

Hanover County's
2009 Ratio Study

Nbhd #	Description	8/1/07-7/30/08	8/1/07-7/30/08	8/1/07-7/30/08	4/1/08-9/30/08	4/1/08-9/30/08	4/1/08-9/30/08	Total Pcls
		Sales	Median	COD	Sales	Median	COD	
10100.00	Ashland - Lower	7	90.00	14.43	3	92.54	19.93	375
10200.00	Ashland - Middle	12	81.67	8.05	4	88.04	5.48	621
10201.00	Berkley Woods	13	96.35	4.25	8	94.24	2.91	47
10202.00	Blair Manor Condominiums	4	94.01	1.72	2	92.34	0.17	14
10300.00	Ashland - Higher	5	86.74	7.95	4	89.02	9.49	359
10400.00	Arlington Square TWH	3	93.87	3.24	2	98.04	9.1	54
10500.00	Cottage Green	0	0.00	0	0	0	0	35
10600.00	Slash Cottage	13	97.65	2.28	7	97.65	2.18	206
10700.00	North Macon Terrace	6	100.91	1.28	1	103.63	0	48
20000.00	Beaverdam Area	38	80.96	17.24	16	90.23	11.01	1783
20100.00	Beaverdam Area South	29	84.10	13.48	13	85.6	4.66	1393
30000.00	Montpelier Area	46	85.07	13.97	13	87.52	12.8	2494
40000.00	Turkey Creek Area	11	97.84	7.4	6	96.88	7.03	699
50000.00	Rockville Area	41	85.87	10.64	14	84.24	8.16	1465
60000.00	Rt 33, Rt 54, Rt 657/Fox Mill Run	30	96.03	13.55	11	93.47	12.92	2133
60200.00	Country Club Hills	9	102.89	5.55	7	99.98	5.11	208
60400.00	Clay Bank	3	94.90	8.49	2	90.39	4.99	32
60500.00	The Hollows	3	91.68	2.65	2	94.75	3.23	84
60600.00	Cedarlea Park	41	101.32	4.53	19	101.32	5.49	319
60700.00	Mountain Run	8	93.89	17.94	3	83.33	23.69	91
60800.00	LakeRidge Green	15	102.62	4.97	10	104.74	2.98	77
70000.00	South Anna River Area	41	95.60	14.47	19	107.43	15.24	1680
80000.00	Goddin Hills,Cheroy W,North WD.	22	99.22	6.57	14	100.21	8.36	1182
130100.00	East & South of Rt 301	15	80.12	16.63	6	87.83	12.93	576
130200.00	Shelton Pointe	0	0.00	0	0	0	0	49
130300.00	Pine slash, Prospect Hills, Matt.	3	83.32	16.5	2	94.24	11.59	98
130400.00	Hart. Oaks,Brekenrid., Greywood	5	99.85	3.53	3	99.37	5.3	181
130500.00	Strawhorn	1	80.28	0	1	91.98	0	61
130700.00	Pole Green Rd Area	2	67.18	7.16	1	86.62	0	347
130800.00	George Town Rd Subdivisions	6	80.62	17.18	4	84.41	22.18	317
131000.00	Raven Run, Fieldshire & Parcels	6	102.16	6.77	1	93.73	0	159
131100.00	Spicetree	15	88.78	3.7	6	85.03	3.37	91
131200.00	Pole Green Station	10	90.85	2.96	3	91.63	4.31	138
131300.00	Sherrington	5	97.73	4.02	4	100.41	5.72	198
131500.00	Lindsey Meadows	3	44.00	3.33	3	44	3.33	15
135100.00	Battlefield Green	19	97.76	4.67	11	97.86	2.65	592
140100.00	Kings Charter, Manorwood,Ivy B.	44	93.84	5.92	22	93.84	3.75	915
140200.00	Beechwood Fms.,Totopot.,RapWds	27	95.94	4.28	10	93.57	3.53	612
140300.00	Atlee Station Road Area	3	94.01	6.77	1	84.58	0	295
140400.00	Atlee Ridge,Castlewood	8	84.52	2.86	3	83.92	0.84	244
140500.00	Green Ridge, Hickory Ridge	2	96.19	2	1	94.26	0	114
140600.00	Cool Spring Forest	9	98.00	2.67	3	97.36	2.5	173
140700.00	Forest, Pearson, Knollwood	8	86.16	10.58	4	85.73	9.68	305
140800.00	Deer Valley	6	100.91	2.92	6	95.86	3.78	135
140900.00	Patric,Clay,Lincoln,HHSml Fms	15	81.79	9.73	7	84.08	8.21	517
141000.00	Madison Springs	4	95.01	14.25	1	81.69	0	88
141100.00	Atlee Station Village	5	93.77	6.71	1	84.46	0	62
141200.00	Craney Island,Reardens Ridge	14	98.91	5.62	5	105.56	4.77	352
141300.00	Thomas Loving Estate	11	92.95	10.88	4	99.94	8.66	475
141500.00	Laurel Grove, Blue star	1	89.59	0	0	0	0	172
141600.00	Foxhead	8	97.70	3.13	3	100.25	0.92	302
141700.00	Ashcreek	36	91.79	5.33	19	91.8	4.29	689
141800.00	Milestone/Somerset	17	90.38	5.15	8	91.53	4.73	435
141900.00	Honey Meadows	21	98.43	2.83	0	0	0	82
142000.00	Rutland	29	100.00	3.26	41	97.5	13.01	215
160100.00	Old Church Area	23	87.25	12.56	6	87.48	5.43	784
160300.00	Studley Area	25	85.84	15.71	9	81.03	11.54	1219
160400.00	Crump Creek	4	94.86	10.25	2	91.23	9.37	224
160900.00	Pamunkey,Frmgton	2	91.01	0.13	1	91.13	0	159
161400.00	Parsons Cause	2	98.26	1.04	2	98.26	1.04	26
161500.00	Scot's Landing	12	93.99	5.63	7	96	3.55	72
180100.00	Crown C,Royal G,Hunting W,Pohic	7	100.00	5.85	6	98.57	5.52	230
180200.00	295 Bell Creek Rd Area	4	97.66	5.54	1	92.97	0	306
180300.00	Windsor Rd Subdivisions	15	90.70	5.41	10	96.18	16.79	553
180350.00	Berry Pointe	6	88.19	3.42	3	90.54	2.65	116
180360.00	Timberlake Place/Haden Est.	8	97.04	5.94	3	96.33	3.45	42
180370.00	Elwin Place	19	94.62	4.3	7	99.1	4.25	86
180400.00	Hanover Heights Area	7	96.76	4.92	2	92.74	2.76	433
180500.00	Old Mechanicsville	20	94.89	5.57	8	93.79	2.82	585
180700.00	Holly Ridge,Bryanwood,Kingsway	4	90.13	3.39	2	91.67	2.54	221
180800.00	Sharon Park Area	9	87.57	6.69	1	91.26	0	302
180900.00	Summer Walk	6	90.73	3.63	3	90.81	1.74	236
181000.00	Atlee Springs	4	99.35	2.48	3	99.5	3.2	53
181100.00	Meredith Farms	4	99.65	1.53	3	102.02	4.84	81
181200.00	Burnside Farms	2	82.86	0.05	0	0	0	105
181300.00	Atlee Lake Estates	1	95.46	0	1	95.46	0	33
181700.00	Rural Point, Rt 606 Pcls.	1	76.61	0	0	0	0	155
181900.00	Avondale	5	93.88	4.74	4	94.2	4.54	286

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		Sales	Median	Sales	COD	Sales	Median	Sales	COD	
182000.00	Berkley Forest, Quail Creek	3	97.68	3.12	2	107.69	2.78	115		
182100.00	Robin Ridge	1	88.41	0	0	0	0	155		
182200.00	Rt 710 & West of Pole Green Rd	2	90.04	10.54	0	0	0	214		
182600.00	Davis Place	0	0.00	0	0	0	0	53		
182700.00	Brooks Hollow	4	90.84	1.93	2	90.82	1.6	93		
182800.00	Hanover Grove	10	99.68	4.34	2	101.58	1.72	236		
182900.00	Laurel Meadows	8	97.71	2.61	5	106.29	4.88	203		
183000.00	Cypresstree	7	91.18	7.35	3	84.69	29.58	109		
183100.00	Legacy Park	2	92.43	1.43	1	91.1	0	94		
183200.00	The Bluffs at Bell Creek	40	100.50	8.86	10	103.28	7.95	434		
183300.00	Mayfield Farms	11	87.04	7.62	3	93.95	0.98	264		
184000.00	Brookshire	2	97.15	7.1	1	94.62	0	75		
184100.00	Ellerson Farms, Tompson, Carneal	6	83.39	10.14	5	89.17	4.35	108		
184400.00	Olde Grove	2	83.77	6.55	0	0	0	62		
184500.00	Shady Grove Forest/Rose Hill	7	102.23	3.74	3	102.23	2.57	136		
184600.00	Spring Meadows	7	89.00	7.93	5	87.52	7.52	417		
184700.00	Bell Creek Rd Subdivisions	12	96.96	4	6	99.09	3.25	365		
184900.00	Cherrdale, Dogwood Knoll	15	90.09	4.49	6	88.54	6.84	394		
185000.00	Summer Grove	4	98.88	5.74	1	104.98	0	98		
185100.00	Cool Well	25	95.67	5.75	9	102.84	5.03	142		
185200.00	The Villas @ Rose Hill	17	92.05	3.62	3	89.62	2.5	51		
185300.00	Creekside	0	0.00	0	1	93.37	0	97		
185400.00	Liberty Trace	0	0.00	0	0	0	0	216		
190100.00	Cold Harbor Subdivisions	25	94.88	3.54	9	93.36	4.33	643		
190101.00	Bruce Estates	4	94.62	6.21	3	93.61	0.43	181		
190102.00	Beaverdam Bluffs	0	0.00	0	0	0	0	38		
190103.00	Hunters Crossing	5	97.47	3.03	2	91.34	1.41	50		
190200.00	Walnut Grv, Aspen H, Brandy Ck.	14	99.77	4.54	7	98.66	4.26	545		
190300.00	Lereve Manor, Locust Grove	10	100.31	6.05	4	101.47	13.54	420		
190400.00	West Haven Lake Area	3	94.15	2.55	1	98.62	0	391		
190500.00	High Point, Sledd Run, Kellywood	37	86.59	5.58	13	89.47	4.04	757		
190600.00	Oakley Hill	6	91.58	7.1	3	101.7	5.13	92		
190700.00	Battlefield Park Area	15	85.05	11.19	5	78.12	13.08	355		
190800.00	Stonewall Estates, Gardner, Colts	7	88.11	9.51	3	88.11	7.12	141		
190900.00	Gaines Mill	0	0.00	0	0	0	0	42		
191000.00	Hanover Farms	4	92.84	1.43	2	91.7	1.84	181		
191100.00	Bfridge, Rdges, Creighton F.	3	82.67	6.87	1	82.67	0	89		
191300.00	Travellers Run	12	101.74	4.5	6	101.74	3.72	219		
200100.00	Pine Knoll, Sinclair M., Valley Ok.	4	93.32	8.89	1	98.25	0	157		
200200.00	Pebble Creek	34	101.35	3.44	26	103.66	4.38	708		
200300.00	Calvry, Parsley	30	93.02	8.28	12	92.48	10.15	1168		
200400.00	Lake Idylwild	0	0.00	0	0	0	0	18		
200500.00	Pepper Town Farms Area	2	83.67	9.06	2	88.36	6.15	232		
200600.00	South of 360, Rt 650, 633, 635 Area	2	71.83	12.66	1	62.73	0	350		
210500.00	Black Creek Estates	0	0.00	0	1	100.64	0	79		