

RATING THE BURBS



The Top 42 Communities

IN THE TRISTATE

COMMUNITY	SAFETY		EDUCATION		HOUSING					TAXES		
	Population	Safety Ranking	School District	Education Ranking	Units Sold 2007	Median Home Sale Price 2007	Median Price 2002	5-Year Change in Median Home Price	Homes Owner-Occupied	Property Tax per \$100,000	Commuting	
THE TOP 15 BURBS												
1	Montgomery	9,856	22	Sycamore	7	132	\$304,450	\$253,000	20.3%	91.0%	\$1,617	22.3
2	Indian Hill	5,644	9	Indian Hill	1	72	\$967,640	\$900,000	7.5%	96.1%	\$1,146	22.4
3	Mariemont	3,056	5	Mariemont	4	64	\$307,500	\$234,500	31.1%	61.6%	\$1,922	19.1
4	Amberley Village	3,230	18	Cincinnati Public	14	43	\$292,000	\$262,000	11.5%	98.0%	\$1,617	20.2
5	Terrace Park	2,100	34	Mariemont	4	33	\$360,000	\$385,000	-6.5%	95.0%	\$2,061	23.2
6	Mason (Warren)	29,491	20	Mason	2	380	\$288,450	\$245,000	17.7%	84.7%	\$1,761	22.5
7	Mount Adams	1,514	41	Cincinnati Public	14	19	\$646,000	\$291,500	121.6%	67.1%	\$1,703	5.1
8	Symmes Twp.	14,449	28	Sycamore	7	156	\$301,750	\$297,450	1.4%	62.7%	\$1,642	21.1
9	Hyde Park	13,640	26	Cincinnati Public	14	218	\$295,000	\$229,000	28.8%	53.0%	\$1,703	15.1
10	Clear Creek Twp. (Warren)	3,411	38	Springboro	12	137	\$269,000	\$199,450	34.9%	70.0%	\$1,718	24.9
11	Wyoming	7,575	15	Wyoming	3	118	\$248,400	\$259,500	-4.3%	86.6%	\$1,869	20.5
12	Deerfield Twp. (Warren)	29,939	21	Mason	2	344	\$257,500	\$207,500	24.1%	70.0%	\$1,959	25.4
13	Mount Lookout	3,236	37	Cincinnati Public	14	139	\$315,000	\$250,000	26.0%	90.0%	\$1,703	15.1
14	Liberty Twp. (Butler)	33,319	12	Lakota	6	554	\$246,021	\$199,175	23.5%	86.3%	\$1,750	23.6
15	West Chester (Butler)	59,052	3	Lakota	6	640	\$224,250	\$190,000	18.0%	88.8%	\$1,879	23.6



2007 Wasn't A Very Good Year

While housing markets crashed in some areas of the U.S., the Greater Cincinnati area market experienced a softer letdown. Among the 42 communities that made our list of the best of the best, here are the top three gainers in the median sales price of a single-family home, and the top three that experienced the most decline in that median price. Notably, some of the city of Cincinnati's best communities more than held their own, and their rankings also got a boost from lower crime and some measurable gains in the performance of Cincinnati Public Schools. The biggest surprise: the eastern Cincinnati community of Columbia-Tusculum, where the median price jumped last year from \$215,000 to \$303,750.

2006-07 UP

Columbia-Tusculum +0.41%
 Union Twp. (Warren) +0.27%
 Mount Adams +0.25%

2006-07 DOWN

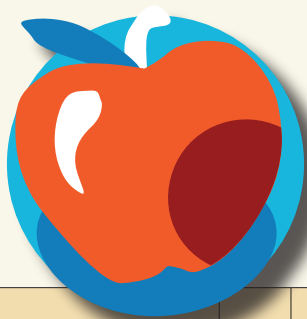
Glendale -0.26%
 Terrace Park -0.25%
 Indian Hill -0.19%

COMMUNITY	SAFETY		EDUCATION		HOUSING					TAXES	
	Population	Safety Ranking	School District	Education Ranking	Units Sold 2007	Median Home Sale Price 2007	Median Price 2002	5-Year Change in Median Home Price	Homes Owner-Occupied	Property Tax per \$100,000	Commuting
Anderson Twp.	43,857	4	Forest Hills	5	564	\$221,000	\$166,750	32.5%	95.5%	\$1,691	23.1
Blue Ash	11,747	31	Sycamore	7	122	\$180,500	\$154,900	16.5%	74.3%	\$1,468	19.6
Bright, Ind.	5,405	36	Sunman-Dearborn	26	57	\$179,900	\$149,900	20.0%	87.8%	\$1,097	33.7
Columbia-Tusculum	3,081	33	Cincinnati Public	14	52	\$303,750	\$134,750	125.4%	37.7%	\$1,703	15.1
Edgewood, Ky.	8,869	2	Kenton Co.	25	84	\$180,488	\$152,125	18.6%	93.7%	\$1,233	21.3
Evendale	2,880	39	Princeton	17	26	\$248,500	\$272,000	-8.6%	95.6%	\$1,140	21.1
Fort Mitchell, Ky.	7,744	14	Beechwood	11	59	\$185,000	\$155,000	19.4%	53.1%	\$1,233	20.1
Glendale	2,102	13	Princeton	17	29	\$190,000	\$225,000	-15.6%	84.7%	\$1,720	22.1
Hamilton Twp. (Warren)*	9,630	6	Little Miami	16	383	\$186,000	\$178,211	4.4%	76.4%	\$1,449	23.7
Hebron, Ky.	1,163	42	Boone Co.	20	293	\$170,000	\$152,180	11.7%	74.5%	\$964	23.1
Hidden Valley, Ind.	4,417	1	Sunman-Dearborn	26	91	\$194,900	\$149,900	30.0%	96.3%	\$1,277	33.3
Loveland	11,154	17	Loveland	10	176	\$202,531	\$193,000	4.9%	74.6%	\$1,946	23.6
Madeira	8,153	8	Madeira	8	122	\$202,750	\$180,000	12.6%	91.7%	\$2,042	19.5
Miami Twp. (Clermont)	39,279	24	Milford	9	444	\$224,900	\$201,700	11.5%	49.8%	\$1,820	22.9
Morgan Twp. (Butler)	5,890	19	Ross	15	35	\$228,000	\$175,750	29.7%	86.7%	\$1,327	23.1
Oakley	11,244	35	Cincinnati Public	14	188	\$182,250	\$144,200	26.4%	53.0%	\$1,703	15.1
Oxford (Butler)	24,587	29	Talawanda	21	75	\$187,000	\$162,250	15.3%	32.9%	\$1,242	15.5
Oxford Twp. (Butler)	24,133	30	Talawanda	21	15	\$170,000	\$130,000	30.8%	32.9%	\$1,242	15.5
Park Hills, Ky.	2,776	16	Kenton Co.	25	34	\$213,500	\$130,000	64.2%	57.1%	\$1,183	20.4
Pierce Twp. (Clermont)	13,220	32	West Clermont*	24	130	\$210,450	\$220,750	-4.7%	54.4%	\$1,744	28.2
Ross Twp. (Butler)	7,407	25	Ross	15	80	\$196,504	\$175,900	11.7%	86.7%	\$1,358	23.1
South Lebanon (Warren)	2,538	40	Kings	13	74	\$201,329	\$100,850	99.6%	69.1%	\$1,632	22.1
Springboro (Warren)	12,380	23	Springboro	12	169	\$215,000	\$175,000	22.9%	86.6%	\$1,624	23.3
Turtle Creek Twp. (Warren)	14,215	7	Lebanon	19	104	\$273,000	\$166,950	63.5%	58.9%	\$1,357	22.5
Union, Ky.	3,479	11	Boone Co.	20	337	\$238,590	\$198,660	20.1%	95.2%	\$992	24.5
Washington Twp. (Warren)	2,499	27	Little Miami*	16	22	\$171,950	\$175,900	-2.2%	58.9%	\$1,328	24.1
Waynesville (Warren)*	7,250	10	Wayne	23	39	\$188,500	\$140,000	34.6%	69.4%	\$1,561	24.9



Population based on 2006 U.S. Census estimates. Percentage of homes that are owner-occupied, and average commuting time to work: Both gathered from census data. For Schools and Safety rankings and data, see charts on Pages 44-47. Many communities are served by more than one public school system. Data was calculated based on the school district serving the most students in that community. Information not used in calculating rankings: median housing sale price 2002, five-year change in median sale price, property taxes. Property tax amounts are for \$100,000 of assessed market value. See "Behind the Numbers" on Page 41 for more information about the data collected and analyzed.

RATING THE BURBS



EDUCATION: Stellar Public School Systems

DISTRICT	Rank	Enrollment	Schools	Per-pupil spending	State Rating	Teacher Ratio	Teachers w/ Masters	Percentage Disadvantaged	Percent Gifted
Indian Hill	1	2,204	4	13,378	Excellent	14	65	2	56.9
Mason	2	9,778	6	\$9,335	Excellent	17	62	4	41.5
Wyoming	3	1,939	5	\$10,677	Excellent	15	73	4	39.4
Mariemont	4	1,604	5	\$11,732	Excellent	15	79	6	37.4
Forest Hills	5	7,373	9	\$9,388	Excellent	17	68	5	30.7
Lakota	6	16,780	19	\$8,523	Excellent	18	62	8	26.4
Sycamore	7	5,397	7	\$13,025	Excellent	16	82	9	43.0
Madeira	8	1,411	3	\$10,318	Excellent	14	71	4	36.4
Milford	9	6,169	8	\$8,610	Excellent	18	71	12	27.9
Loveland	10	4,676	6	\$8,717	Excellent	20	71	7	20.8
Beechwood, Ky.	11	1,037	2	\$7,421	N/A	14	63	8	N/A
Springboro	12	5,010	5	\$8,105	Excellent	18	57	4	36.6
Kings	13	3,615	6	\$9,829	Excellent	17	57	10	16.3
Cincinnati Public	14	33,881	51	\$12,604	Cont Imp	15	62	64	11.2
Ross	15	2,798	4	\$7,857	Effective	18	67	11	16.0
Little Miami	16	3,592	6	\$8,866	Excellent	18	52	11	23.0
Princeton	17	5,197	10	\$14,434	Cont Imp	13	65	45	15.0
Three Rivers	18	1,828	4	\$10,237	Effective	16	57	15	26.9
Lebanon	19	5,316	6	\$7,182	Excellent	21	60	17	5.9
Boone Co., Ky.	20	6,697	20	\$6,697	N/A	17	61	23	N/A
Talawanda	21	2,949	5	\$9,878	Effective	17	38	18	27.3
Southwest	22	3,705	8	\$8,555	Effective	19	53	19	18.1
Wayne	23	1,403	3	\$7,975	Excellent	15	56	7	23.9
West Clermont	24	8,646	12	\$8,411	Cont Imp	18	73	16	24.5
Kenton Co., Ky.	25	13,509	18	\$8,551	N/A	18	56	26	30.0
Sunman-Dearborn, Ind.	26	4,338	7	\$9,700	Progress	19	N/A	14	8.0

Best of Class

The school systems listed stand out in many ways. Here's a sampling from our analysis:

- Highest average composite score on the American College Test:
INDIAN HILL (24.9)
- Highest percentage of teachers with master's degrees:
SYCAMORE (82 percent)
- Best teacher/student ratio:
PRINCETON (13 teachers per student)
- Highest per-pupil spending:
PRINCETON (\$14,434)
- Lowest per-pupil spending:
BOONE COUNTY (\$6,697)
- Best Ohio academic rating (Performance Index composite score):
WYOMING (109.3)
- Best state composite academic ranking out of possible perfect score:
BEECHWOOD Ky. (112.5 out of possible 120, or 93.8 percent)

The Fab Four

Four neighborhoods included in last year's Top 15 didn't make the cut this year. Nonetheless, they are great communities worth attention:

GLENDALE The village of Glendale was the first planned community in the area and one of the first in America. Laid out in 1851, it still looks like it belongs in the 19th century, with gas streetlamps on winding lanes and distinctly elegant homes surrounded by white rail fences.

MADEIRA The town has its own charm with specialty shops and small-community feel. The heart of the community is the vintage railroad depot, once a regular stop. Madeira was recently recognized as one of the "Best Place to Raise Kids" in America.

TURTLE CREEK TOWNSHIP The historical area includes the Golden Lamb, the state's oldest inn, as well as the Cincinnati Railway Co.

VILLA HILLS, KY. The city's slogan "A special place to live" is easy to understand. The homes here are a mix of large and small, older and new, with some terrific views of the Ohio River.

State Measures Met	Academic Rating	Attendance Rate	Graduation Rate	SAT	ACT	AP Classes	% Take AP Exams	AP High Scores	Extracurricular	Sports
30 of 30	106.7	96.3	98.9	1151	24.9	21	55	83	50	51
30 of 30	108.3	96.2	97.4	1131	23.7	16	26.3	91	76	107
30 of 30	109.3	96.5	99.4	1123	23.8	16	72	76	45	54
30 of 30	106.0	95.8	97.5	1123	24.8	14	36	94	13	16
30 of 30	106.0	96.3	96.2	1103	23.8	13	28	88	93	24
29 of 30	102.5	96.3	95.3	1106	23.3	18	32	93	49	86
30 of 30	106.7	96.0	96.5	1007	24.8	22	47.3	88	34	117
30 of 30	106.5	96.1	100.0	1099	23.5	12	35	78	24	50
26 of 30	101.1	95.3	88.2	1080	23.1	9	20.5	91	21	40
29 of 30	104.5	95.7	96.2	1089	23.4	9	30	78	37	22
7 of 7	112.5	96.6	97.6	1165	22.5	10	29	57	30	36
29 of 30	103.3	96.7	96.4	1091	23.6	6	8	77	42	23
29 of 30	103.7	96.0	92.8	1115	22.9	9	30	65	17	22
8 of 30	80.7	94.7	77.2	963	19.4	43	29	76	100	65
27 of 30	98.5	96.8	93.6	1019	21.9	4	37.6	75	14	23
28 of 30	100.6	95.8	98.6	1085	22.0	4	19	79	18	20
22 of 30	92.9	94.9	96.3	1035	20.9	13	27	54	22	120
26 of 30	98.5	94.4	96.2	1050	22.2	7	18	67	13	44
28 of 30	100.2	95.3	92.5	1109	21.7	6	23	62	35	50
25 of 25	97.8	95.9	86.7	N/A	21.5	15	9.5	52	29	38
26 of 30	99.1	95.1	90.8	1122	22.8	4	21	63	23	45
26 of 30	98.4	94.6	92.8	997	21.1	8	24	66	37	29
30 of 30	102.8	95.6	98.3	1012	21.4	N/A	N/A	43	N/A	N/A
26 of 30	95.9	95.2	90.6	1025	21.2	13	42.5	30	32	77
12 of 14	90.7	95.8	90.3	1078	21.4	19	27	44.5	35	17
N/A	N/A	95.0	84.0	1007	22.4	11	18	43	25	19



All information based on 2006-07 school year, unless otherwise noted. N/A = comparable data not applicable or available. Ohio state district ratings: "Cont. Imp." = "Continuous Improvement," the level below "Excellent" and "Effective." % Teachers with masters = the percentage of teachers in the district who have master's degrees. % Disadvan. = economically disadvantaged students who qualify for free/reduced lunch prices. % Gifted refers to percentage of students identified as academically gifted or advanced. State indicators met: Ohio and Kentucky also measure districts' progress with these measures. "Academic Rating" based on Ohio's composite, weighted "Performance Index" for each school and district based on state assessment measures, and a similar composite measure for Kentucky schools. In both states, a score of 100 is the desired goal (with 140 being a perfect score in Ohio, 120 in Kentucky). Similar data was collected and weighted for Southeast Indiana schools for comparison. Attendance rate is the combined rate for all schools in a district. Graduation rate is for high school(s) in the district. See "Behind the Numbers" on Page 41 for more information.

RATING THE BURBS



CRIME: The Top Safest Towns

COMMUNITY	RANK	Population	PROPERTY CRIME				VIOLENT CRIME				
			Burglary	Theft	Auto Theft	Non-violent crime per 1,000 population	Murder	Rape	Assault	Robbery	Violent crime per 1,000 population
Hidden Valley, Ind.	1	4,417	2	4	0	1.36	0	0	0	0	0
Edgewood, Ky.	2	8,869	2	26	2	3.38	0	0	0	1	0.11
West Chester (Butler)	3	59,052	47	17	49	1.91	0	24	26	20	1.19
Anderson Twp.	4	43,857	85	102	6	4.40	0	2	23	12	0.84
Mariemont	5	3,056	2	8	2	3.93	0	0	3	2	1.64
Hamilton Twp. (Warren)	6	9,630	18	42	8	7.06	0	0	1	0	0.10
Turtle Creek Twp. (Warren)	7	14,215	15	71	2	6.19	0	3	15	1	1.34
Madeira	8	8,153	9	61	5	9.20	0	0	1	0	0.12
Indian Hill	9	5,644	7	42	4	9.39	0	0	5	0	0.89
Waynesville/Wayne Twp. (Warren)	10	7,250	15	40	4	8.14	0	2	9	0	1.52
Union, Ky.	11	3,479	8	26	0	9.77	0	1	4	0	1.44
Liberty Twp. (Butler)	12	33,319	52	373	11	13.09	2	6	2	1	0.33
Glendale	13	2,102	8	32	2	11.42	0	0	1	0	1.43
Fort Mitchell, Ky.	14	7,744	22	65	0	11.23	0	4	21	0	3.23
Wyoming	15	7,575	22	85	8	15.18	0	0	1	5	0.79
Park Hills, Ky.	16	2,776	11	28	5	15.85	0	0	2	0	0.72
Loveland	17	11,154	28	158	4	17.03	0	5	3	3	0.99
Amberley Village	18	3,230	25	25	0	15.48	1	0	3	0	1.24
Morgan Twp. (Butler)	19	5,890	8	22	11	6.96	0	0	32	14	7.81
Mason (Warren)	20	29,491	70	201	19	9.83	5	10	209	3	7.70
Deerfield Twp. (Warren)	21	29,939	41	533	5	19.34	0	3	48	21	2.40
Montgomery	22	9,856	23	179	3	20.80	0	1	18	0	1.93
Springboro (Warren)	23	12,380	26	218	8	20.36	0	3	31	0	2.75

COMMUNITY	RANK	Population	PROPERTY CRIME				VIOLENT CRIME				
			Burglary	Theft	Auto Theft	Non-violent crime per 1,000 population	Murder	Rape	Assault	Robbery	Violent crime per 1,000 population
Miami Twp. (Clermont)	24	39,279	105	761	13	22.38	0	7	102	6	2.93
Ross Twp. (Butler)	25	7,407	52	90	34	23.76	0	0	1	1	0.27
Hyde Park	26	13,640	45	331	10	28.30	0	1	2	6	0.66
Washington Twp. (Warren)	27	2,499	13	29	1	17.21	0	2	14	1	6.80
Symmes Twp.	28	14,449	39	377	19	30.11	0	6	5	6	1.18
Oxford (Butler)	29	24,587	150	550	21	29.32	0	10	69	14	3.78
Oxford Twp. (Butler)	30	24,133	150	550	21	29.88	0	10	69	14	3.85
Blue Ash	31	11,747	43	311	17	31.58	1	1	61	6	5.87
Pierce Twp. (Clermont)	32	13,220	41	360	11	31.16	0	8	74	10	6.96
Columbia-Tusculum	33	3081	34	76	3	36.68	1	1	0	3	1.62
Terrace Park	34	2,100	7	67	6	38.01	0	1	6	1	3.81
Oakley	35	11,244	65	440	28	47.40	0	3	9	22	3.02
Bright, Ind.	36	5,405	0	215	0	39.78	0	6	57	0	11.66
Mount Lookout	37	3,236	13	153	5	52.84	0	0	2	4	1.85
Clear Creek Twp. (Warren)	38	3,411	21	146	0	48.96	1	6	3	1	3.22
Evendale	39	2,880	8	134	4	50.69	0	0	15	5	6.94
South Lebanon (Warren)	40	2,538	29	77	8	44.92	0	4	15	2	8.27
Mount Adams	41	1,514	9	88	10	70.67	1	2	0	3	3.96
Hebron, Ky.	42	1,163	7	93	29	110.92	1	2	0	0	2.58

Where are the Speed Traps?

Where are you most likely to get a speeding ticket? In burghs such as Arlington Heights, Addyston, Blue Ash, Cleves, Fairfax, Lockland, Mariemont, Newtown, Norwood, Reading, Sharonville and Springdale.

Where are the Accidents?

The intersections with the most car wrecks are Five Mile at Beechmont in Anderson Twp., Winton and Galbraith in Springfield Twp., Kenwood at Montgomery in Sycamore Twp. and Springdale at Colerain in Colerain Twp.

UDFs Most Likely Targets

Some police departments keep more detailed statistics than others. Take Anderson Township, where officers keep tabs on which gas stations and convenience stores are robbed the most. Turns out, UDF outlets account for 40 percent of all convenience store thefts in Anderson, while BP Oils represent 16 percent, Ameristops 13 percent, Speedways 12 percent, Marathons 12 percent, Sunocos 3 percent, Exxons 3 percent, and Clark stations just 1 percent.



* Maineville not included in Hamilton Twp. crime data.

** Theft numbers adjusted to reflect location of a shopping mall or entertainment center in a community and the related shoplifting, vehicle break-ins or other non-residential larcenies.