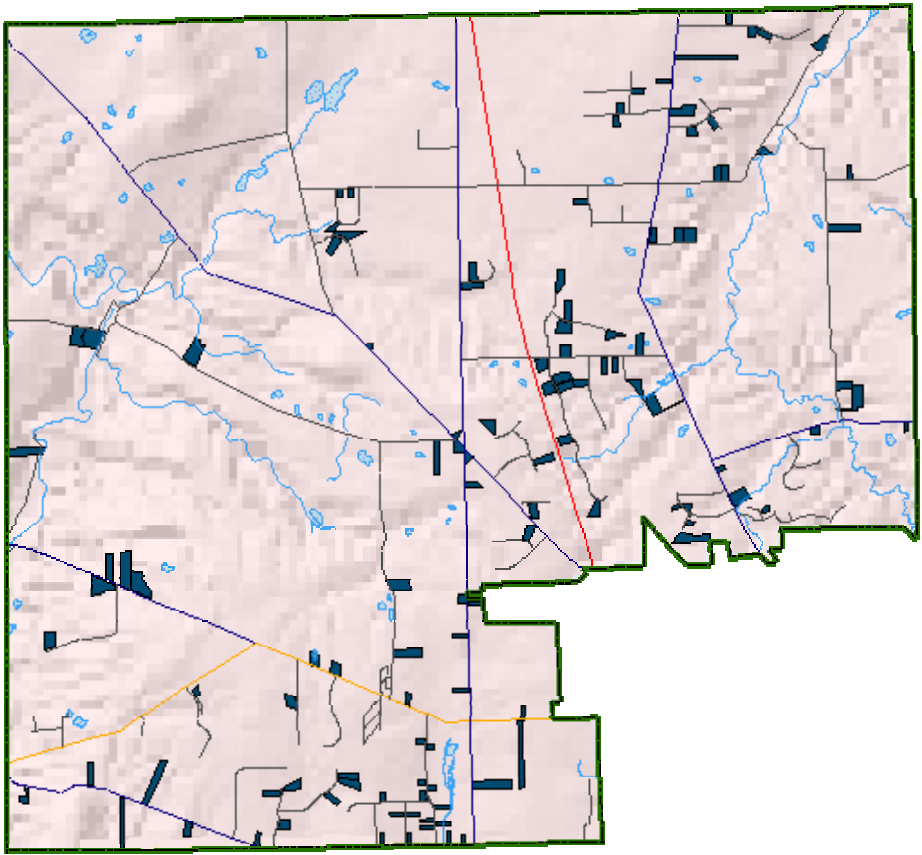
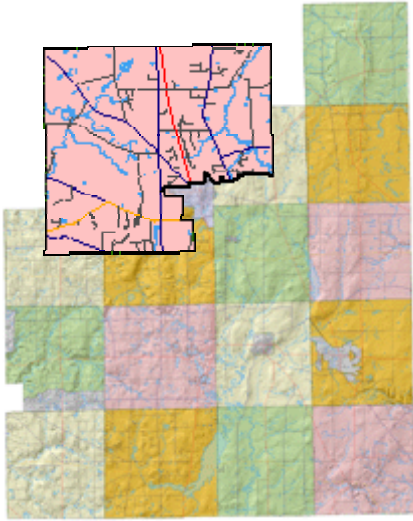
New Homes Built

	2002	2003	2004
Number of Homes Built	10	13	13
Average Sq. Footage of New Home	3,452	3,695	3,313
Average Value of New Home	\$434,220	\$428,454	\$430,646
Average Value of Existing Homes	\$185,601	\$205,581	\$207,365
Average Taxes Paid per Year	\$2,741	\$2,865	\$2,992
Total Dollar Amount Added for New Construction	\$4,342,200	\$5,569,900	\$5,598,400

Existing Home Sales

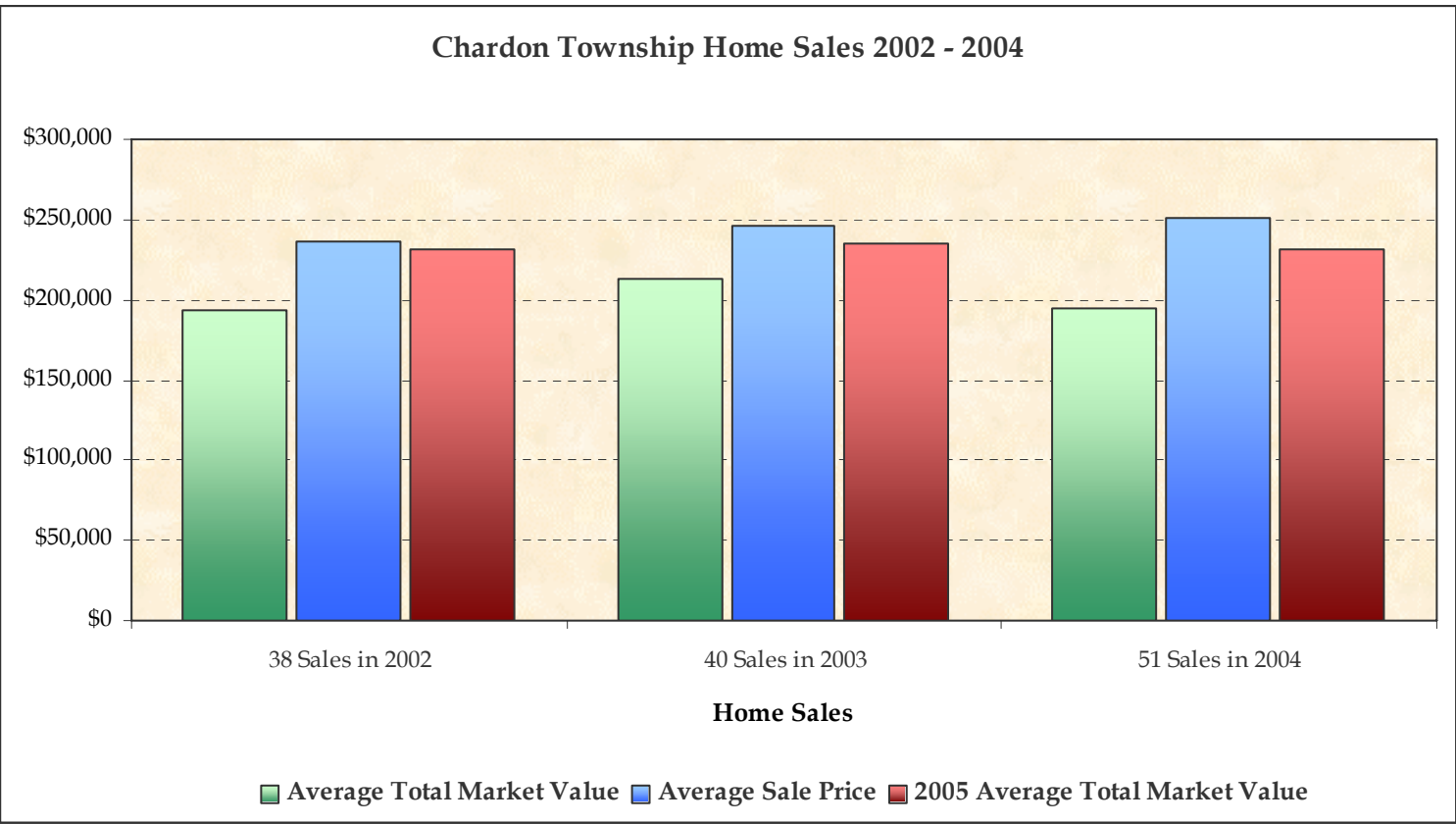
	2002	2003	2004
Number of Homes Sold	38	40	51
Average Home Sale Price	\$236,274	\$246,120	\$250,645
Average Sq. Foot per Home	2050	2198	2011
Average Sale Price per Sq. Foot	\$115	\$112	\$125
Average Total Market Value of Home	\$194,011	\$213,550	\$194,692
2005 Average Total Market Value	\$231,376	\$235,203	\$230,892

Chardon Township



 Homes Sold 2002-2004

Chardon Township Home Sales 2002 - 2004



City of Chardon

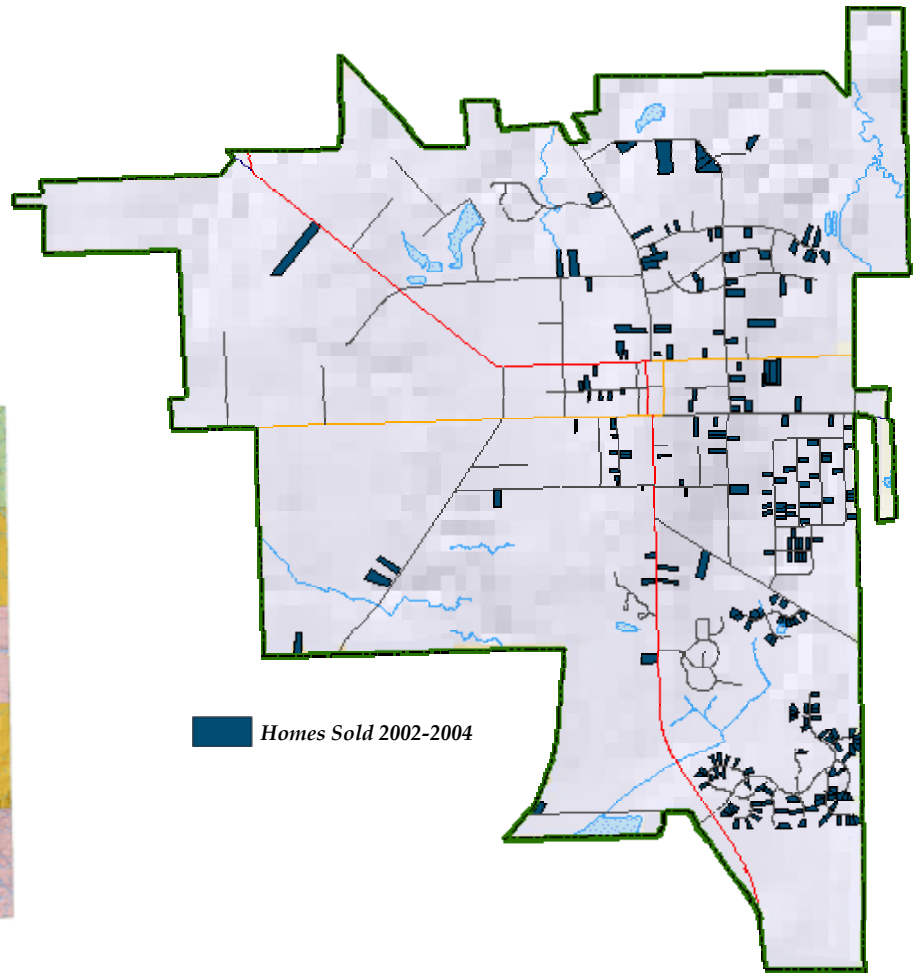
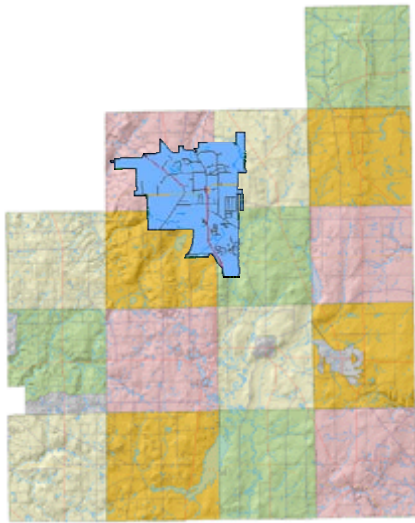
New Homes Built

	2002	2003	2004
Number of Homes Built	21	27	19
Average Sq. Footage of New Home	2,204	2,017	2,041
Average Value of New Home	\$205,529	\$203,163	\$236,037
Average Value of Existing Homes	\$121,807	\$137,040	\$138,451
Average Taxes Paid per Year	\$1,934	\$2,049	\$2,082
Total Dollar Amount Added for New Construction	\$4,316,100	\$5,485,400	\$4,484,700

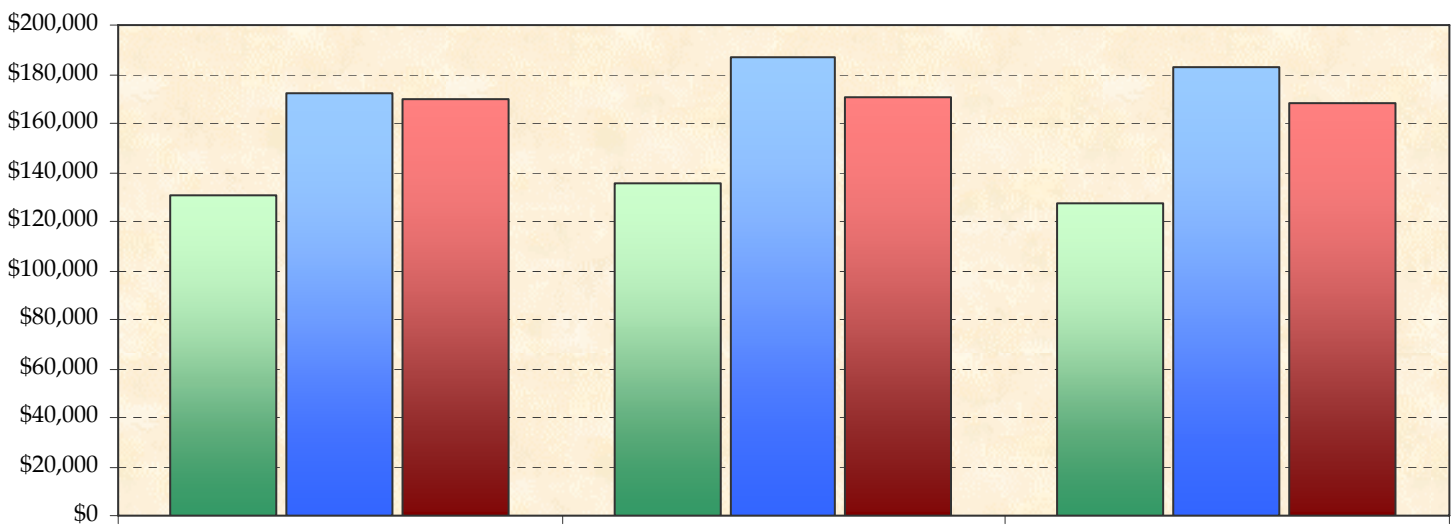
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	87	69	72
Average Home Sale Price	\$172,230	\$186,826	\$182,590
Average Sq. Foot per Home	1636	1746	1601
Average Sale Price per Sq. Foot	\$105	\$107	\$114
Average Total Market Value of Home	\$130,302	\$135,832	\$127,169
2005 Average Total Market Value	\$169,837	\$170,807	\$167,769

City of Chardon



City of Chardon Home Sales 2002 - 2004



Home Sales

■ Average Total Market Value
 ■ Average Sale Price
 ■ 2005 Average Total Market Value

Chester Township

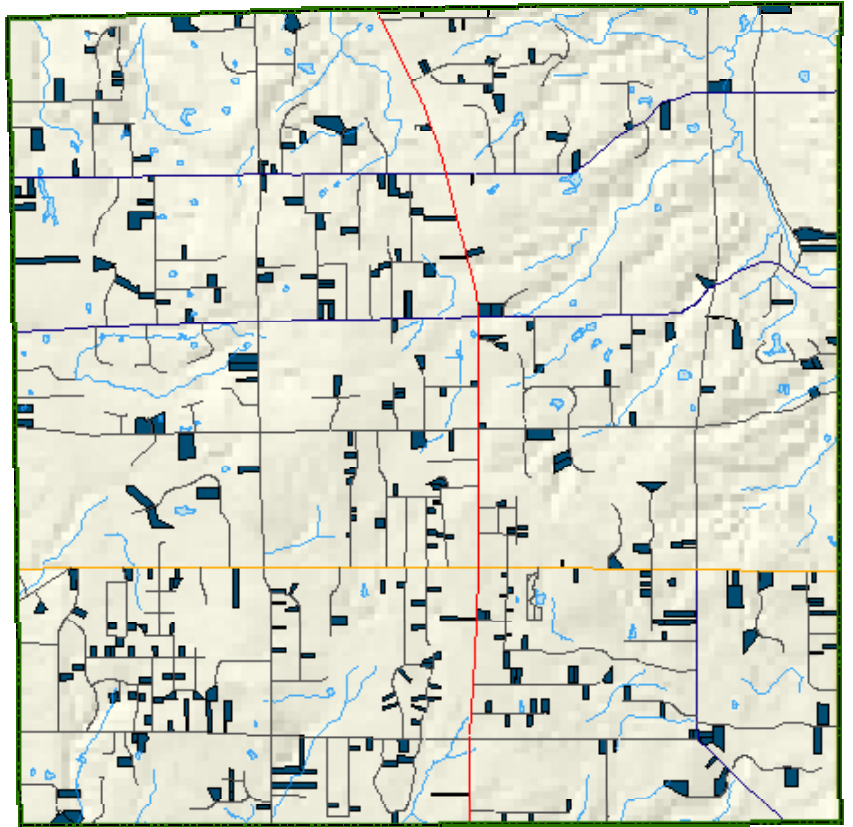
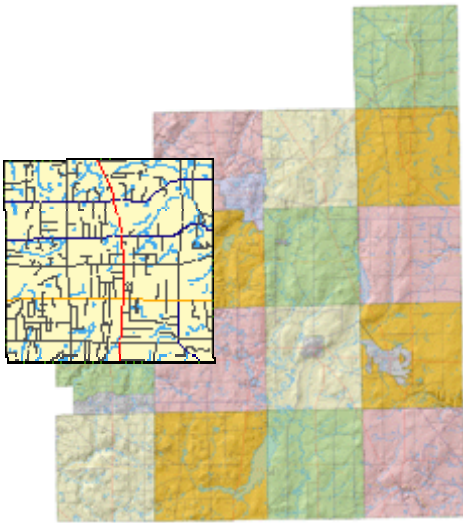
New Homes Built

	2002	2003	2004
Number of Homes Built	8	20	15
Average Sq. Footage of New Home	3,181	3,242	3,215
Average Value of New Home	\$462,488	\$428,765	\$364,007
Average Value of Existing Homes	\$179,780	\$200,013	\$202,002
Average Taxes Paid per Year	\$2,904	\$3,215	\$3,488
Total Dollar Amount Added for New Construction	\$3,699,900	\$8,575,300	\$5,460,100

Existing Home Sales

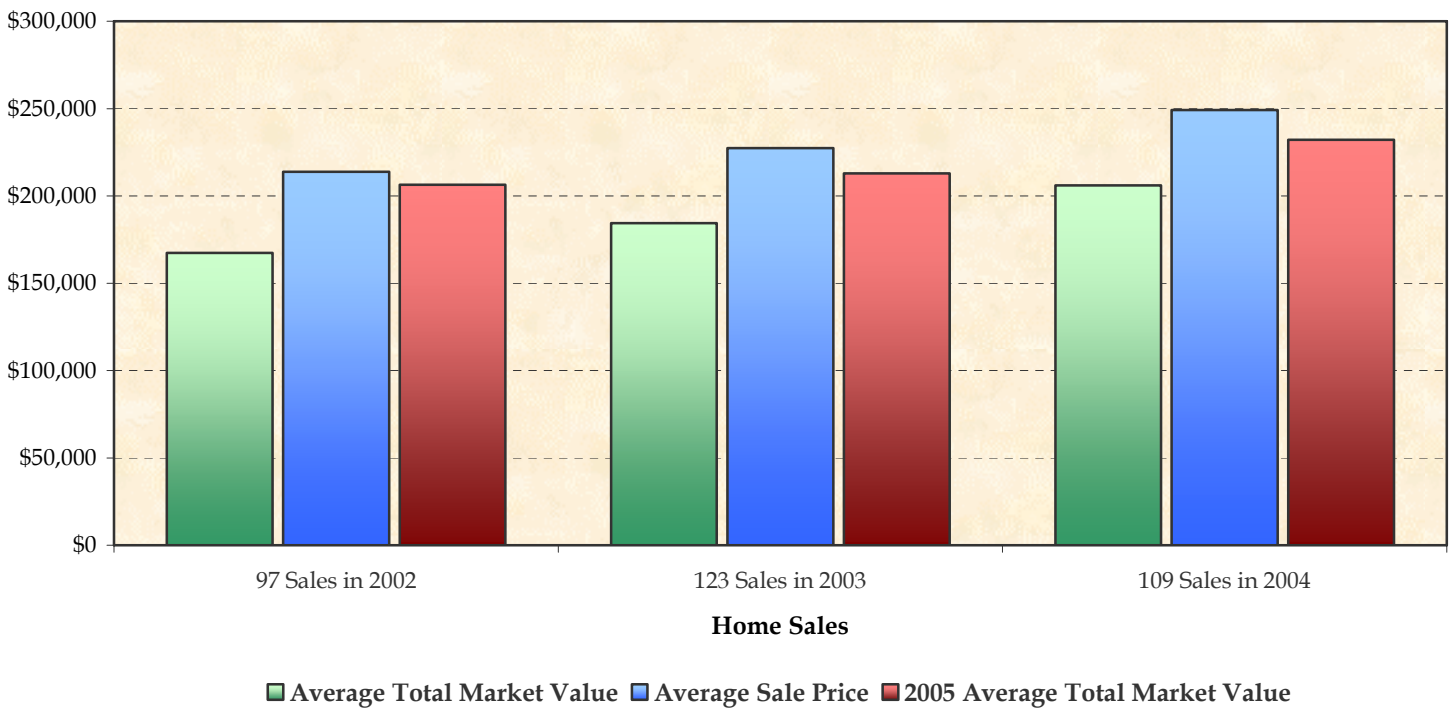
	2002	2003	2004
Number of Homes Sold	97	123	109
Average Home Sale Price	\$213,776	\$227,384	\$249,257
Average Sq. Foot per Home	1928	1999	2045
Average Sale Price per Sq. Foot	\$111	\$114	\$122
Average Total Market Value of Home	\$167,391	\$184,385	\$206,017
2005 Average Total Market Value	\$206,487	\$212,756	\$232,021

Chester Township



 Homes Sold 2002-2004

Chester Township Home Sales 2002 - 2004



Claridon Township

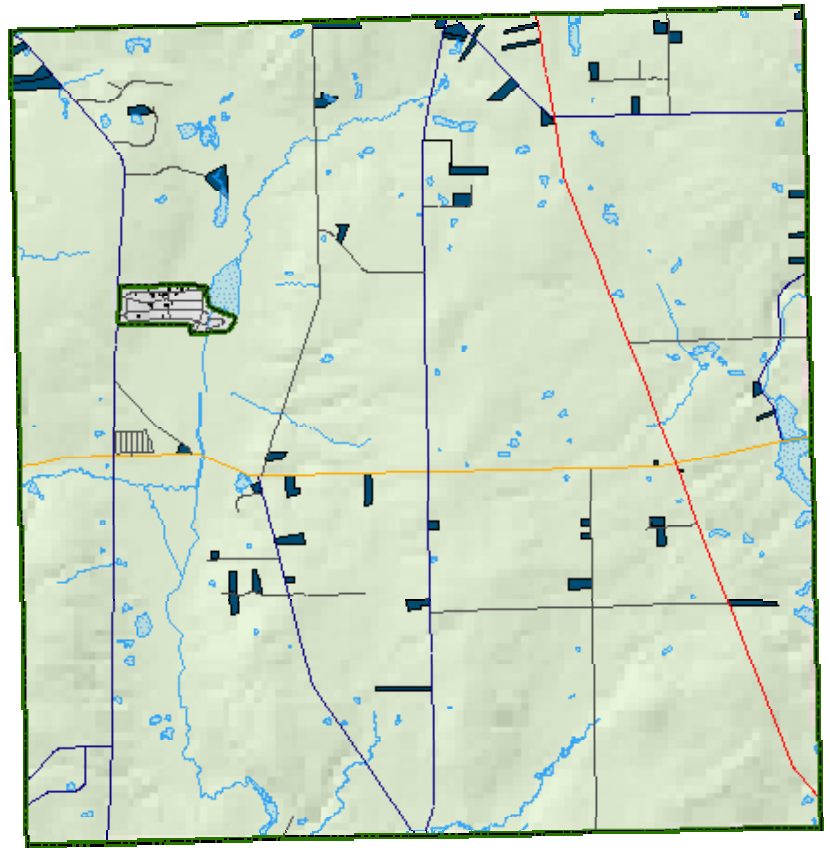
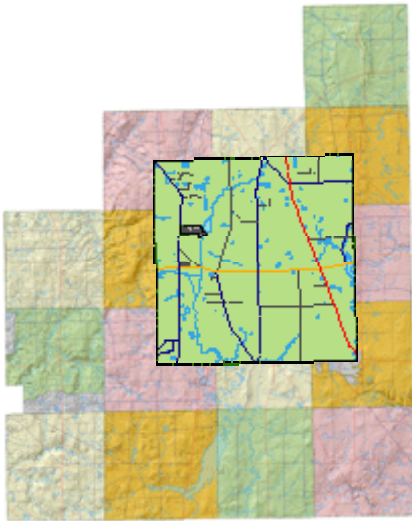
New Homes Built

	2002	2003	2004
Number of Homes Built	13	16	13
Average Sq. Footage of New Home	2,442	2,470	2,377
Average Value of New Home	\$248,185	\$249,194	\$252,077
Average Value of Existing Homes	\$140,096	\$154,603	\$157,273
Average Taxes Paid per Year	\$1,847	\$1,966	\$2,022
Total Dollar Amount Added for New Construction	\$3,226,400	\$3,987,100	\$3,277,000

Existing Home Sales

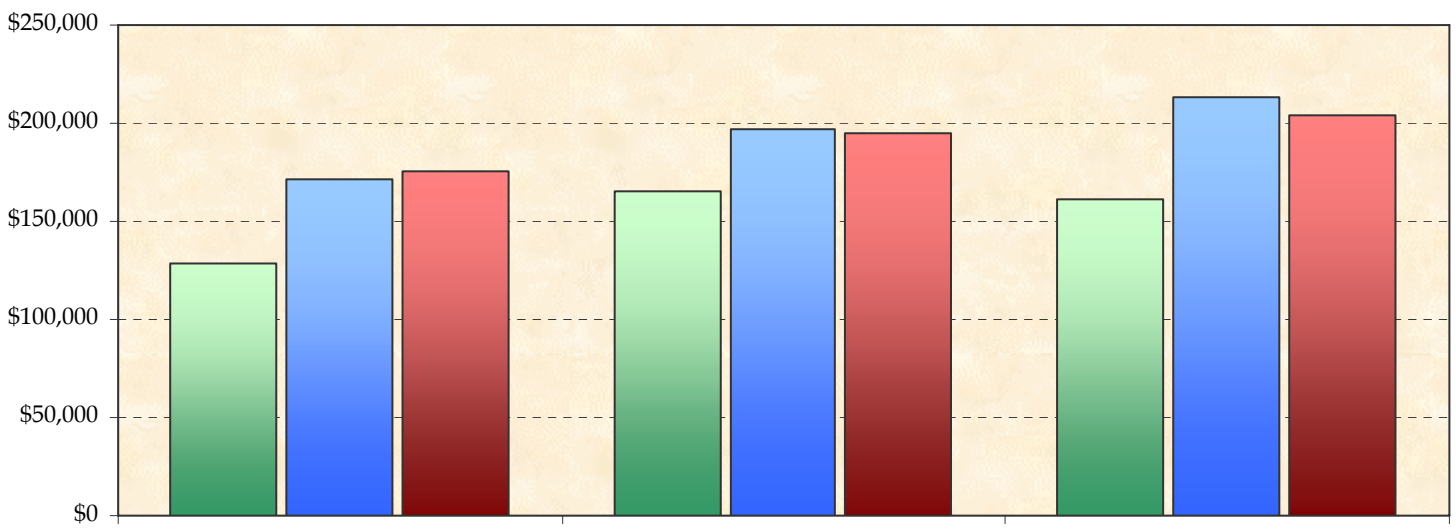
	2002	2003	2004
Number of Homes Sold	17	16	18
Average Home Sale Price	\$171,106	\$197,263	\$213,650
Average Sq. Foot per Home	1757	1754	1916
Average Sale Price per Sq. Foot	\$97	\$112	\$111
Average Total Market Value of Home	\$128,082	\$165,406	\$161,378
2005 Average Total Market Value	\$176,000	\$194,388	\$204,111

Claridon Township



 Homes Sold 2002-2004

Claridon Township Home Sales 2002 - 2004



Home Sales

 Average Total Market Value  Average Sale Price  2005 Average Total Market Value

Aquila Village

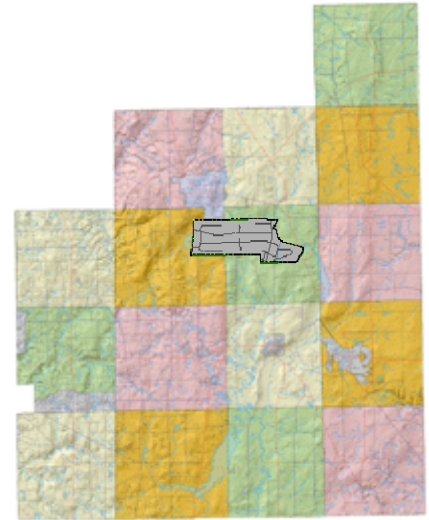
New Homes Built

	2002	2003	2004
Number of Homes Built	-	-	1
Average Sq. Footage of New Home	-	-	1,200
Average Value of New Home	-	-	\$94,200
Average Value of Existing Homes	\$58,821	\$67,322	\$68,173
Average Taxes Paid per Year	\$1,171	\$1,272	\$1,237
Total Dollar Amount Added for New Construction	-	-	\$94,200

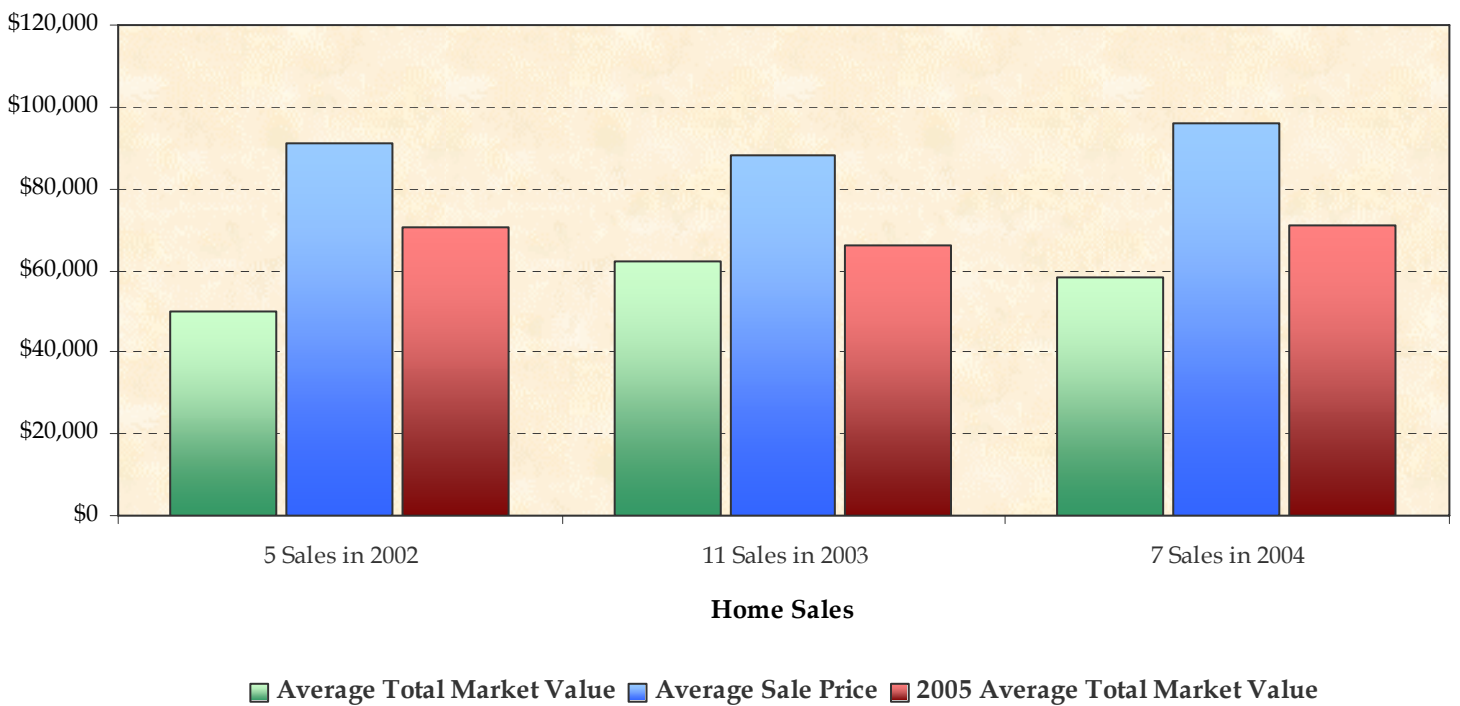
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	5	11	7
Average Home Sale Price	\$91,040	\$87,964	\$96,243
Average Sq. Foot per Home	926	921	1179
Average Sale Price per Sq. Foot	\$98	\$95	\$82
Average Total Market Value of Home	\$50,140	\$62,355	\$58,229
2005 Average Total Market Value	\$70,600	\$66,045	\$71,229

Aquila Village



Aquila Village Home Sales 2002 - 2004



Hambden Township

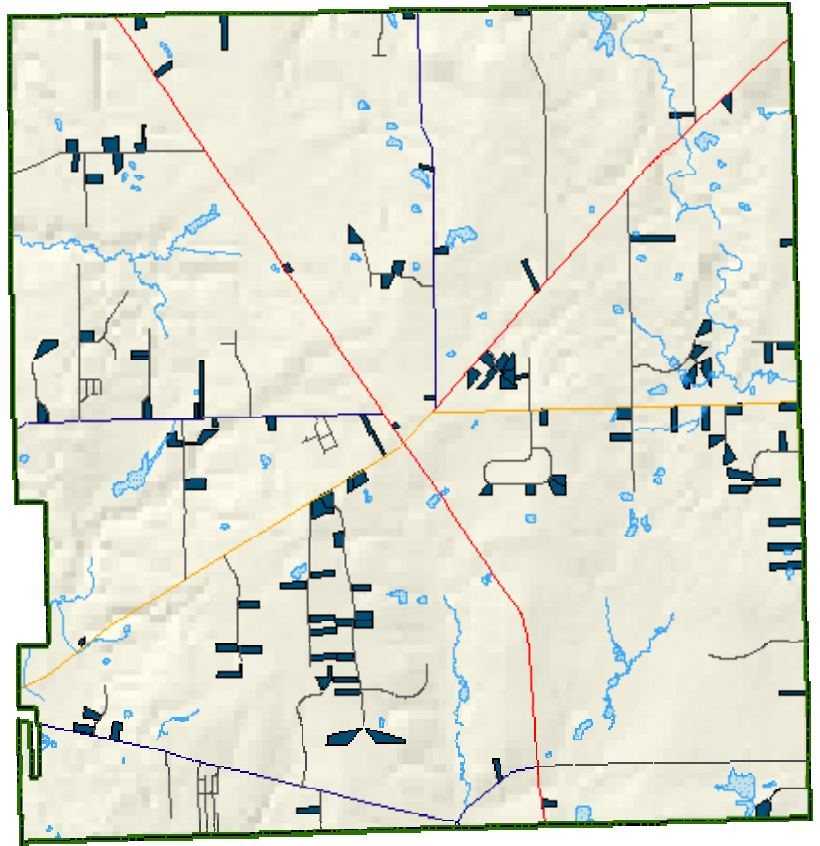
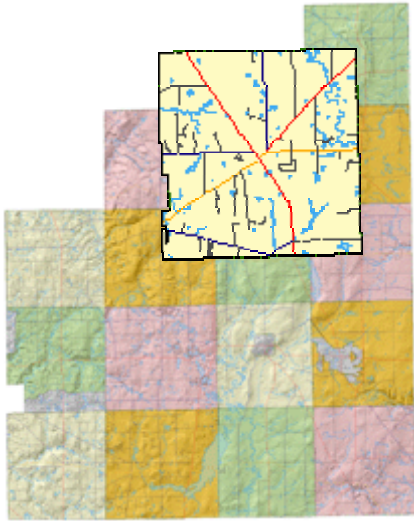
New Homes Built

	2002	2003	2004
Number of Homes Built	39	54	41
Average Sq. Footage of New Home	2,582	2,410	2,521
Average Value of New Home	\$254,156	\$264,315	\$283,432
Average Value of Existing Homes	\$147,573	\$166,974	\$172,817
Average Taxes Paid per Year	\$2,328	\$2,470	\$2,577
Total Dollar Amount Added for New Construction	\$9,912,100	\$14,273,000	\$11,620,700

Existing Home Sales

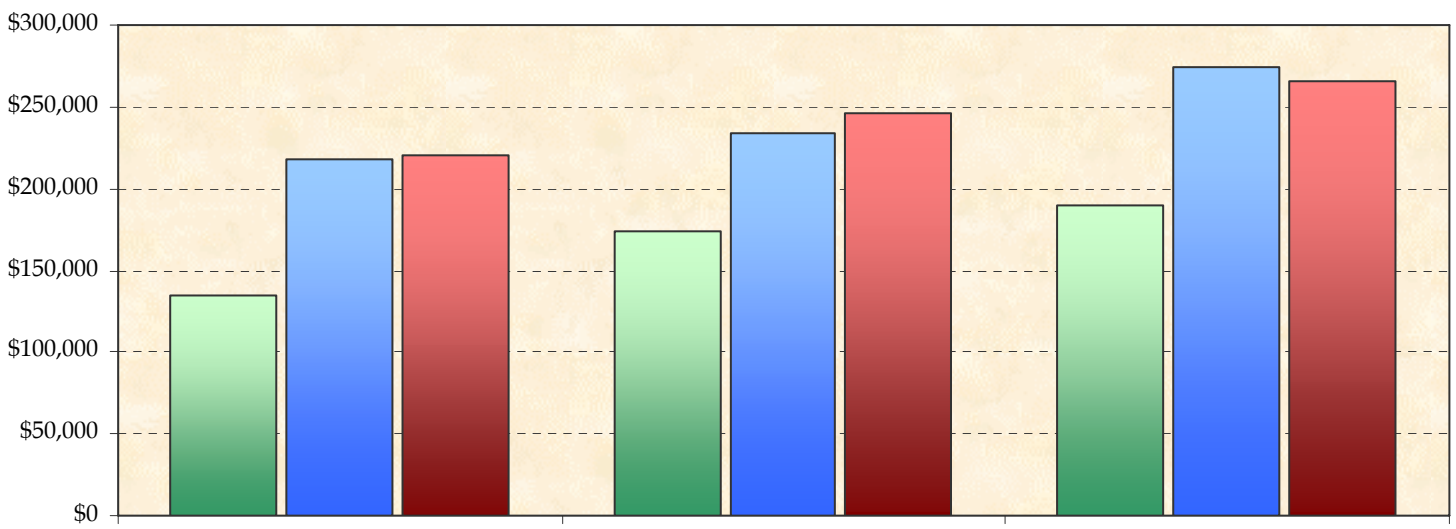
	2002	2003	2004
Number of Homes Sold	23	36	40
Average Home Sale Price	\$218,296	\$233,456	\$274,663
Average Sq. Foot per Home	1966	2045	2300
Average Sale Price per Sq. Foot	\$111	\$114	\$119
Average Total Market Value of Home	\$134,678	\$174,053	\$190,253
2005 Average Total Market Value	\$220,900	\$246,461	\$266,210

Hambden Township



 Homes Sold 2002-2004

Hambden Township Home Sales 2002 - 2004



Home Sales

 Average Total Market Value  Average Sale Price  2005 Average Total Market Value

Huntsburg Township

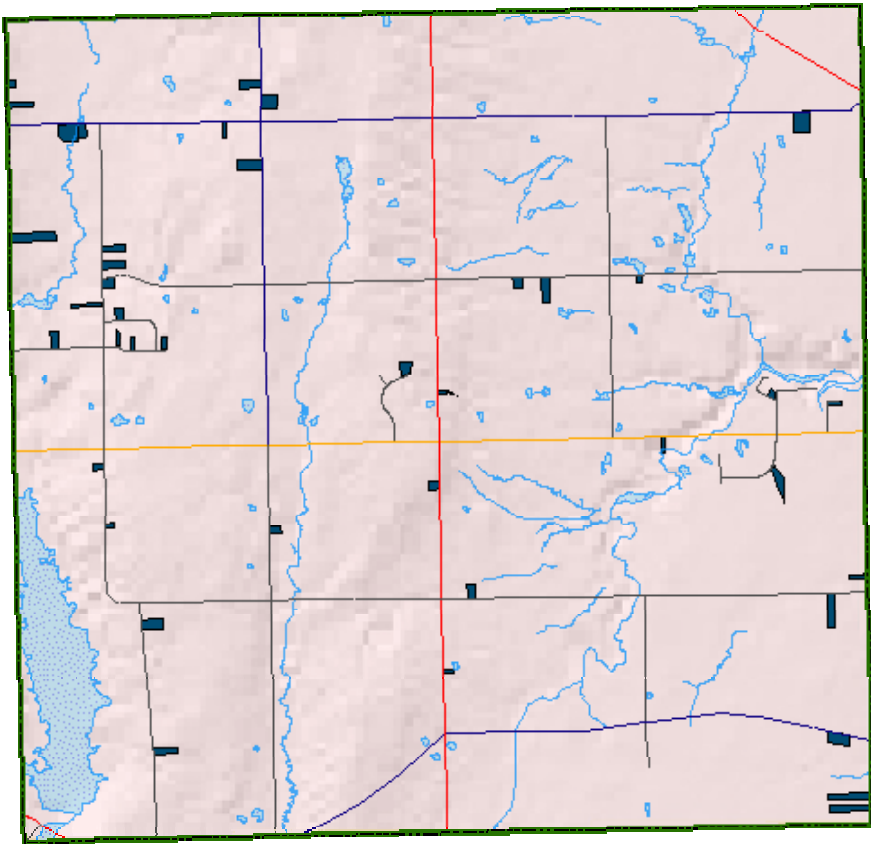
New Homes Built

	2002	2003	2004
Number of Homes Built	16	26	12
Average Sq. Footage of New Home	2,146	2,031	1,992
Average Value of New Home	\$224,081	\$185,958	\$206,767
Average Value of Existing Homes	\$107,696	\$124,776	\$127,443
Average Taxes Paid per Year	\$1,620	\$1,807	\$1,871
Total Dollar Amount Added for New Construction	\$3,585,300	\$4,834,900	\$2,481,200

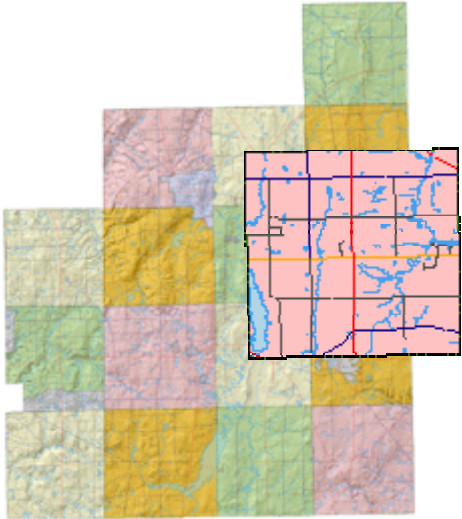
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	13	12	15
Average Home Sale Price	\$157,446	\$175,008	\$160,127
Average Sq. Foot per Home	1551	1729	1800
Average Sale Price per Sq. Foot	\$101	\$101	\$89
Average Total Market Value of Home	\$100,854	\$128,150	\$119,293
2005 Average Total Market Value	\$153,723	\$175,242	\$150,407

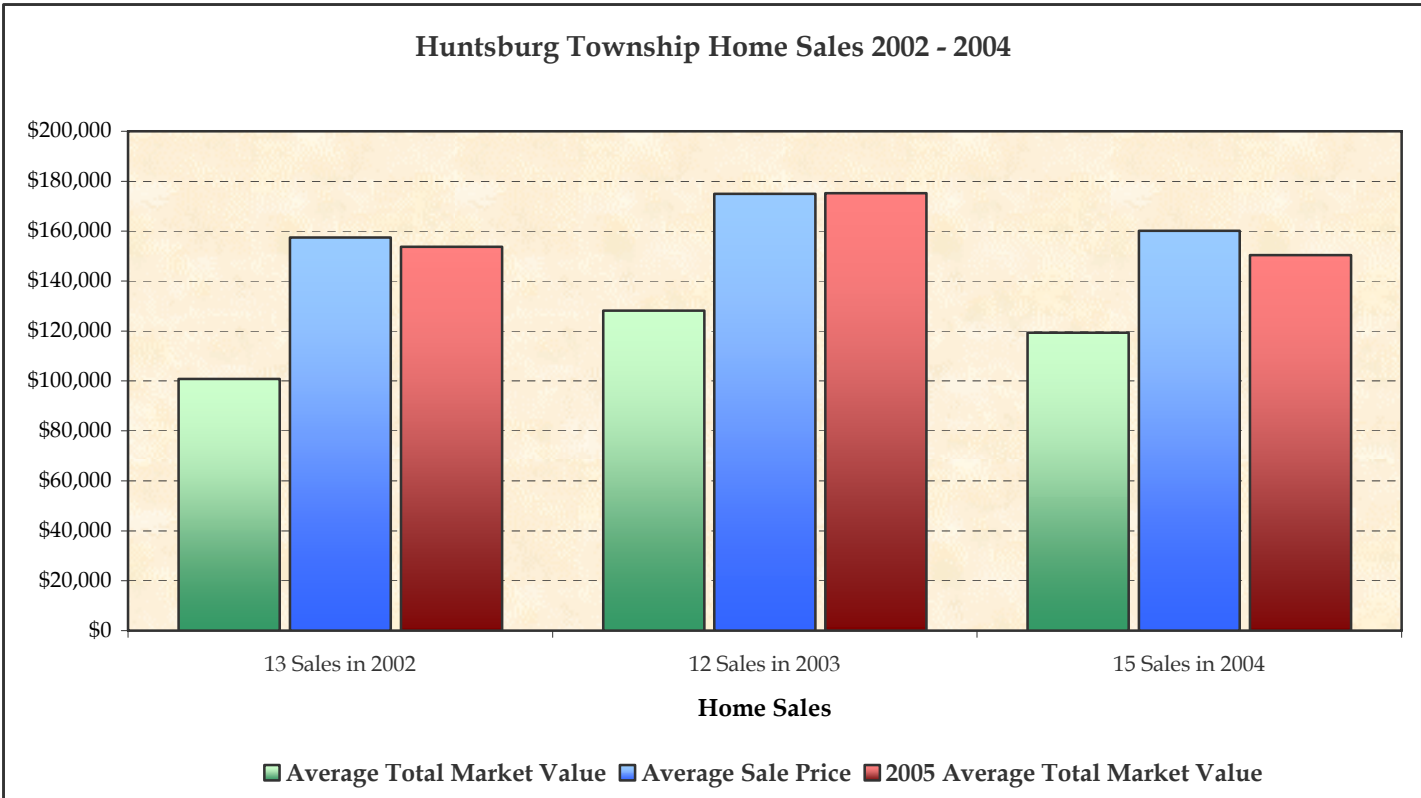
Huntsburg Township



 Homes Sold 2002-2004



Huntsburg Township Home Sales 2002 - 2004



Middlefield Township

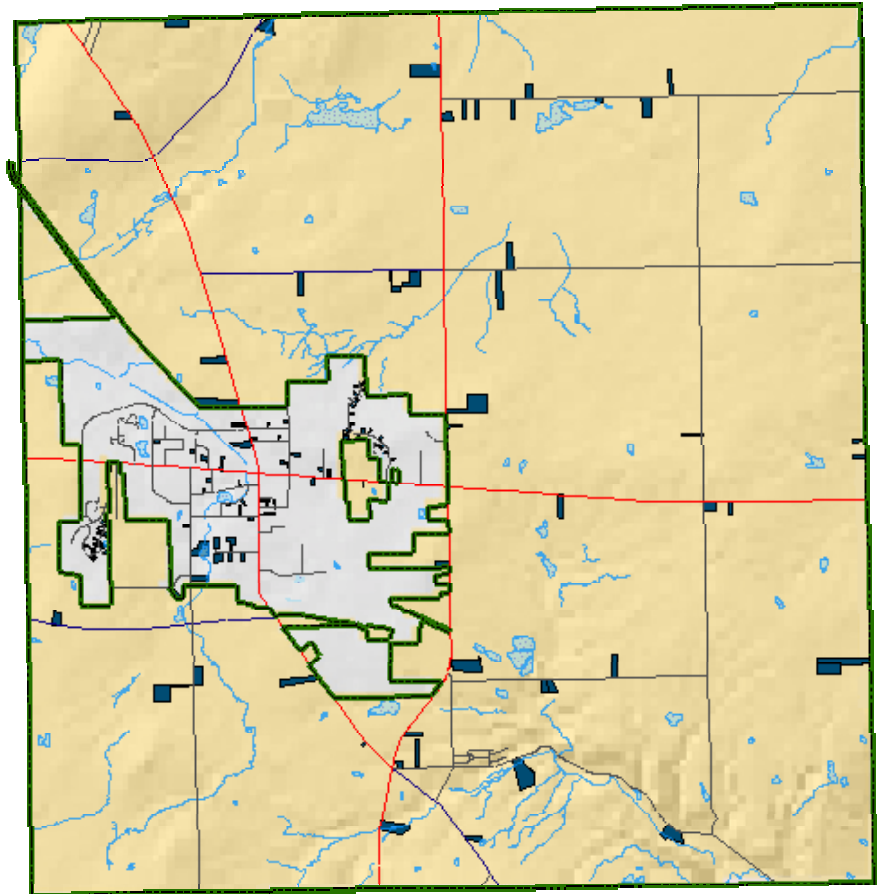
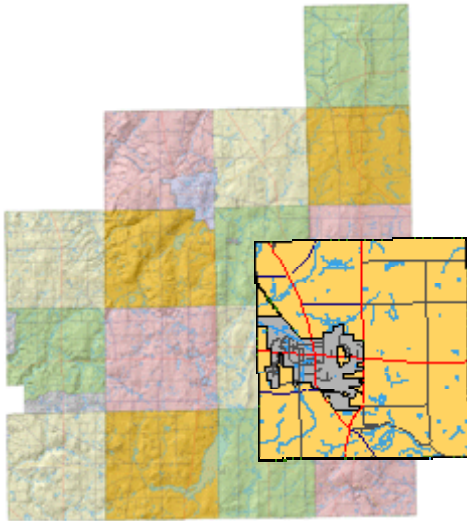
New Homes Built

	2002	2003	2004
Number of Homes Built	15	8	10
Average Sq. Footage of New Home	1,754	1,792	1,482
Average Value of New Home	\$135,227	\$144,650	\$157,330
Average Value of Existing Homes	\$107,696	\$124,776	\$127,443
Average Taxes Paid per Year	\$1,620	\$1,807	\$1,871
Total Dollar Amount Added for New Construction	\$2,028,400	\$1,157,200	\$1,573,300

Existing Home Sales

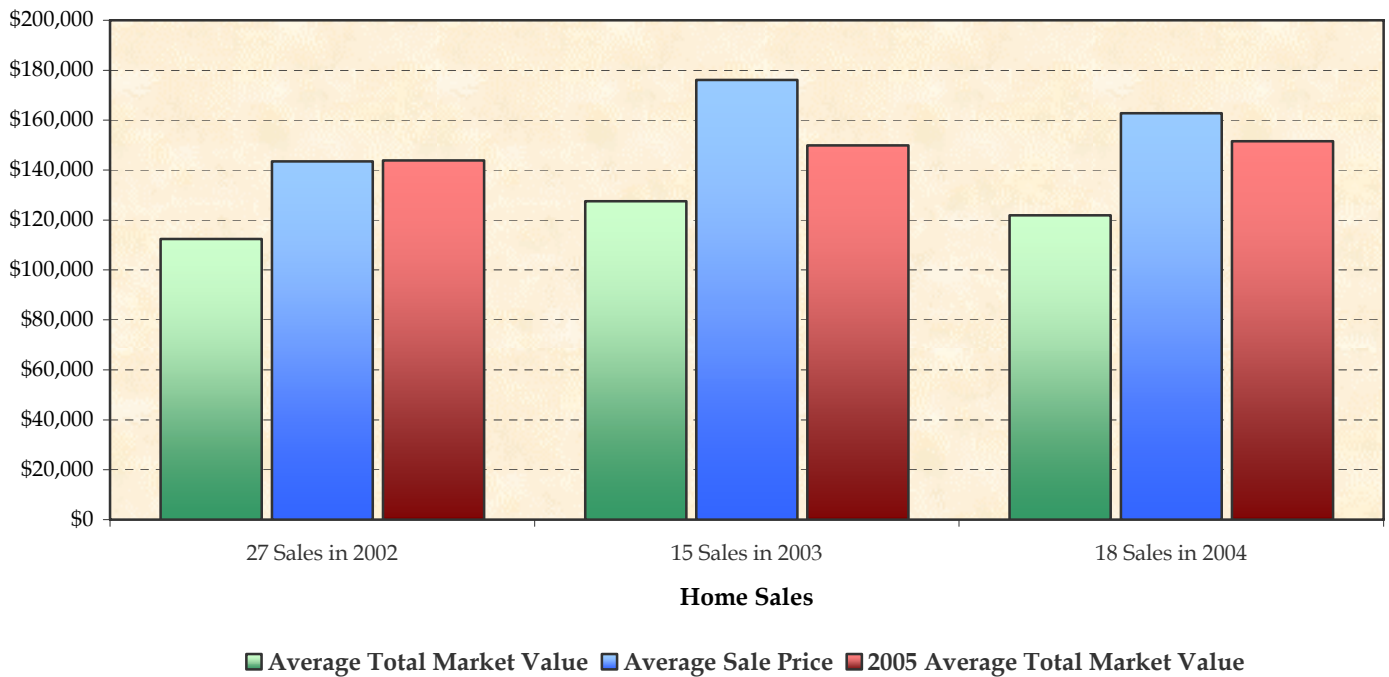
	2002	2003	2004
Number of Homes Sold	27	15	18
Average Home Sale Price	\$143,456	\$176,133	\$162,772
Average Sq. Foot per Home	1595	1713	1734
Average Sale Price per Sq. Foot	\$90	\$103	\$94
Average Total Market Value of Home	\$112,441	\$127,553	\$121,889
2005 Average Total Market Value	\$143,848	\$149,840	\$151,583

Middlefield Township



Homes Sold 2002-2004

Middlefield Township Home Sales 2002 - 2004



Middlefield Village

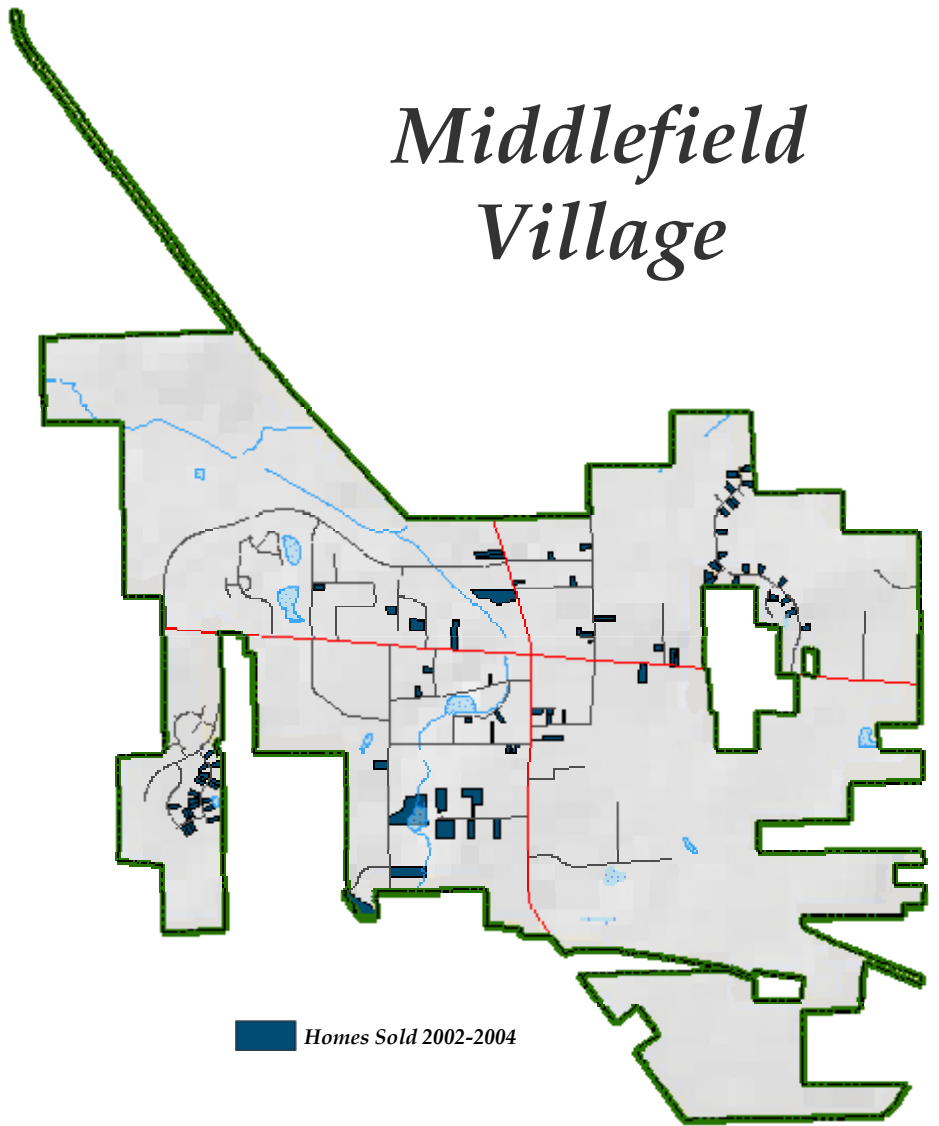
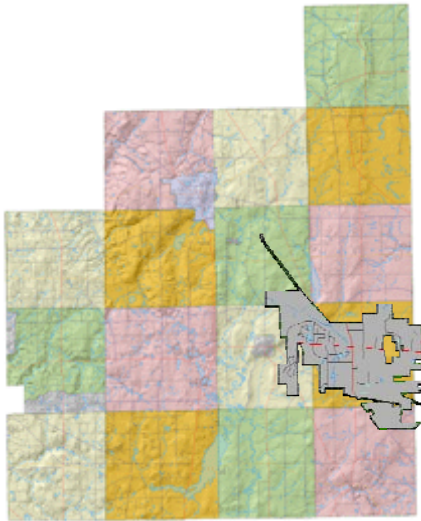
New Homes Built

	2002	2003	2004
Number of Homes Built	19	33	24
Average Sq. Footage of New Home	1,570	1,459	1,667
Average Value of New Home	\$137,347	\$147,273	\$163,933
Average Value of Existing Homes	\$108,666	\$120,493	\$122,358
Average Taxes Paid per Year	\$1,595	\$1,733	\$1,838
Total Dollar Amount Added for New Construction	\$2,609,600	\$4,860,000	\$3,934,400

Existing Home Sales

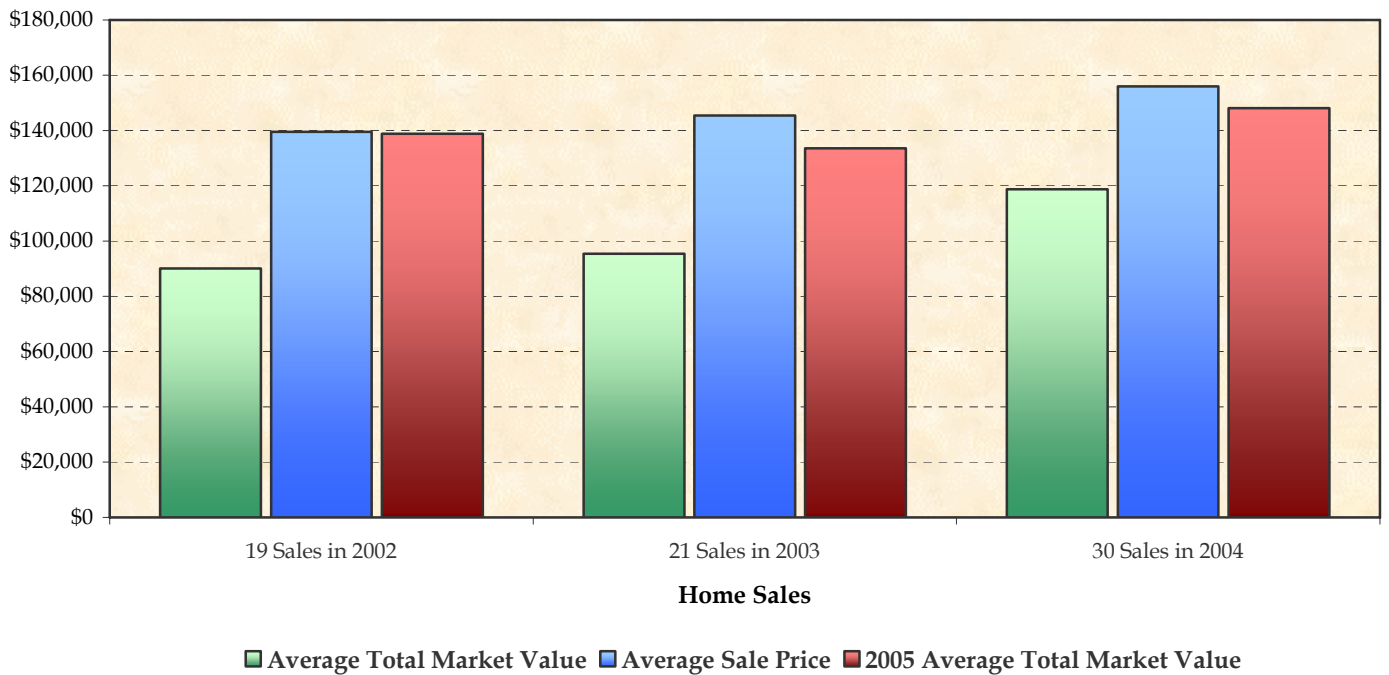
	2002	2003	2004
Number of Homes Sold	19	21	30
Average Home Sale Price	\$139,521	\$145,381	\$155,910
Average Sq. Foot per Home	1506	1385	1630
Average Sale Price per Sq. Foot	\$93	\$105	\$96
Average Total Market Value of Home	\$90,053	\$95,352	\$118,707
2005 Average Total Market Value	\$138,868	\$133,538	\$148,053

Middlefield Village



 Homes Sold 2002-2004

Middlefield Village Home Sales 2002 - 2004



Montville Township

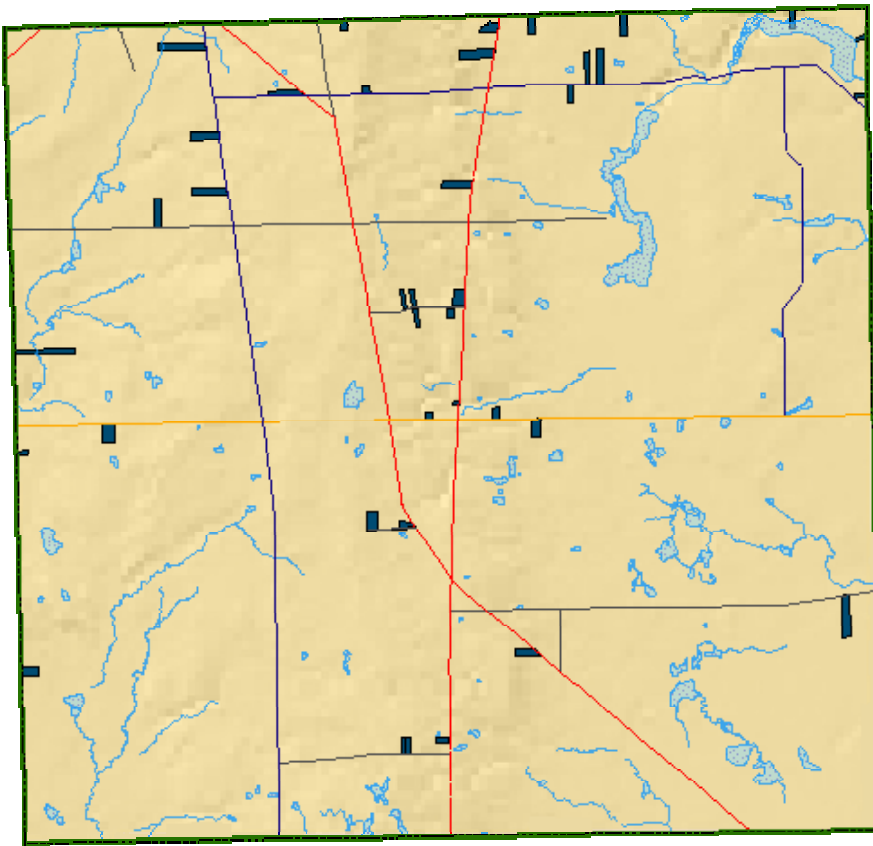
New Homes Built

	2002	2003	2004
Number of Homes Built	6	17	8
Average Sq. Footage of New Home	1,823	2,212	1,925
Average Value of New Home	\$148,950	\$212,024	\$204,563
Average Value of Existing Homes	\$104,418	\$121,954	\$124,119
Average Taxes Paid per Year	\$1,763	\$1,610	\$1,640
Total Dollar Amount Added for New Construction	\$893,700	\$3,604,400	\$1,636,500

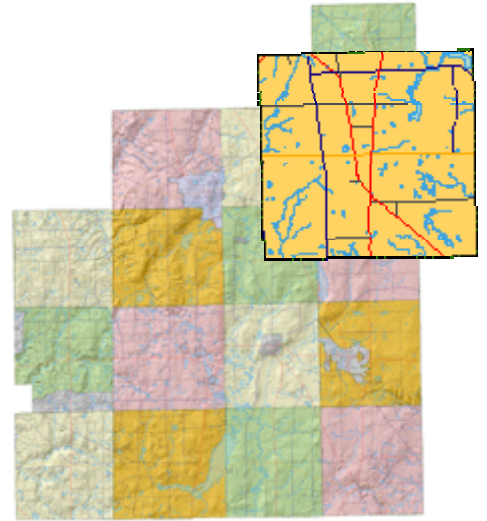
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	13	14	12
Average Home Sale Price	\$178,923	\$153,343	\$172,792
Average Sq. Foot per Home	1982	1570	1771
Average Sale Price per Sq. Foot	\$90	\$98	\$98
Average Total Market Value of Home	\$120,192	\$117,436	\$122,892
2005 Average Total Market Value	\$164,746	\$141,864	\$155,400

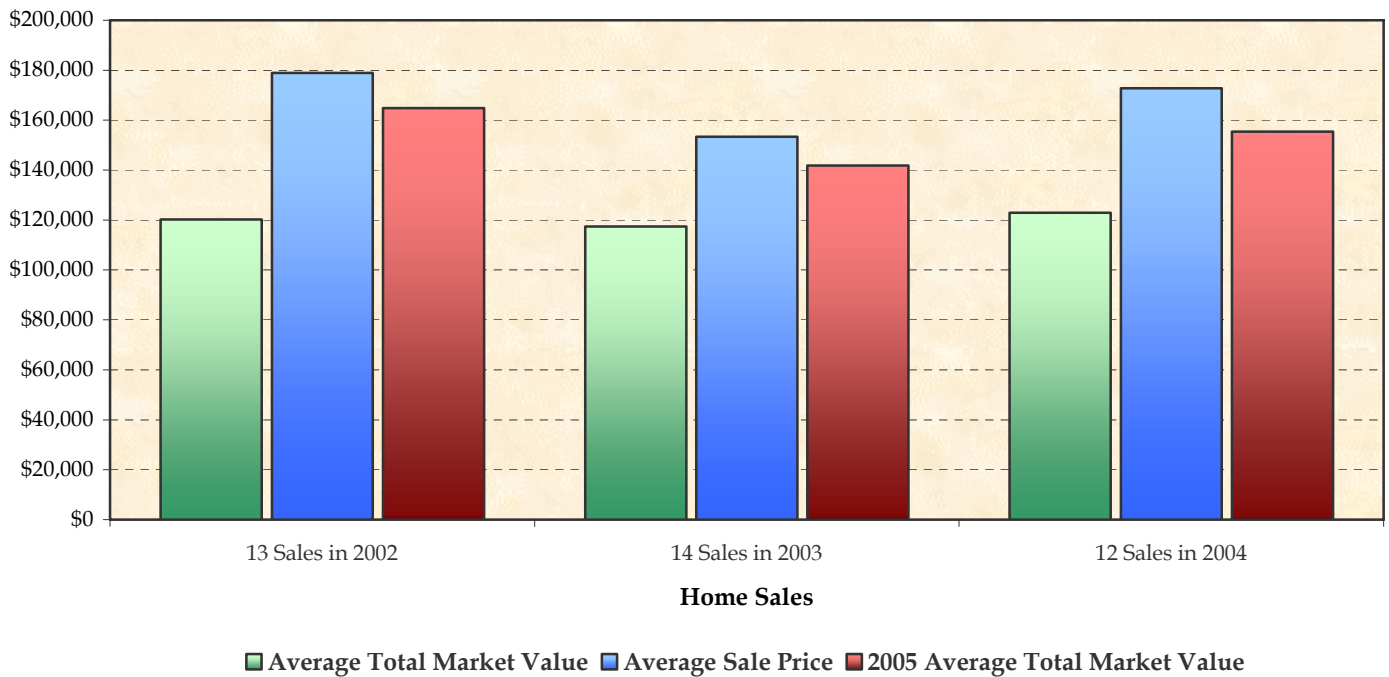
Montville Township



 Homes Sold 2002-2004



Montville Township Home Sales 2002 - 2004



Munson Township

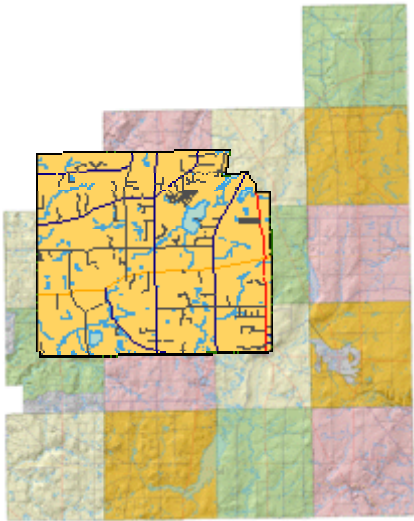
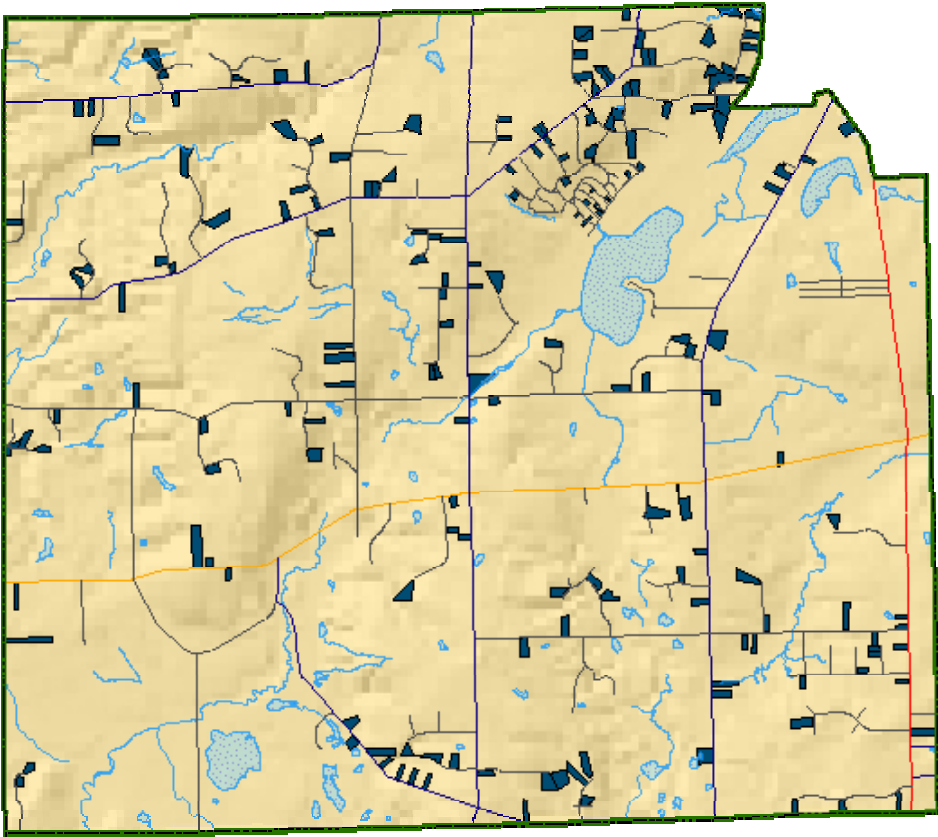
New Homes Built

	2002	2003	2004
Number of Homes Built	16	39	39
Average Sq. Footage of New Home	3,625	3,219	3,155
Average Value of New Home	\$387,913	\$383,292	\$400,841
Average Value of Existing Homes	\$192,121	\$207,951	\$212,022
Average Taxes Paid per Year	\$3,084	\$3,172	\$3,282
Total Dollar Amount Added for New Construction	\$6,206,600	\$14,948,400	\$15,632,800

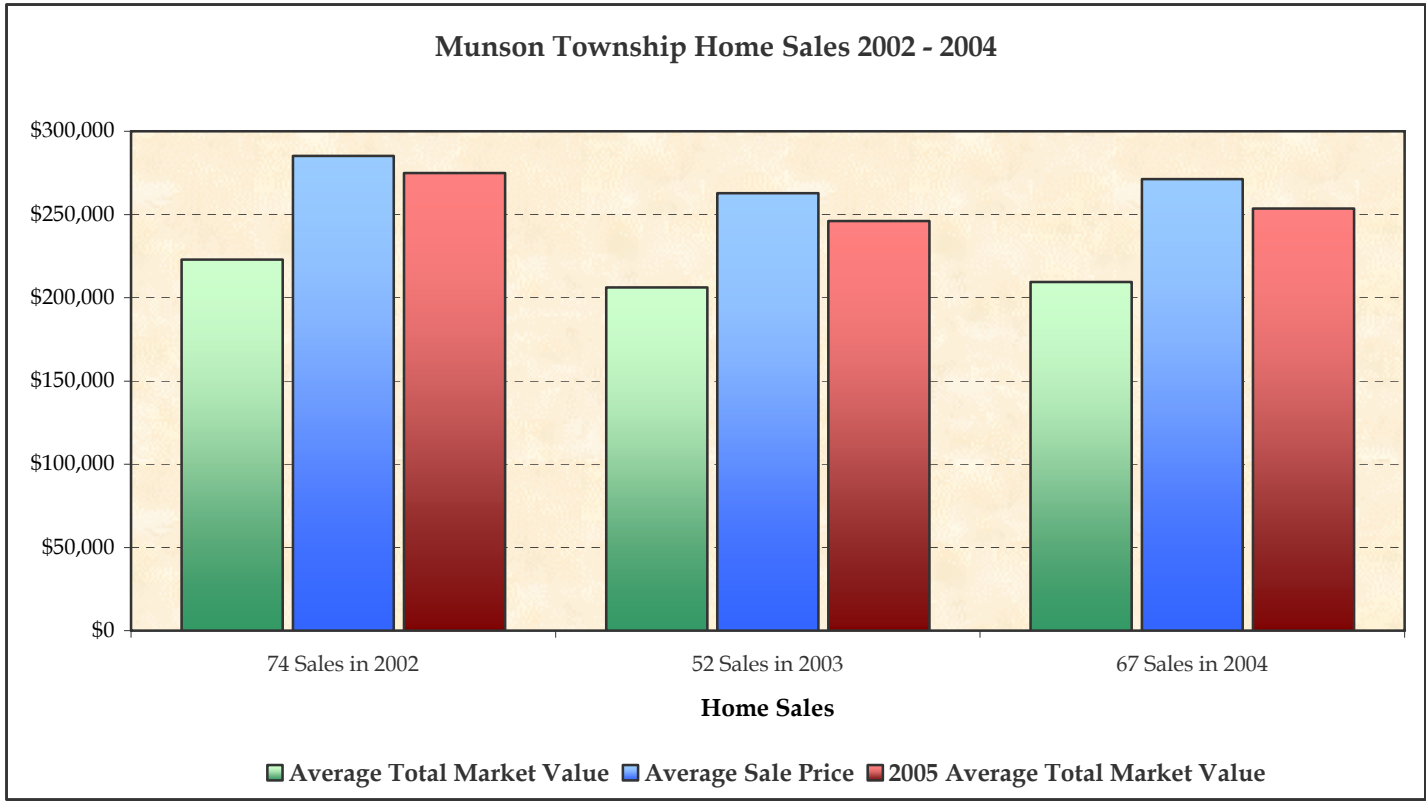
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	74	52	67
Average Home Sale Price	\$285,122	\$262,904	\$271,204
Average Sq. Foot per Home	2458	2279	2289
Average Sale Price per Sq. Foot	\$116	\$115	\$118
Average Total Market Value of Home	\$222,886	\$206,204	\$209,425
2005 Average Total Market Value	\$275,004	\$246,092	\$253,481

Munson Township



 Homes Sold 2002-2004



Newbury Township

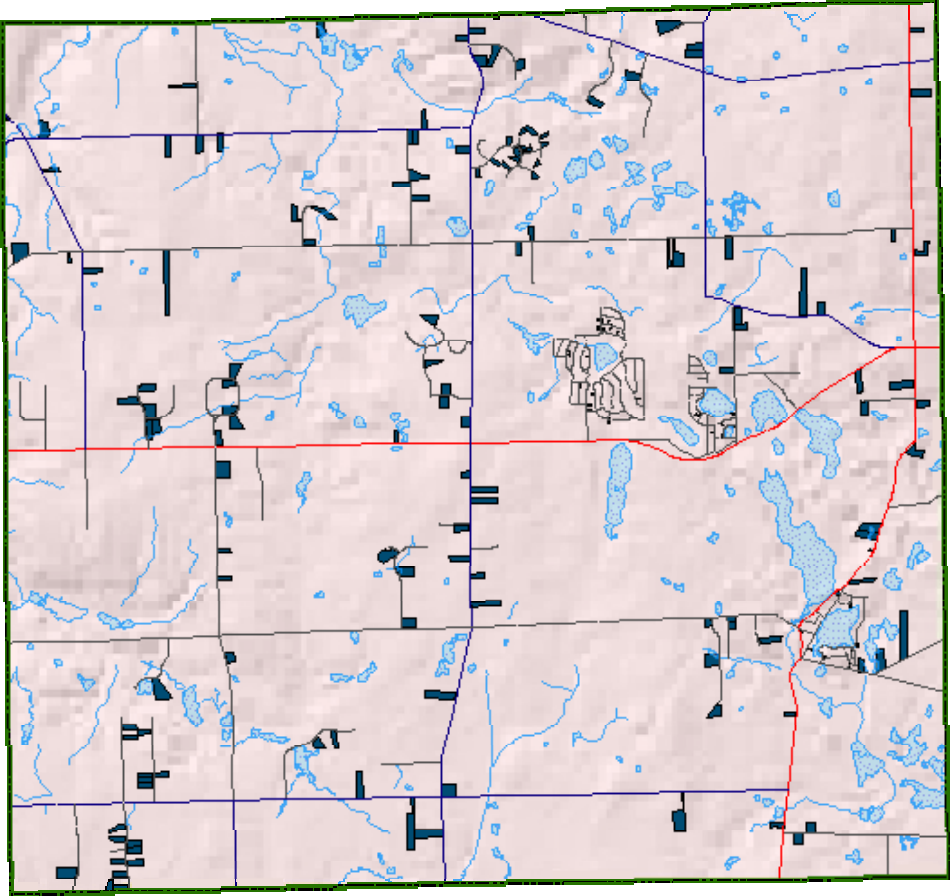
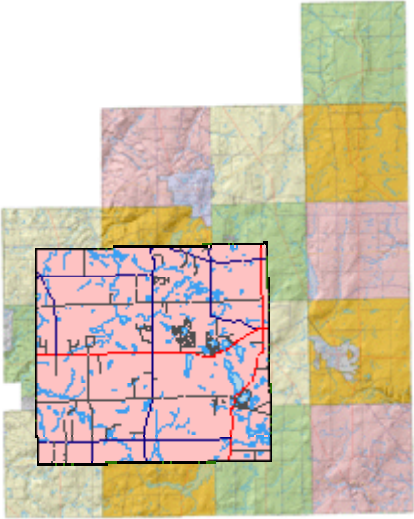
New Homes Built

	2002	2003	2004
Number of Homes Built	21	15	19
Average Sq. Footage of New Home	2,709	2,360	2,469
Average Value of New Home	\$294,776	\$238,967	\$255,968
Average Value of Existing Homes	\$137,555	\$151,395	\$152,829
Average Taxes Paid per Year	\$1,890	\$2,093	\$2,135
Total Dollar Amount Added for New Construction	\$6,190,300	\$3,584,500	\$4,863,400

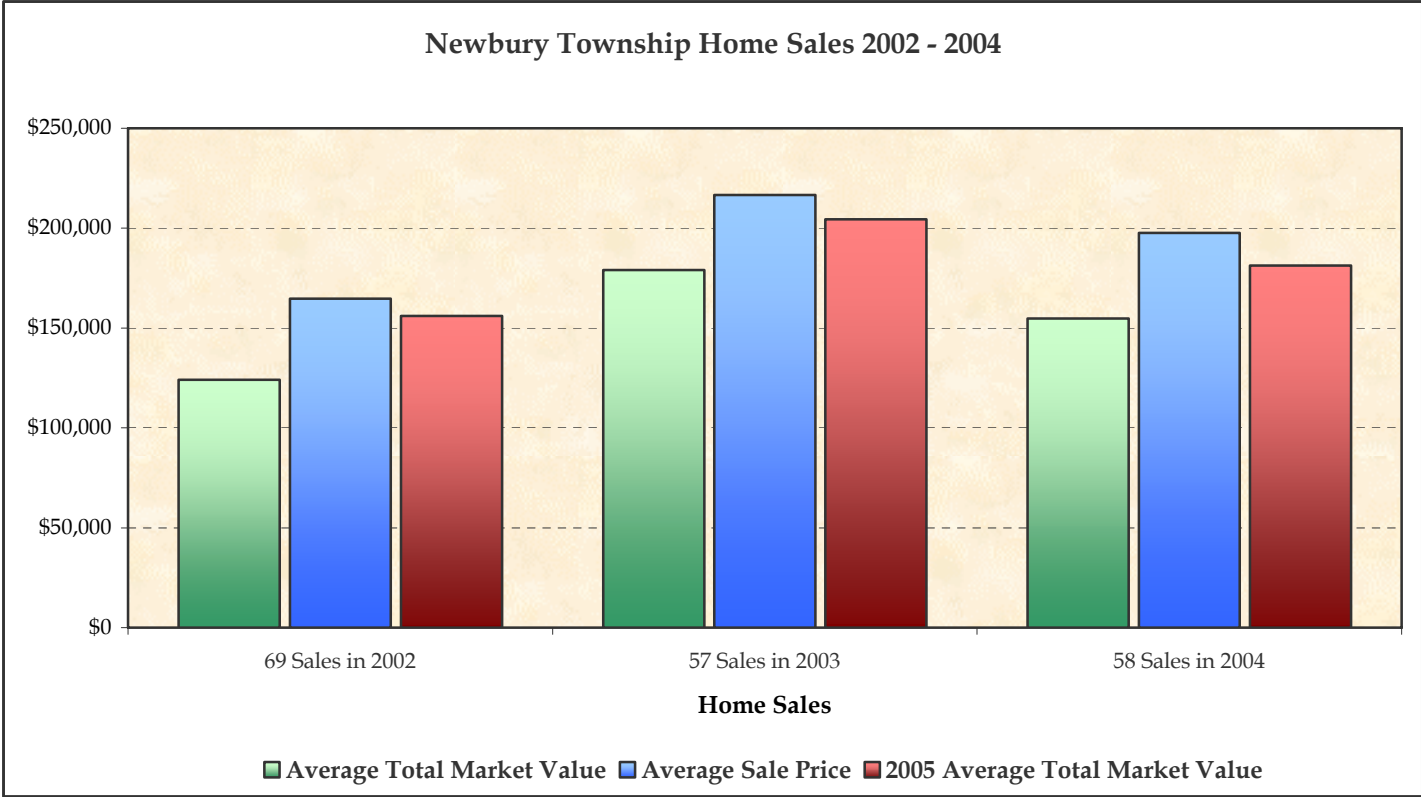
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	69	57	58
Average Home Sale Price	\$164,790	\$216,651	\$197,671
Average Sq. Foot per Home	1649	1913	1800
Average Sale Price per Sq. Foot	\$100	\$113	\$110
Average Total Market Value of Home	\$124,138	\$178,961	\$154,845
2005 Average Total Market Value	\$156,100	\$204,386	\$181,247

Newbury Township



Homes Sold 2002-2004



Parkman Township

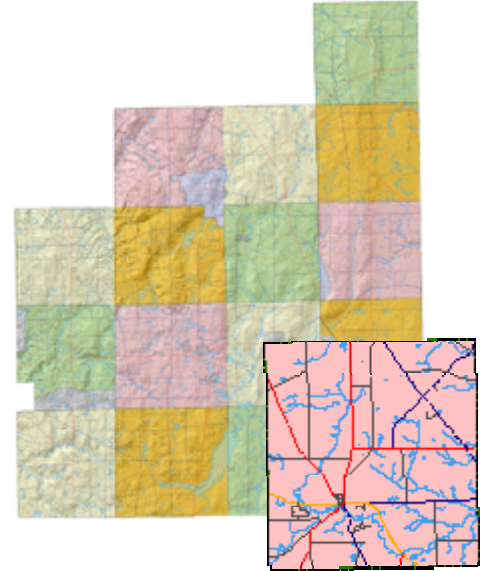
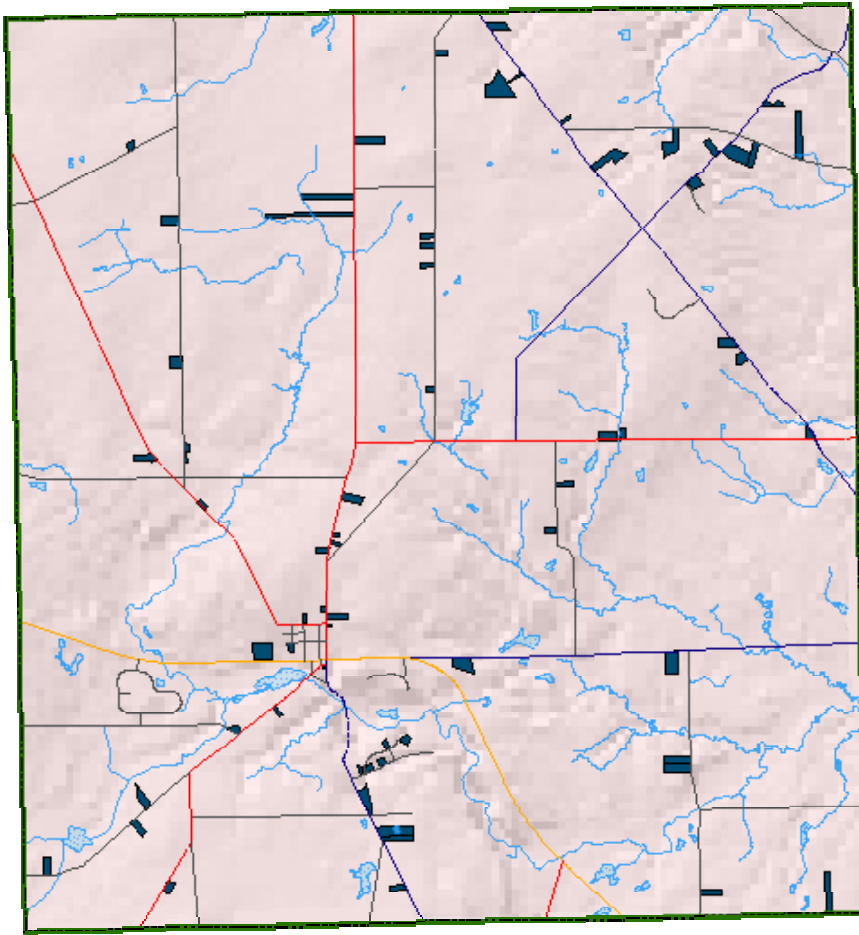
New Homes Built

	2002	2003	2004
Number of Homes Built	21	20	16
Average Sq. Footage of New Home	1,722	1,838	2,293
Average Value of New Home	\$143,557	\$185,310	\$205,269
Average Value of Existing Homes	\$108,680	\$123,316	\$126,133
Average Taxes Paid per Year	\$1,602	\$1,766	\$1,806
Total Dollar Amount Added for New Construction	\$3,014,700	\$3,706,200	\$3,284,300

Existing Home Sales

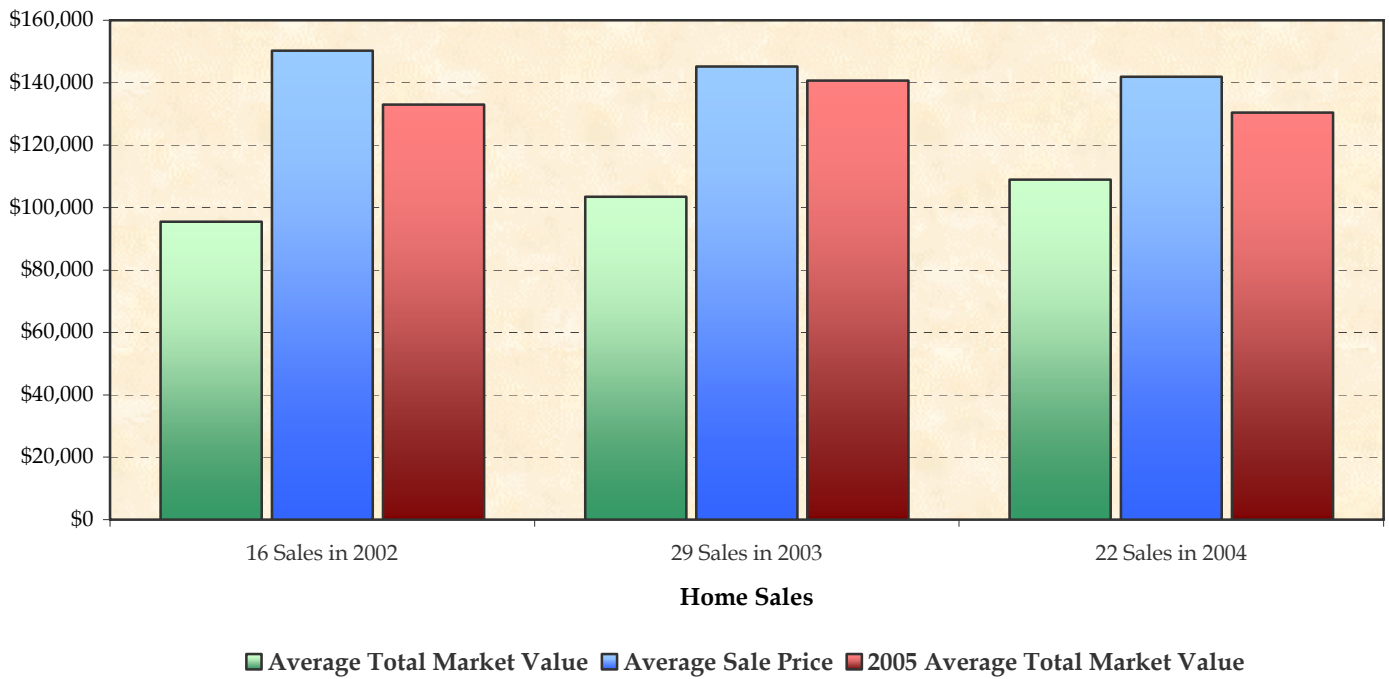
	2002	2003	2004
Number of Homes Sold	16	29	22
Average Home Sale Price	\$150,288	\$145,207	\$141,900
Average Sq. Foot per Home	1622	1565	1713
Average Sale Price per Sq. Foot	\$93	\$93	\$83
Average Total Market Value of Home	\$95,506	\$103,524	\$108,945
2005 Average Total Market Value	\$133,013	\$140,731	\$130,418

Parkman Township



 Homes Sold 2002-2004

Parkman Township Home Sales 2002 - 2004



Russell Township

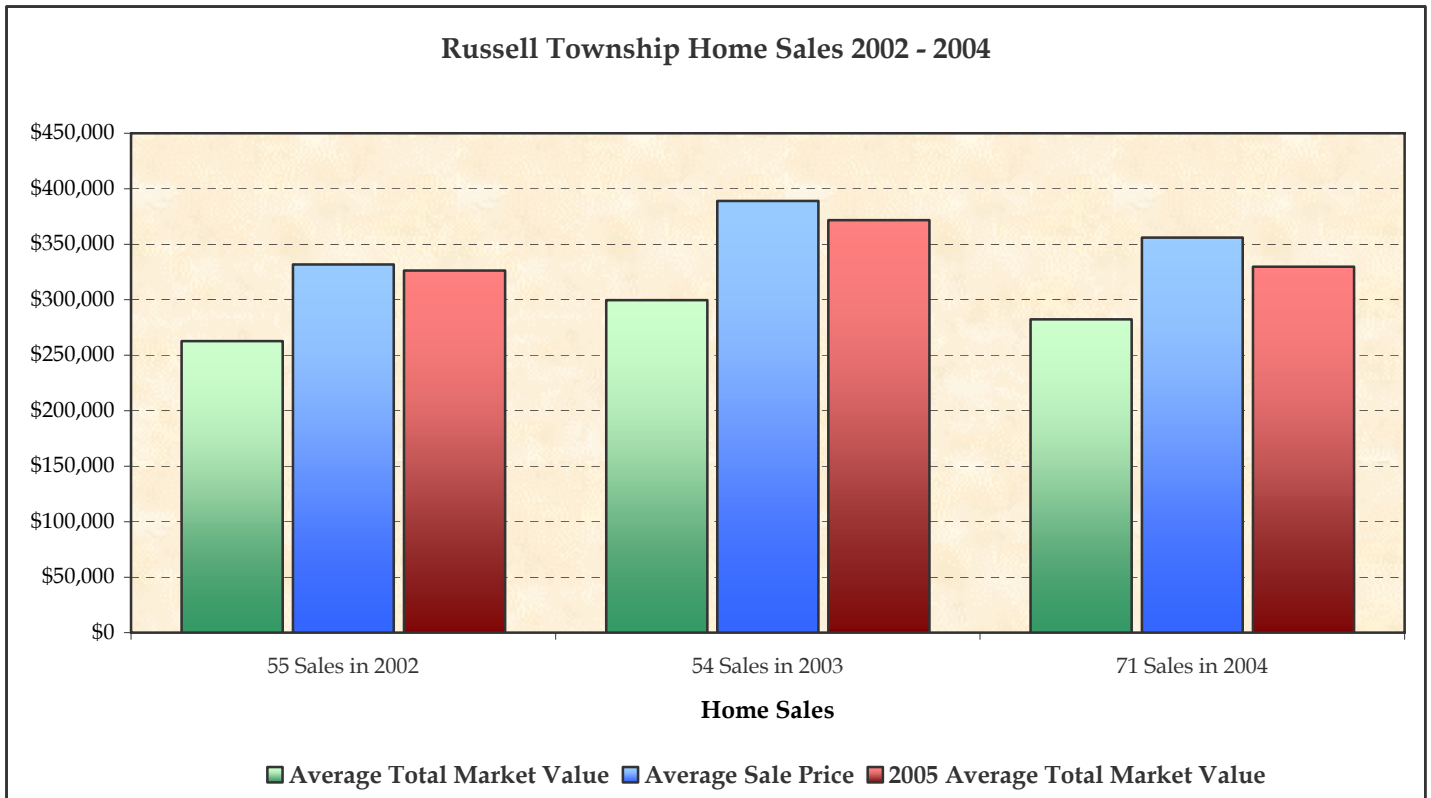
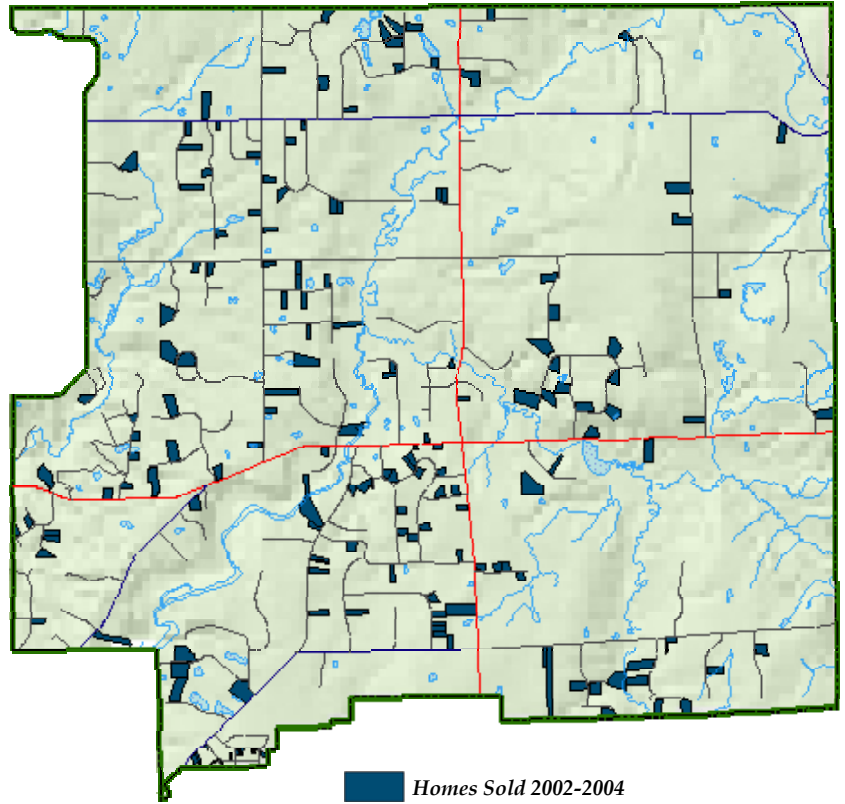
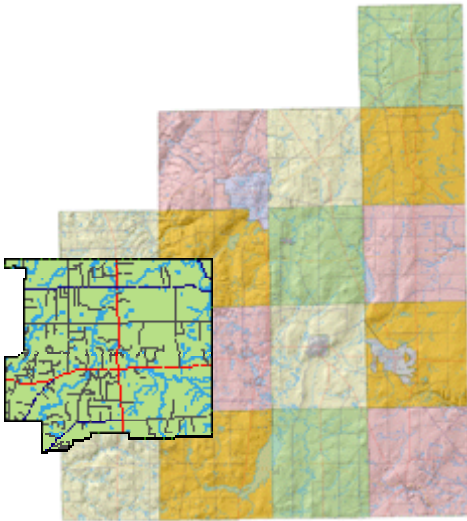
New Homes Built

	2002	2003	2004
Number of Homes Built	12	16	13
Average Sq. Footage of New Home	4,912	4,158	3,486
Average Value of New Home	\$592,050	\$638,131	\$573,677
Average Value of Existing Homes	\$261,212	\$283,246	\$286,931
Average Taxes Paid per Year	\$4,282	\$4,489	\$4,899
Total Dollar Amount Added for New Construction	\$7,104,600	\$10,210,100	\$7,457,800

Existing Home Sales

	2002	2003	2004
Number of Homes Sold	55	54	71
Average Home Sale Price	\$331,780	\$389,059	\$356,211
Average Sq. Foot per Home	2714	2608	2626
Average Sale Price per Sq. Foot	\$122	\$149	\$136
Average Total Market Value of Home	\$262,675	\$299,741	\$282,393
2005 Average Total Market Value	\$326,238	\$371,669	\$329,855

Russell Township



Hunting Valley Village

New Homes Built

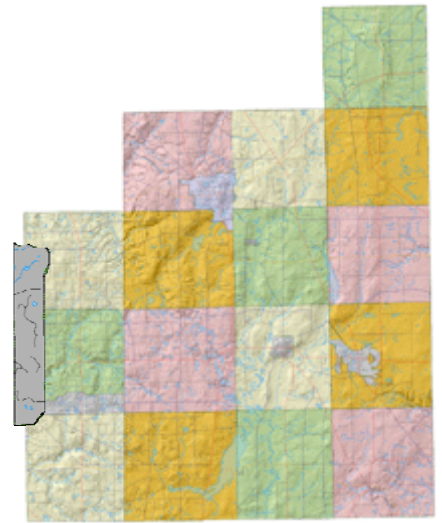
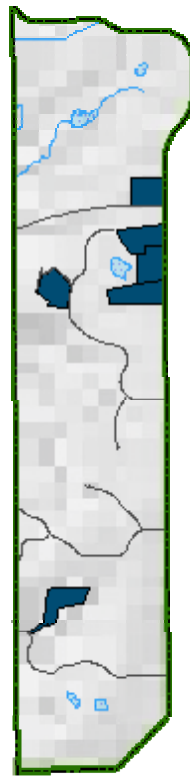
	2002	2003	2004
Number of Homes Built	-	-	-
Average Sq. Footage of New Home	-	-	-
Average Value of New Home	-	-	-
Average Value of Existing Homes	\$632,825	\$661,995	\$663,771
Average Taxes Paid per Year	\$8,877	\$9,052	\$9,879
Total Dollar Amount Added for New Construction	-	-	-

Existing Home Sales

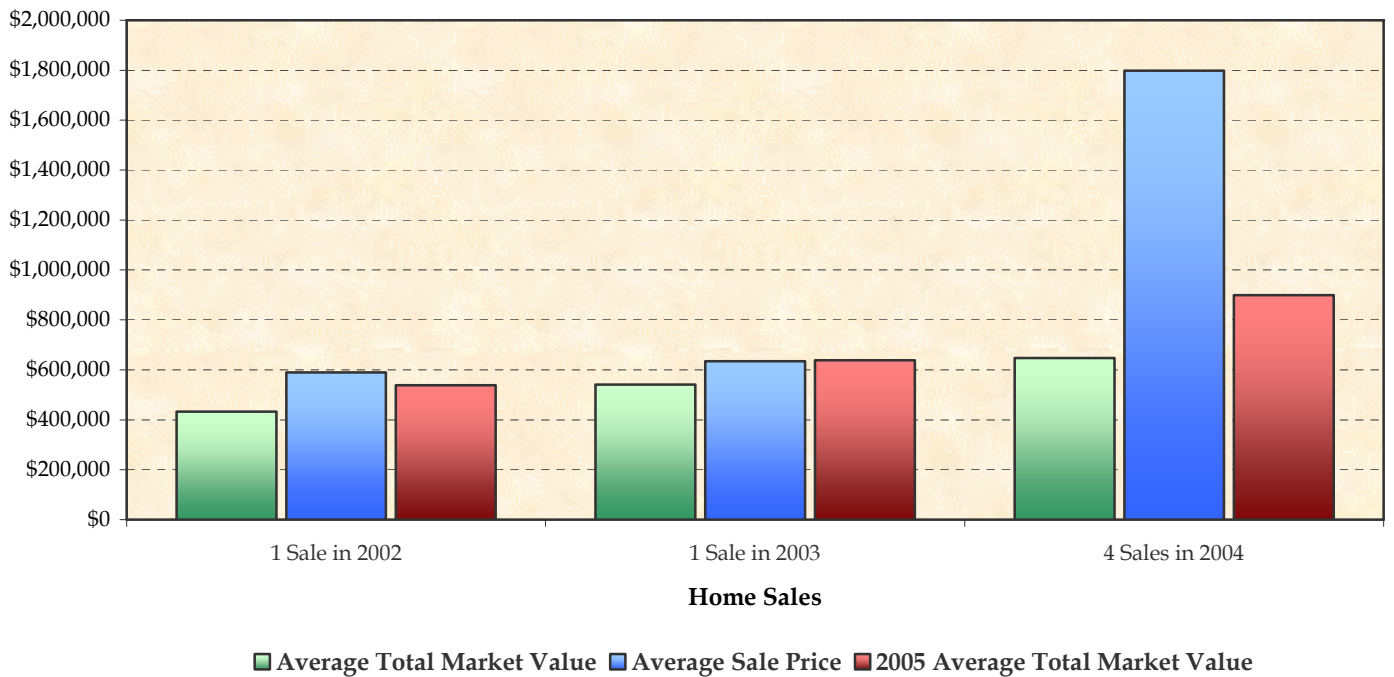
	2002	2003	2004
Number of Homes Sold	1	1	4
Average Home Sale Price	\$590,000	\$634,500	\$1,798,125
Average Sq. Foot per Home	3081	3495	4763
Average Sale Price per Sq. Foot	\$191	\$182	\$377
Average Total Market Value of Home	\$432,800	\$540,900	\$646,900
2005 Average Total Market Value	\$538,000	\$638,600	\$899,800

Hunting Valley Village

 Homes Sold 2002-2004



Hunting Valley Village Home Sales 2002 - 2004



South Russell Village

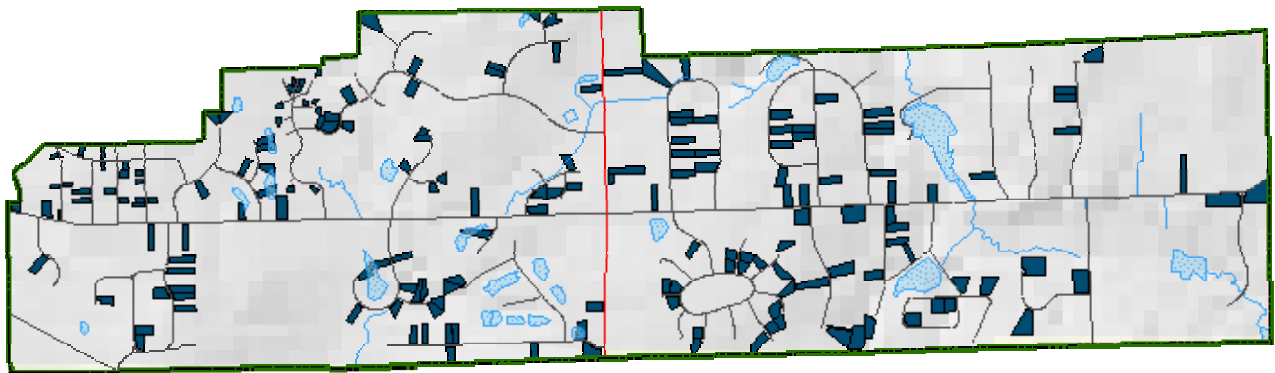
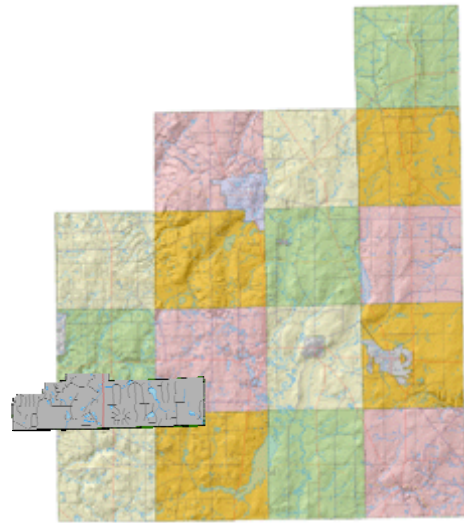
New Homes Built

	2002	2003	2004
Number of Homes Built	2	6	5
Average Sq. Footage of New Home	2,661	3,268	2,872
Average Value of New Home	\$233,050	\$495,200	\$479,180
Average Value of Existing Homes	\$229,648	\$254,273	\$256,935
Average Taxes Paid per Year	\$4,032	\$4,324	\$4,806
Total Dollar Amount Added for New Construction	\$466,100	\$2,971,200	\$2,395,900

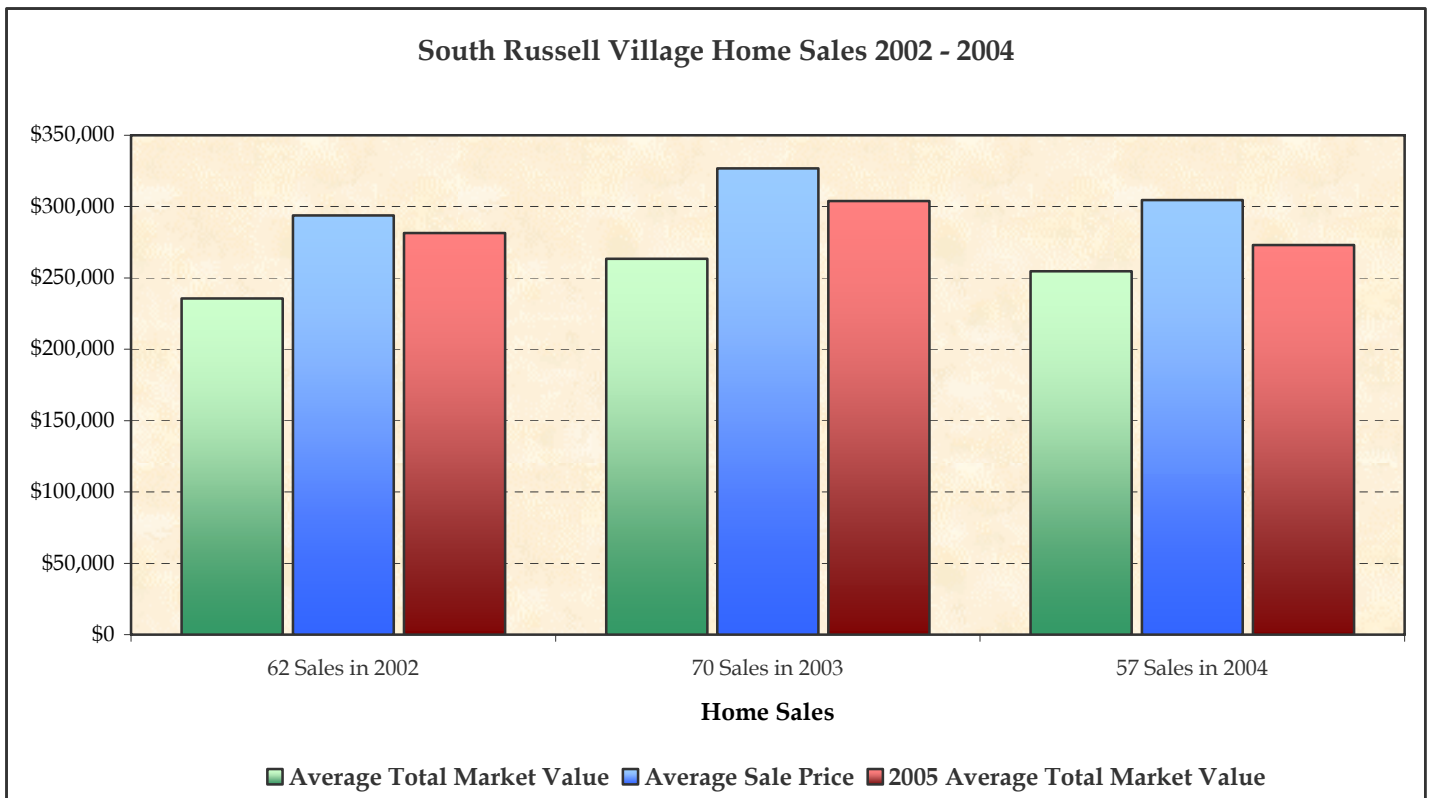
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	62	70	57
Average Home Sale Price	\$293,732	\$326,850	\$304,525
Average Sq. Foot per Home	2427	2464	2342
Average Sale Price per Sq. Foot	\$121	\$133	\$130
Average Total Market Value of Home	\$235,510	\$263,504	\$254,593
2005 Average Total Market Value	\$281,397	\$303,969	\$273,149

South Russell Village



■ Homes Sold 2002-2004



Thompson Township

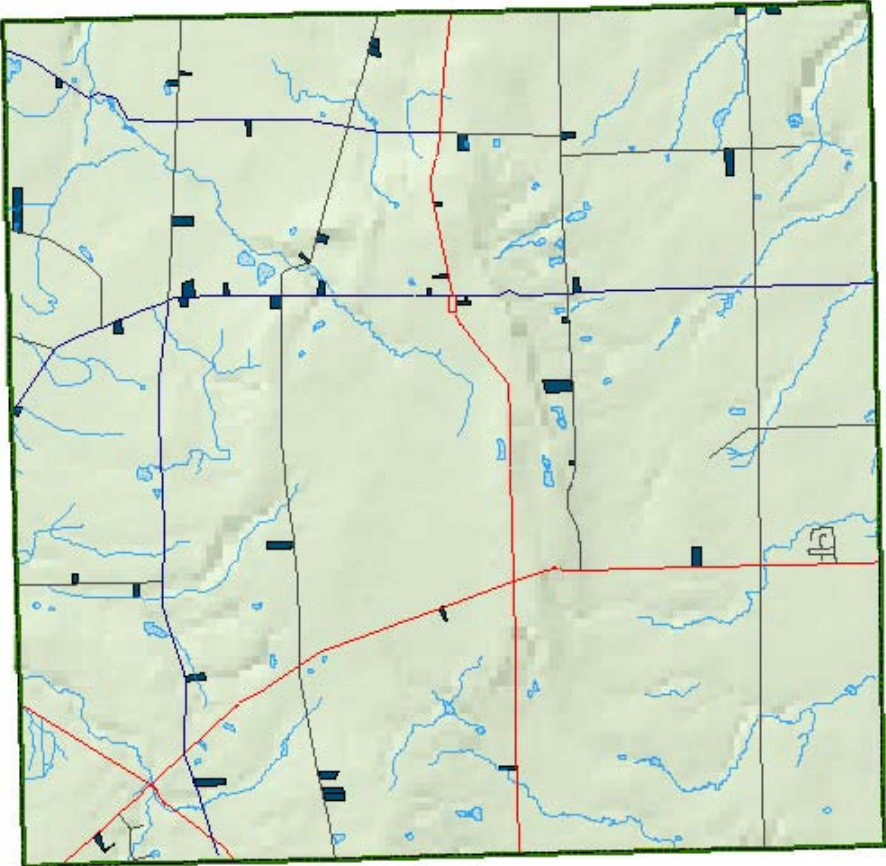
New Homes Built

	2002	2003	2004
Number of Homes Built	5	18	5
Average Sq. Footage of New Home	2,049	1,762	1,751
Average Value of New Home	\$158,840	\$198,511	\$174,840
Average Value of Existing Homes	\$93,544	\$109,492	\$111,869
Average Taxes Paid per Year	\$1,563	\$1,480	\$1,512
Total Dollar Amount Added for New Construction	\$794,200	\$3,573,200	\$874,200

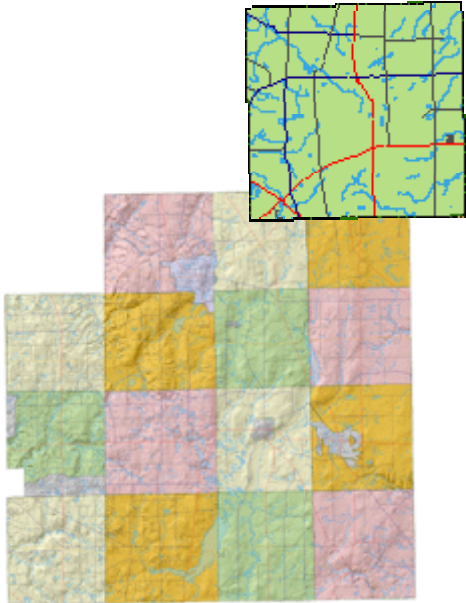
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	13	19	10
Average Home Sale Price	\$160,154	\$132,368	\$141,820
Average Sq. Foot per Home	1691	1453	1509
Average Sale Price per Sq. Foot	\$95	\$91	\$94
Average Total Market Value of Home	\$95,708	\$99,937	\$99,780
2005 Average Total Market Value	\$143,785	\$116,489	\$127,260

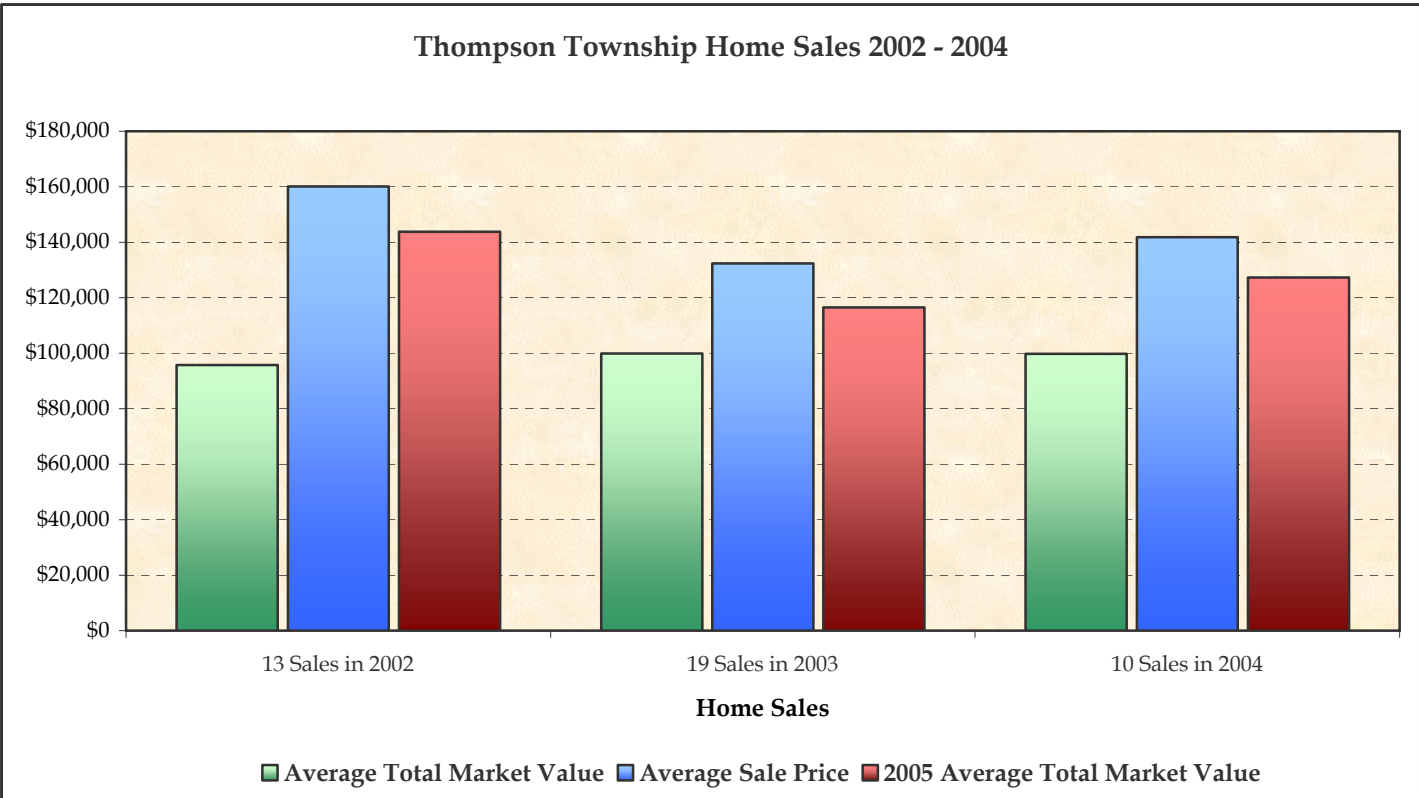
Thompson Township



 Homes Sold 2002-2004



Thompson Township Home Sales 2002 - 2004



Troy Township

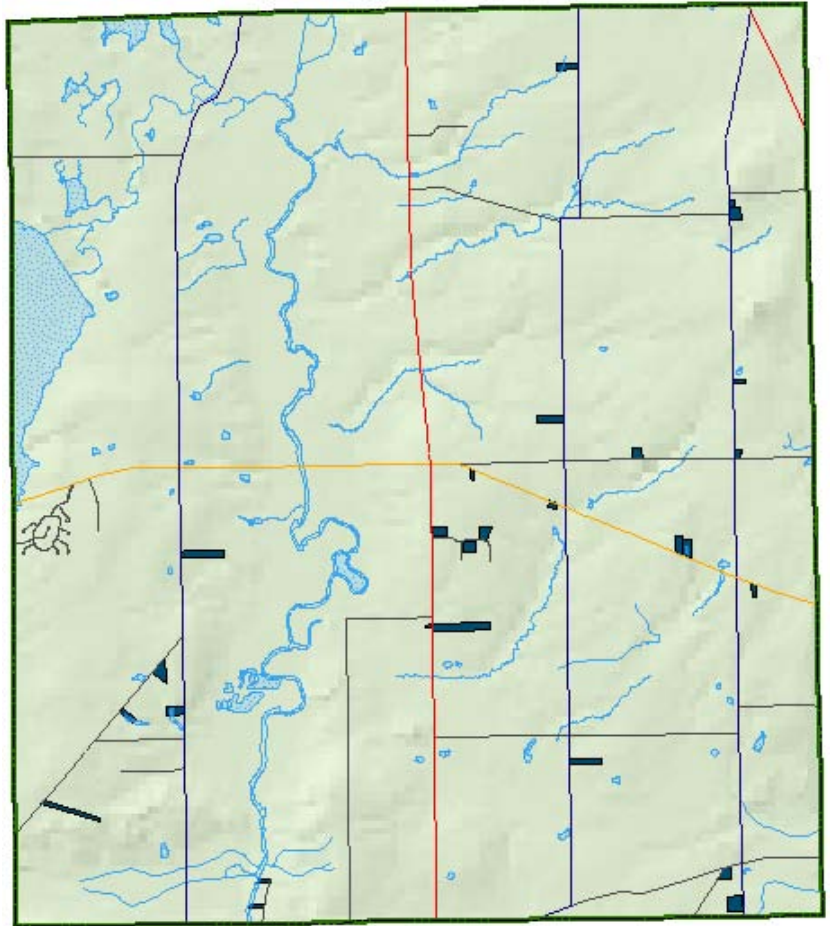
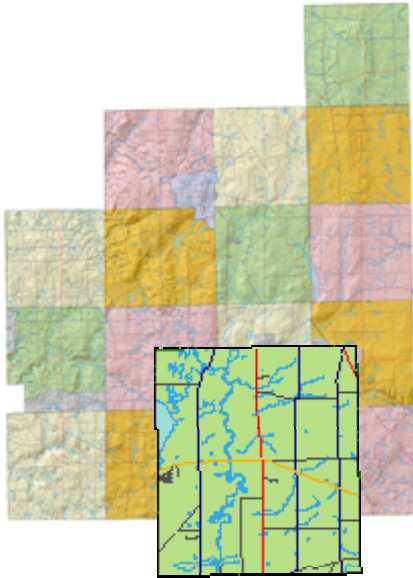
New Homes Built

	2002	2003	2004
Number of Homes Built	11	8	12
Average Sq. Footage of New Home	2,156	2,554	2,179
Average Value of New Home	\$186,236	\$303,825	\$225,042
Average Value of Existing Homes	\$113,383	\$129,451	\$132,738
Average Taxes Paid per Year	\$1,585	\$1,742	\$1,802
Total Dollar Amount Added for New Construction	\$2,048,600	\$2,430,600	\$2,700,500

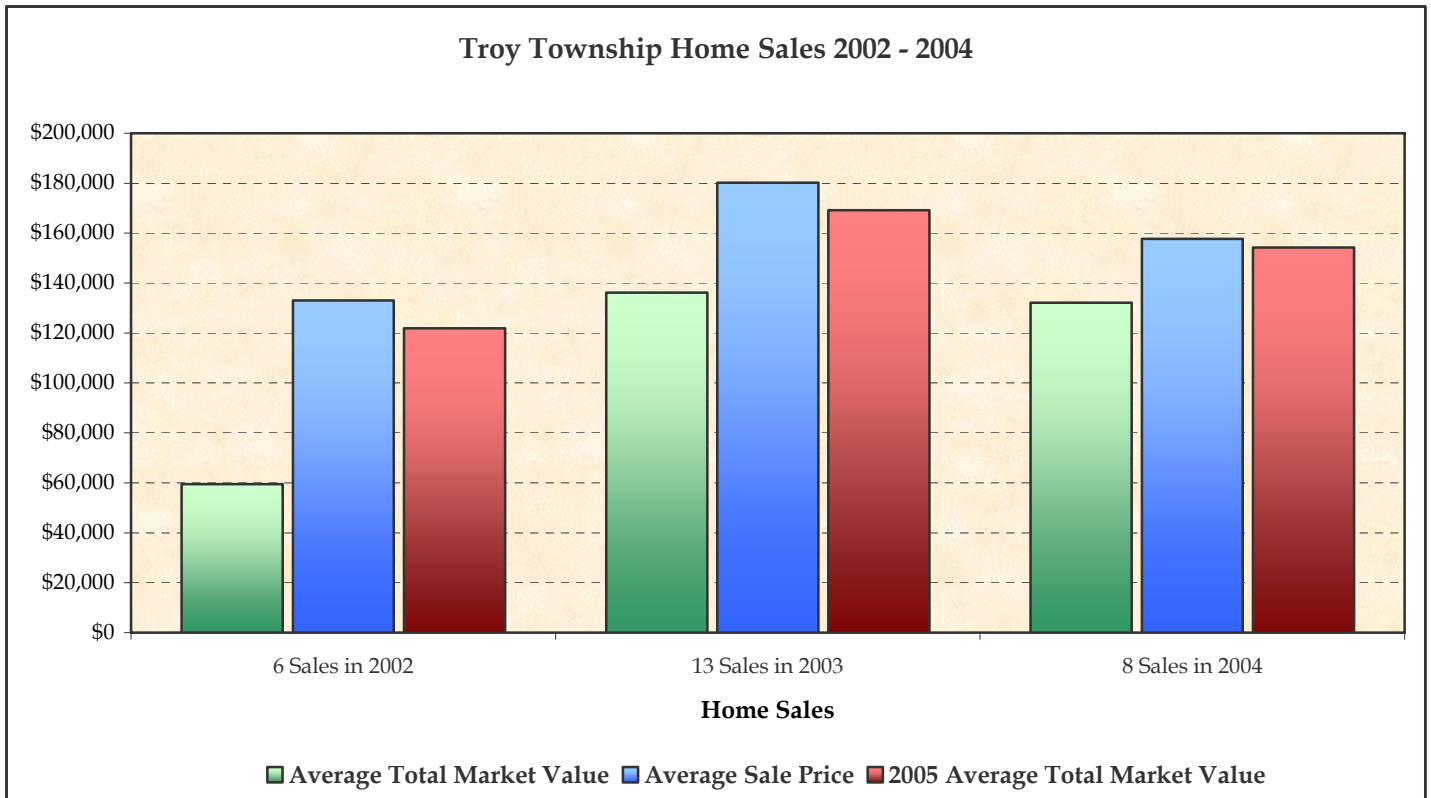
Existing Home Sales

	2002	2003	2004
Number of Homes Sold	6	13	8
Average Home Sale Price	\$133,133	\$180,223	\$157,738
Average Sq. Foot per Home	1527	1891	1693
Average Sale Price per Sq. Foot	\$87	\$95	\$93
Average Total Market Value of Home	\$59,433	\$136,115	\$132,150
2005 Average Total Market Value	\$121,950	\$169,200	\$154,275

Troy Township



Homes Sold 2002-2004



Impact Analysis by Township/Village for 2005 Revaluation - Summary

<i>Township</i>		RESIDENTIAL	AGRICULTURE	RES/AG TOTAL	COMMERCIAL	INDUSTRIAL	COMM/IND TOTAL
Auburn Twp.	PERCENT CHANGE	10.55%	7.72%	10.18%	16.50%	41.07%	30.17%
Bainbridge Twp.	PERCENT CHANGE	13.50%	-6.28%	12.17%	15.77%	15.06%	16.58%
Burton Twp.	PERCENT CHANGE	14.62%	8.35%	12.64%	5.42%	10.37%	8.00%
Chardon Twp.	PERCENT CHANGE	13.49%	5.97%	9.06%	14.25%	0.00%	14.25%
Chester Twp.	PERCENT CHANGE	11.39%	2.00%	10.83%	21.92%	27.35%	22.36%
Clairdon Twp.	PERCENT CHANGE	14.75%	12.20%	13.79%	31.68%	88.23%	88.23%
Hambden Twp.	PERCENT CHANGE	20.48%	5.59%	17.30%	22.84%	13.24%	21.08%
Huntsburg Twp.	PERCENT CHANGE	18.25%	15.99%	17.35%	17.52%	0.00%	17.52%
Middlefield Twp.	PERCENT CHANGE	16.44%	14.37%	15.71%	28.40%	48.92%	40.71%
Montville Twp.	PERCENT CHANGE	18.28%	15.89%	17.32%	26.43%	18.81%	25.08%
Munson Twp.	PERCENT CHANGE	11.45%	16.06%	11.90%	9.42%	17.37%	10.53%
Newbury Twp.	PERCENT CHANGE	11.64%	7.53%	10.68%	9.30%	21.00%	14.15%
Parkman Twp.	PERCENT CHANGE	15.54%	10.66%	13.76%	9.96%	0.59%	5.62%
Russell Twp.	PERCENT CHANGE	11.58%	10.65%	11.33%	7.62%	0.00%	7.62%
Thompson Twp.	PERCENT CHANGE	15.49%	14.61%	15.10%	27.83%	21.22%	24.55%
Troy Twp.	PERCENT CHANGE	16.00%	6.55%	11.92%	31.88%	12.99%	20.83%
<i>Villages</i>							
Aquila Village	PERCENT CHANGE	22.85%	0.00%	22.85%	0.00%	0.00%	0.00%
Burton Village	PERCENT CHANGE	11.75%	34.94%	11.98%	8.29%	0.00%	8.29%
City of Chardon	PERCENT CHANGE	13.29%	2.75%	13.12%	15.78%	11.72%	14.90%
Hunting Valley Vil..	PERCENT CHANGE	14.22%	11.66%	13.90%	0.00%	0.00%	0.00%
Middlefield Village	PERCENT CHANGE	12.79%	13.69%	12.82%	25.93%	23.65%	24.84%
South Russell Vil.	PERCENT CHANGE	8.84%	8.80%	8.84%	10.76%	17.59%	11.89%
<i>COUNTY</i>	PERCENT CHANGE	12.48%	8.88%	11.95%	17.05%	22.34%	18.40%



Tracy A. Jemison, AAS

Geauga County Auditor

(440) 285-2222 Ext. 4270

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Web – www.auditor.co.geauga.oh.us



The 2005 Real Estate Report was produced in-house at a cost of \$2.45 per unit by the Geauga County Auditor's Office in June 2005. This report can be obtained by visiting the Auditor's Office website at:

www.auditor.co.geauga.oh.us