



# Multnomah County

## 2024 Sales Ratio Study

Division of Assessment, Recording, and Taxation



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## Introduction

### *Purpose of the Ratio Study*

The purpose of the ratio study is:

- To achieve current and uniform market values between physically reappraised properties and properties not physically reappraised but subject to market-based trending, indexing or recalculation of values within groups of similar properties.
- To measure the level of assessment. This is the relationship between the previous Real Market Values and the values required for the current roll.
- To identify adjustment factors that will achieve the required Real Market Values for the current roll.
- To document the analysis and decision-making process.
- To provide data for managing Multnomah County’s appraisal and value adjustment programs.

### *Study Format*

This year’s report is prepared in the Oregon Department of Revenue approved format and intends to be flexible and to illustrate the value adjustment program. The supporting sales listings are included in a separate volume.

Sales analyses were stratified and value adjustment factors determined by property types:

Residential Land	Multifamily Land
Residential Improved	Multifamily Improved
Condominiums	Row Houses
Commercial Land	Floating Homes
Commercial Improved	Manufactured Homes

The division of the County geographically into its 79 residential neighborhoods, 8 floating property neighborhoods, 18 manufactured home neighborhoods, 19 multifamily neighborhoods, 19 commercial neighborhoods, and 11 industrial neighborhoods is useful to analysts. See Appendix E for appraisal maps.

Analysts often combine neighborhoods into groups to provide representative sales sets that aid in concluding value adjustments. The assessment system allows for adjusting values by market area. These can be individual neighborhoods, groups of neighborhoods, the entire county, or other market-based grouping such as construction style, quality, property types, and locational amenities.



## Sales Ratio Studies by Property Type



### Adjustment Narrative Introduction

This is a combined report of properties on both recalculating and trended methods. Recalculated properties rely on computer-assisted mass appraisal models affecting sets of similar properties adjusted annually to generate values at 100% of market. All of Multnomah County's residential properties, much of its multifamily properties, and some commercial properties use a recalculation model. Non-recalculated properties receive a traditional market trend adjustment. As a result, the detailed study pages that follow may include more than one analysis for the same property type. Both adjustment methods apply annual trending or indexing factors and do not involve physical reappraisal of individual properties.

The selection of statistical ratio indicators considers many factors. Extremely skewed ratio sets will lessen the reliability of the arithmetic mean indicator. Large variations in sale prices or assessed values will affect the weighted mean indicator. The median is a good indicator when the array contains a proper distribution of ratios near the center of its range. Multnomah County relies primarily on the median indicator in its ratio study for these reasons: It is the basis for the coefficient of dispersion; it provides a single "target" when adjusting appraisal models; and recalculated values tend to result in ratios grouped near the center of the array.

Analysts consider the above statistical factors, along with appraisers' observations, time trends, recent market indications, coefficients of dispersion, and standard deviations when selecting the most representative measure of central tendency. What follows are adjustments to components of recalculating models, or application of overall trend factors, to bring properties to 100% of market value as of the assessment date.

Prior to market adjustments, ratio indicators are used to measure the relationship between last-certified appraised values and sale prices during the assessment year. Because those relationships may not remain constant throughout the year, analysts adjust for time (changing market conditions) when sufficient data exists and a pattern is evident. For property categories with adequate sales, analysts plot monthly sale ratios and develop trend lines using regression analysis. Semi-annual and annual analyses are typical for property categories with fewer sales and multi-year sale sets. Sale prices are then adjusted up or down from their initial date of sale within the study period to the assessment date. Each section that follows briefly describes market adjustments and time adjustments.

## Residential



### 100 Residential Vacant Land

Multnomah County is one of the oldest and most urbanized areas in the region. There is little inventory of vacant residential land in most neighborhoods, and what is available is made up of atypical parcels, infill lots, and redevelopment sites. Much of new residential development is multifamily or row houses, which do not lend themselves to extracting meaningful land values in traditional single-family detached neighborhoods.

The estimation of residential base lot values employs an allocation method. Based on the principle of balance and the related concept of contribution, the allocation method asserts there is a normal or typical ratio of land to total property value for specific categories of real estate in specific locations.

Analysts estimate and analyze residential base lot values annually by neighborhood, using the coefficient of dispersion to measure the reliability of the land allocation to total market value. Routine testing of resulting land values for reasonability against available sales occurs as conclusions are drawn. Target allocation factors can differ between neighborhoods due to characteristics such as home quality, parcel size, and location.

### 101 Residential Improved Properties

New residential neighborhoods were studied and implemented for the 2024 tax year. It has been many years since residential neighborhood boundaries were studied; updates were made to better delineate market areas that have changed in the years since neighborhood boundaries were last redrawn.

Ratio analysts study residential property by individual geographic neighborhoods or groups of neighborhoods with similar characteristics and market influences. Updates to residential values occur annually (if needed) by adjusting underlying computer-based valuation tables built from local sales data and other market analyses.

Analysts concluded a single, countywide time trend for the 2024 single-family residential market study. Single-family residential all showed a pattern of modest value appreciation through the first few months of the year followed by modest declines for the remainder of the year. A total of 6,238 residential sales underwent market analysis after the identification and removal of 247 outliers using Interquartile Range (IQR) trimming, a method endorsed by the Department of Revenue and the International Association of Assessing Officers (IAAO). The study excluded distressed sales. Where appropriate, combining sales sets in similar neighborhoods ensured a representative sample in those locations.

This report shows median, mean, and weighted mean sale ratios before and after adjustment, along with the percentage of change between the 2023 and 2024 median RMVs for all unchanged accounts within the neighborhood group. Percent-of-change calculations reflect only unchanged properties sold and unsold, excluding new property. Because sale ratios and change ratios are drawn from different data sets, they may not always move up or down in tandem.

This report includes COD and PRD history for each where available. When reporting neighborhoods grouped for analysis, this history presented is that of any previous market study group that the neighborhood belonged to in the past. This may differ from the current neighborhood study group. Implementation of newly constituted residential neighborhoods has disrupted this history for single family residences, but will build anew going forward.

In order to better align sale samples to the population that they represent, and to produce more precise adjustments within market areas, the report separates findings related to row houses, small multifamily (2 to 4-plex), and small neighborhood commercial properties on recalculating methodology. These improvement types also get separate time trend studies and conclusions found in the appendix of this document. Subsequent market analysis of these groups include stratification by market area and neighborhood, but the resulting statistical reports are on a countywide basis.

#### 102 Condominiums

Market conditions analysis for condominiums involved stratification by class, market area, and neighborhood. Core neighborhoods in or near downtown Portland saw modest value declines over time. A single time trend for all condominiums for 2024 is the best fit.

The market analysis of condominiums incorporated a sample of 1,551 sales. A total of 37 outliers were removed from analysis using Interquartile Range (IQR) trimming. Analysis of residential condominiums includes stratification by market area, neighborhood, and complex, but the report of resulting adjustments and statistics are on a countywide basis.

#### 109 Real Property Manufactured Homes

All manufactured homes on real property remain on recalculation methods adjusted annually. Analysis includes stratification by market area and neighborhood; however, the report of results is on a countywide basis.

#### 400 Tract/Non-Deferral EFU Land

See 100 Residential Vacant Land.

#### 401 Tract, Improved

See 101 Residential Improved Properties.



Neighborhood: <b>G1009</b>				Before	After		
Total Accounts:	2,914			<b>Median:</b> 99.2	<b>100.2</b>		
Total Sales:	37			Mean:	97.7	98.7	
% Sold:	1.3%			Wtd Mean:	97.3	97.9	
Land RMV:	\$11,637,100			AAD:	8	7	
Improvement RMV:	\$12,033,530			PRD:	1.004	1.008	
Average Price:	\$653,780			COD:	8	7	
Median Price:	\$652,810			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>							<b>1.008</b>

Notes: G1009 includes neighborhoods RB1009, RB1010, RB1011, RB1042 & RB1044.

Neighborhood: <b>RB1020</b>				Before	After		
Total Accounts:	4,085			<b>Median:</b> 98.0	<b>100.0</b>		
Total Sales:	119			Mean:	99.4	100.0	
% Sold:	2.9%			Wtd Mean:	99.0	99.7	
Land RMV:	\$25,037,900			AAD:	8	7	
Improvement RMV:	\$31,247,000			PRD:	1.004	1.003	
Average Price:	\$474,208			COD:	8	7	
Median Price:	\$465,500			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>							<b>1.003</b>

Notes:

Neighborhood: <b>RB1021</b>				Before	After		
Total Accounts:	3,554			<b>Median:</b> 97.6	<b>99.6</b>		
Total Sales:	114			Mean:	99.1	101.1	
% Sold:	3.2%			Wtd Mean:	99.0	101.1	
Land RMV:	\$22,263,800			AAD:	9	9	
Improvement RMV:	\$25,141,160			PRD:	1.001	1.000	
Average Price:	\$411,477			COD:	9	9	
Median Price:	\$403,920			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>9</b>
<b>PRD</b>							<b>1.000</b>

Notes:

Neighborhood: <b>RB1022</b>				Before	After		
Total Accounts:	706			<b>Median:</b> 102.6	<b>99.6</b>		
Total Sales:	19			Mean:	104.0	102.0	
% Sold:	2.7%			Wtd Mean:	104.3	101.8	
Land RMV:	\$4,876,600			AAD:	10	9	
Improvement RMV:	\$6,181,250			PRD:	0.997	1.002	
Average Price:	\$571,597			COD:	10	9	
Median Price:	\$539,550			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>9</b>
<b>PRD</b>							<b>1.002</b>

Notes:

Neighborhood: <b>RB1023</b>			Before	After			
Total Accounts:	3,432		<b>Median:</b> 96.4	<b>100.2</b>			
Total Sales:	110		Mean:	100.2	102.5		
% Sold:	3.2%		Wtd Mean:	99.5	102.3		
Land RMV:	\$21,395,100		AAD:	9	7		
Improvement RMV:	\$25,083,530		PRD:	1.007	1.002		
Average Price:	\$413,029		COD:	10	6		
Median Price:	\$404,815		RMV		RMV		
			Median:	\$ 399,215	2.0%	\$ 407,300	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>							<b>1.002</b>

Notes:

Neighborhood: <b>RB1030</b>			Before	After			
Total Accounts:	1,236		<b>Median:</b> 93.6	<b>99.9</b>			
Total Sales:	42		Mean:	94.3	100.7		
% Sold:	3.4%		Wtd Mean:	94.6	101.1		
Land RMV:	\$8,871,330		AAD:	7	6		
Improvement RMV:	\$8,645,330		PRD:	0.997	0.996		
Average Price:	\$412,728		COD:	8	6		
Median Price:	\$413,063		RMV		RMV		
			Median:	\$ 405,730	3.6%	\$ 420,330	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>							<b>0.996</b>

Notes:

Neighborhood: <b>RB1031</b>			Before	After			
Total Accounts:	7,302		<b>Median:</b> 95.5	<b>99.6</b>			
Total Sales:	264		Mean:	96.0	100.8		
% Sold:	3.6%		Wtd Mean:	95.5	100.9		
Land RMV:	\$54,133,330		AAD:	9	8		
Improvement RMV:	\$73,846,980		PRD:	1.005	0.999		
Average Price:	\$480,480		COD:	9	8		
Median Price:	\$475,248		RMV		RMV		
			Median:	\$ 450,070	0.3%	\$ 451,230	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>8</b>
<b>PRD</b>							<b>0.999</b>

Notes:

Neighborhood: <b>RB1032</b>			Before	After			
Total Accounts:	5,359		<b>Median:</b> 96.0	<b>99.9</b>			
Total Sales:	176		Mean:	96.8	101.4		
% Sold:	3.3%		Wtd Mean:	96.6	101.3		
Land RMV:	\$38,173,710		AAD:	8	8		
Improvement RMV:	\$48,131,520		PRD:	1.002	1.001		
Average Price:	\$483,917		COD:	8	8		
Median Price:	\$475,745		RMV		RMV		
			Median:	\$ 470,020	3.3%	\$ 485,560	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>8</b>
<b>PRD</b>							<b>0.999</b>

Notes:

Neighborhood: <b>RB1040</b>			Before	After			
Total Accounts:	514		<b>Median: 102.6</b>	<b>99.8</b>			
Total Sales:	26		Mean: 100.6	99.9			
% Sold:	5.1%		Wtd Mean: 98.5	99.3			
Land RMV:	\$7,328,880		AAD: 11	8			
Improvement RMV:	\$12,481,850		PRD: 1.021	1.006			
Average Price:	\$767,586		COD: 10	8			
Median Price:	\$726,900		RMV	% Change	RMV		
			Median: \$ 714,660	-1.8%	\$ 701,510		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>8</b>
<b>PRD</b>						<b>1.006</b>	

Notes:

Neighborhood: <b>RB1041</b>			Before	After			
Total Accounts:	635		<b>Median: 94.6</b>	<b>99.9</b>			
Total Sales:	27		Mean: 95.3	99.1			
% Sold:	4.3%		Wtd Mean: 95.2	99.0			
Land RMV:	\$6,444,000		AAD: 7	6			
Improvement RMV:	\$7,689,100		PRD: 1.001	1.001			
Average Price:	\$528,935		COD: 7	6			
Median Price:	\$509,250		RMV	% Change	RMV		
			Median: \$ 511,280	0.7%	\$ 514,875		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>						<b>1.001</b>	

Notes:

Neighborhood: <b>RB1043</b>			Before	After			
Total Accounts:	1,513		<b>Median: 93.2</b>	<b>99.8</b>			
Total Sales:	80		Mean: 91.5	98.1			
% Sold:	5.3%		Wtd Mean: 91.6	97.5			
Land RMV:	\$19,940,050		AAD: 7	5			
Improvement RMV:	\$22,524,090		PRD: 0.999	1.006			
Average Price:	\$544,260		COD: 7	5			
Median Price:	\$513,600		RMV	% Change	RMV		
			Median: \$ 546,835	1.6%	\$ 555,730		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>5</b>
<b>PRD</b>						<b>1.006</b>	

Notes:

Neighborhood: <b>RB1045</b>			Before	After			
Total Accounts:	1,130		<b>Median: 97.6</b>	<b>99.6</b>			
Total Sales:	63		Mean: 93.6	99.6			
% Sold:	5.6%		Wtd Mean: 93.9	99.5			
Land RMV:	\$16,930,800		AAD: 12	6			
Improvement RMV:	\$21,550,710		PRD: 0.997	1.001			
Average Price:	\$614,140		COD: 12	6			
Median Price:	\$606,250		RMV	% Change	RMV		
			Median: \$ 601,930	-2.0%	\$ 589,820		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>						<b>1.001</b>	

Notes:



Neighborhood: <b>RB1046</b>			Before	After		
Total Accounts:	5,202		<b>Median:</b> 99.2	<b>100.1</b>		
Total Sales:	170		Mean:	99.4	101.1	
% Sold:	3.3%		Wtd Mean:	99.7	101.3	
Land RMV:	\$36,306,500		AAD:	8	8	
Improvement RMV:	\$42,795,500		PRD:	0.997	0.998	
Average Price:	\$459,176		COD:	8	7	
Median Price:	\$441,300		RMV	% Change	RMV	
		Median:	\$ 439,740	1.2%	\$ 445,020	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>0.998</b>

Notes:

Neighborhood: <b>RB1050</b>			Before	After		
Total Accounts:	6,314		<b>Median:</b> 98.1	<b>99.7</b>		
Total Sales:	187		Mean:	99.7	99.7	
% Sold:	3.0%		Wtd Mean:	99.3	99.5	
Land RMV:	\$35,574,720		AAD:	9	9	
Improvement RMV:	\$37,354,980		PRD:	1.004	1.002	
Average Price:	\$392,097		COD:	9	9	
Median Price:	\$388,000		RMV	% Change	RMV	
		Median:	\$ 390,900	0.1%	\$ 391,440	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.002</b>

Notes:

Neighborhood: <b>RB1051</b>			Before	After		
Total Accounts:	7,288		<b>Median:</b> 99.3	<b>99.7</b>		
Total Sales:	263		Mean:	100.1	101.4	
% Sold:	3.6%		Wtd Mean:	99.5	100.2	
Land RMV:	\$52,326,000		AAD:	9	10	
Improvement RMV:	\$57,322,590		PRD:	1.006	1.012	
Average Price:	\$415,987		COD:	9	10	
Median Price:	\$401,280		RMV	% Change	RMV	
		Median:	\$ 411,730	-2.4%	\$ 401,920	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.012</b>

Notes:

Neighborhood: <b>RB1052</b>			Before	After		
Total Accounts:	5,214		<b>Median:</b> 100.9	<b>99.5</b>		
Total Sales:	184		Mean:	101.9	99.8	
% Sold:	3.5%		Wtd Mean:	100.8	99.1	
Land RMV:	\$41,904,450		AAD:	9	8	
Improvement RMV:	\$46,697,810		PRD:	1.011	1.007	
Average Price:	\$486,051		COD:	9	8	
Median Price:	\$462,958		RMV	% Change	RMV	
		Median:	\$ 471,400	-2.5%	\$ 459,390	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.007</b>

Notes:

Neighborhood: <b>RB2053</b>			Before	After				
Total Accounts:	1,707		<b>Median:</b> <b>99.0</b>	<b>100.4</b>				
Total Sales:	53		Mean:	99.6	101.5			
% Sold:	3.1%		Wtd Mean:	99.5	101.3			
Land RMV:	\$11,423,350		AAD:	9	8			
Improvement RMV:	\$12,437,720		PRD:	1.001	1.002			
Average Price:	\$444,311		COD:	9	8			
Median Price:	\$432,000		RMV					
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>	
<b>COD</b>								<b>8</b>
<b>PRD</b>								<b>1.002</b>
		Median:		\$ 446,970	0.8%	\$ 450,590		

Notes:

Neighborhood: <b>RB2054</b>			Before	After				
Total Accounts:	4,257		<b>Median:</b> <b>98.6</b>	<b>99.9</b>				
Total Sales:	149		Mean:	99.3	101.5			
% Sold:	3.5%		Wtd Mean:	98.2	100.1			
Land RMV:	\$33,558,000		AAD:	11	10			
Improvement RMV:	\$37,354,020		PRD:	1.011	1.014			
Average Price:	\$475,541		COD:	11	10			
Median Price:	\$451,050		RMV					
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>	
<b>COD</b>								<b>10</b>
<b>PRD</b>								<b>1.014</b>
		Median:		\$ 468,890	0.1%	\$ 469,370		

Notes:

Neighborhood: <b>RB2060</b>			Before	After				
Total Accounts:	2,555		<b>Median:</b> <b>96.9</b>	<b>100.4</b>				
Total Sales:	91		Mean:	96.5	100.3			
% Sold:	3.6%		Wtd Mean:	95.9	100.1			
Land RMV:	\$17,511,000		AAD:	9	7			
Improvement RMV:	\$22,681,320		PRD:	1.006	1.002			
Average Price:	\$441,350		COD:	9	7			
Median Price:	\$416,402		RMV					
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>	
<b>COD</b>								<b>7</b>
<b>PRD</b>								<b>1.002</b>
		Median:		\$ 431,990	-0.6%	\$ 429,480		

Notes:

Neighborhood: <b>RB2061</b>			Before	After				
Total Accounts:	4,986		<b>Median:</b> <b>97.0</b>	<b>100.1</b>				
Total Sales:	191		Mean:	99.2	103.1			
% Sold:	3.8%		Wtd Mean:	98.8	102.6			
Land RMV:	\$38,044,740		AAD:	9	10			
Improvement RMV:	\$42,942,090		PRD:	1.004	1.005			
Average Price:	\$413,146		COD:	9	9			
Median Price:	\$412,250		RMV					
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>	
<b>COD</b>								<b>9</b>
<b>PRD</b>								<b>1.005</b>
		Median:		\$ 405,005	1.5%	\$ 411,045		

Notes:

Neighborhood: <b>RB2062</b>			Before	After			
Total Accounts:	3,733		<b>Median: 97.8</b>	<b>99.8</b>			
Total Sales:	161		Mean: 98.9	100.8			
% Sold:	4.3%		Wtd Mean: 98.9	100.8			
Land RMV:	\$34,344,630		AAD: 8	6			
Improvement RMV:	\$42,727,680		PRD: 1.000	1.000			
Average Price:	\$475,009		COD: 8	6			
Median Price:	\$470,400		RMV	% Change	RMV		
			Median: \$ 457,900	1.0%	\$ 462,570		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>						<b>1.000</b>	

Notes:

Neighborhood: <b>RB2063</b>			Before	After			
Total Accounts:	2,693		<b>Median: 97.8</b>	<b>100.0</b>			
Total Sales:	85		Mean: 99.6	101.3			
% Sold:	3.2%		Wtd Mean: 99.1	101.1			
Land RMV:	\$17,717,800		AAD: 9	7			
Improvement RMV:	\$20,751,110		PRD: 1.005	1.002			
Average Price:	\$447,806		COD: 10	7			
Median Price:	\$435,000		RMV	% Change	RMV		
			Median: \$ 424,100	0.2%	\$ 425,130		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>						<b>1.002</b>	

Notes:

Neighborhood: <b>RB2064</b>			Before	After			
Total Accounts:	1,990		<b>Median: 97.7</b>	<b>99.5</b>			
Total Sales:	67		Mean: 101.6	100.1			
% Sold:	3.4%		Wtd Mean: 101.5	99.4			
Land RMV:	\$15,072,140		AAD: 10	8			
Improvement RMV:	\$11,725,920		PRD: 1.001	1.007			
Average Price:	\$402,204		COD: 11	8			
Median Price:	\$397,800		RMV	% Change	RMV		
			Median: \$ 395,660	-0.3%	\$ 394,480		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>8</b>
<b>PRD</b>						<b>1.007</b>	

Notes:

Neighborhood: <b>RB2065</b>			Before	After			
Total Accounts:	2,284		<b>Median: 99.3</b>	<b>99.5</b>			
Total Sales:	73		Mean: 100.4	99.2			
% Sold:	3.2%		Wtd Mean: 99.8	98.6			
Land RMV:	\$15,849,750		AAD: 8	7			
Improvement RMV:	\$21,488,350		PRD: 1.006	1.006			
Average Price:	\$518,872		COD: 8	7			
Median Price:	\$502,425		RMV	% Change	RMV		
			Median: \$ 505,460	-0.1%	\$ 504,885		
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>						<b>1.006</b>	

Notes:



Neighborhood: <b>RB3070</b>				Before	After		
Total Accounts:	1,805			<b>Median:</b> 99.5	<b>100.1</b>		
Total Sales:	59			Mean:	100.1	101.7	
% Sold:	3.3%			Wtd Mean:	99.7	101.1	
Land RMV:	\$13,562,750			AAD:	9	6	
Improvement RMV:	\$13,359,830			PRD:	1.004	1.006	
Average Price:	\$451,477			COD:	9	6	
Median Price:	\$435,000			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>							<b>1.006</b>

Notes:

Neighborhood: <b>RB3071</b>				Before	After		
Total Accounts:	3,655			<b>Median:</b> 100.3	<b>99.5</b>		
Total Sales:	114			Mean:	102.9	100.2	
% Sold:	3.1%			Wtd Mean:	102.0	99.5	
Land RMV:	\$27,016,960			AAD:	12	9	
Improvement RMV:	\$30,474,180			PRD:	1.009	1.007	
Average Price:	\$507,037			COD:	12	9	
Median Price:	\$489,600			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>9</b>
<b>PRD</b>							<b>1.007</b>

Notes:

Neighborhood: <b>RB3072</b>				Before	After		
Total Accounts:	2,043			<b>Median:</b> 104.0	<b>99.7</b>		
Total Sales:	79			Mean:	103.3	100.7	
% Sold:	3.9%			Wtd Mean:	102.3	99.7	
Land RMV:	\$19,165,350			AAD:	9	7	
Improvement RMV:	\$20,299,280			PRD:	1.010	1.010	
Average Price:	\$501,066			COD:	8	7	
Median Price:	\$480,150			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>							<b>1.010</b>

Notes:

Neighborhood: <b>RB3073</b>				Before	After		
Total Accounts:	1,744			<b>Median:</b> 97.9	<b>99.8</b>		
Total Sales:	62			Mean:	100.5	100.7	
% Sold:	3.6%			Wtd Mean:	99.3	99.3	
Land RMV:	\$17,720,200			AAD:	10	8	
Improvement RMV:	\$21,151,690			PRD:	1.012	1.014	
Average Price:	\$631,490			COD:	10	8	
Median Price:	\$630,804			RMV	% Change	RMV	
<b>History:</b>		2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>8</b>
<b>PRD</b>							<b>1.014</b>

Notes:

Neighborhood: <b>RB3074</b>				Before	After			
Total Accounts:	1,339			<b>Median:</b> 98.3	<b>100.3</b>			
Total Sales:	48			Mean:	100.1	99.5		
% Sold:	3.6%			Wtd Mean:	99.1	98.5		
Land RMV:	\$13,349,200			AAD:	9	7		
Improvement RMV:	\$15,696,080			PRD:	1.010	1.010		
Average Price:	\$614,602			COD:	10	7		
Median Price:	\$603,825			RMV				
				Median:	\$ 598,700	-0.1%	\$ 598,060	
<b>History:</b>	2019			2020	2021	2022	2023	<b>2024</b>
<b>COD</b>								<b>7</b>
<b>PRD</b>								<b>1.010</b>

Notes:

Neighborhood: <b>RB3080</b>				Before	After			
Total Accounts:	3,378			<b>Median:</b> 99.1	<b>100.4</b>			
Total Sales:	115			Mean:	98.3	99.9		
% Sold:	3.4%			Wtd Mean:	96.9	98.6		
Land RMV:	\$41,422,900			AAD:	9	8		
Improvement RMV:	\$56,813,590			PRD:	1.014	1.013		
Average Price:	\$866,389			COD:	9	8		
Median Price:	\$815,000			RMV				
				Median:	\$ 747,310	1.5%	\$ 758,710	
<b>History:</b>	2019			2020	2021	2022	2023	<b>2024</b>
<b>COD</b>								<b>8</b>
<b>PRD</b>								<b>1.013</b>

Notes:

Neighborhood: <b>RB3081</b>				Before	After			
Total Accounts:	4,657			<b>Median:</b> 98.8	<b>99.7</b>			
Total Sales:	166			Mean:	99.4	99.4		
% Sold:	3.6%			Wtd Mean:	98.2	97.6		
Land RMV:	\$62,787,900			AAD:	10	8		
Improvement RMV:	\$94,517,820			PRD:	1.012	1.018		
Average Price:	\$970,988			COD:	10	8		
Median Price:	\$906,032			RMV				
				Median:	\$ 852,020	0.3%	\$ 854,510	
<b>History:</b>	2019			2020	2021	2022	2023	<b>2024</b>
<b>COD</b>								<b>8</b>
<b>PRD</b>								<b>1.018</b>

Notes:

Neighborhood: <b>RB3082</b>				Before	After			
Total Accounts:	5,725			<b>Median:</b> 96.7	<b>99.6</b>			
Total Sales:	198			Mean:	99.0	101.3		
% Sold:	3.5%			Wtd Mean:	97.0	99.7		
Land RMV:	\$60,301,500			AAD:	11	9		
Improvement RMV:	\$66,631,160			PRD:	1.021	1.016		
Average Price:	\$642,763			COD:	11	9		
Median Price:	\$623,370			RMV				
				Median:	\$ 603,080	1.0%	\$ 609,380	
<b>History:</b>	2019			2020	2021	2022	2023	<b>2024</b>
<b>COD</b>								<b>9</b>
<b>PRD</b>								<b>1.016</b>

Notes:

Neighborhood: <b>RB3083</b>			Before	After		
Total Accounts:	1,686		<b>Median:</b> <b>99.0</b>	<b>100.2</b>		
Total Sales:	50		Mean:	98.5	100.5	
% Sold:	3.0%		Wtd Mean:	97.3	98.5	
Land RMV:	\$14,618,350		AAD:	8	9	
Improvement RMV:	\$18,236,370		PRD:	1.012	1.020	
Average Price:	\$666,927		COD:	8	8	
Median Price:	\$641,050		RMV	% Change	RMV	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.020</b>

Notes:

Neighborhood: <b>RB3084</b>			Before	After		
Total Accounts:	3,347		<b>Median:</b> <b>101.9</b>	<b>100.3</b>		
Total Sales:	99		Mean:	102.3	100.6	
% Sold:	3.0%		Wtd Mean:	101.0	99.8	
Land RMV:	\$26,319,500		AAD:	10	8	
Improvement RMV:	\$29,157,880		PRD:	1.013	1.008	
Average Price:	\$561,715		COD:	10	8	
Median Price:	\$550,440		RMV	% Change	RMV	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.008</b>

Notes:

Neighborhood: <b>RB3085</b>			Before	After		
Total Accounts:	3,168		<b>Median:</b> <b>98.4</b>	<b>99.5</b>		
Total Sales:	80		Mean:	101.8	99.7	
% Sold:	2.5%		Wtd Mean:	99.5	98.4	
Land RMV:	\$21,863,300		AAD:	11	8	
Improvement RMV:	\$28,079,520		PRD:	1.023	1.013	
Average Price:	\$634,232		COD:	12	8	
Median Price:	\$603,360		RMV	% Change	RMV	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.013</b>

Notes:

Neighborhood: <b>RB3090</b>			Before	After		
Total Accounts:	4,388		<b>Median:</b> <b>102.3</b>	<b>99.7</b>		
Total Sales:	140		Mean:	101.6	100.5	
% Sold:	3.2%		Wtd Mean:	100.0	99.1	
Land RMV:	\$38,471,050		AAD:	12	9	
Improvement RMV:	\$44,025,230		PRD:	1.016	1.014	
Average Price:	\$594,891		COD:	11	9	
Median Price:	\$572,096		RMV	% Change	RMV	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.014</b>

Notes:



Neighborhood: <b>RB3091</b>			Before	After		
Total Accounts:	6,733		<b>Median:</b> 101.6	<b>100.0</b>		
Total Sales:	250		Mean:	102.0	100.7	
% Sold:	3.7%		Wtd Mean:	101.0	100.0	
Land RMV:	\$60,041,800		AAD:	9	8	
Improvement RMV:	\$66,156,680		PRD:	1.010	1.007	
Average Price:	\$504,879		COD:	8	8	
Median Price:	\$493,133		RMV			
			% Change			
			Median:	\$ 491,255	-1.8%	\$ 482,230
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.007</b>

Notes:

Neighborhood: <b>RB3092</b>			Before	After		
Total Accounts:	4,315		<b>Median:</b> 101.5	<b>99.6</b>		
Total Sales:	166		Mean:	102.3	100.6	
% Sold:	3.8%		Wtd Mean:	100.7	99.7	
Land RMV:	\$37,458,130		AAD:	10	9	
Improvement RMV:	\$38,927,580		PRD:	1.016	1.009	
Average Price:	\$461,771		COD:	10	9	
Median Price:	\$444,240		RMV			
			% Change			
			Median:	\$ 461,635	-2.1%	\$ 452,140
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.009</b>

Notes:

Neighborhood: <b>G3093</b>			Before	After		
Total Accounts:	1,037		<b>Median:</b> 101.2	<b>99.6</b>		
Total Sales:	30		Mean:	101.8	98.9	
% Sold:	2.9%		Wtd Mean:	99.7	97.5	
Land RMV:	\$6,926,380		AAD:	10	10	
Improvement RMV:	\$7,947,180		PRD:	1.021	1.014	
Average Price:	\$508,653		COD:	9	10	
Median Price:	\$448,600		RMV			
			% Change			
			Median:	\$ 466,725	-4.9%	\$ 443,975
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.014</b>

Notes: G3093 includes neighborhoods RB3093, RB3094, & RB4148

Neighborhood: <b>RB3100</b>			Before	After		
Total Accounts:	724		<b>Median:</b> 98.5	<b>99.9</b>		
Total Sales:	29		Mean:	97.2	100.3	
% Sold:	4.0%		Wtd Mean:	96.2	99.1	
Land RMV:	\$8,568,000		AAD:	10	10	
Improvement RMV:	\$11,127,210		PRD:	1.010	1.012	
Average Price:	\$685,270		COD:	10	10	
Median Price:	\$675,000		RMV			
			% Change			
			Median:	\$ 650,980	0.6%	\$ 654,840
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.012</b>

Notes:

Neighborhood: <b>RB3101</b>			Before	After		
Total Accounts:	1,991		<b>Median:</b> <b>96.6</b>	<b>99.6</b>		
Total Sales:	77		Mean:	96.7	99.4	
% Sold:	3.9%		Wtd Mean:	94.6	97.4	
Land RMV:	\$28,195,200		AAD:	10	8	
Improvement RMV:	\$41,425,740		PRD:	1.022	1.021	
Average Price:	\$928,266		COD:	10	8	
Median Price:	\$840,000		RMV			
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.021</b>
			Median:	\$ 812,220	-0.2%	\$ 810,300

Notes:

Neighborhood: <b>RB3102</b>			Before	After		
Total Accounts:	1,292		<b>Median:</b> <b>101.6</b>	<b>99.5</b>		
Total Sales:	45		Mean:	103.1	99.2	
% Sold:	3.5%		Wtd Mean:	102.6	98.4	
Land RMV:	\$12,454,100		AAD:	9	6	
Improvement RMV:	\$14,506,100		PRD:	1.005	1.008	
Average Price:	\$608,673		COD:	9	6	
Median Price:	\$582,000		RMV			
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>6</b>
<b>PRD</b>						<b>1.008</b>
			Median:	\$ 591,410	-4.6%	\$ 564,070

Notes:

Neighborhood: <b>RB3103</b>			Before	After		
Total Accounts:	2,653		<b>Median:</b> <b>97.5</b>	<b>100.0</b>		
Total Sales:	87		Mean:	99.2	100.9	
% Sold:	3.3%		Wtd Mean:	97.4	100.0	
Land RMV:	\$29,861,100		AAD:	9	7	
Improvement RMV:	\$38,100,910		PRD:	1.018	1.009	
Average Price:	\$781,475		COD:	9	7	
Median Price:	\$704,820		RMV			
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>1.009</b>
			Median:	\$ 716,660	0.7%	\$ 721,690

Notes:

Neighborhood: <b>RB3104</b>			Before	After		
Total Accounts:	2,353		<b>Median:</b> <b>98.9</b>	<b>99.4</b>		
Total Sales:	88		Mean:	100.2	100.0	
% Sold:	3.7%		Wtd Mean:	98.2	99.1	
Land RMV:	\$24,213,500		AAD:	11	7	
Improvement RMV:	\$28,995,030		PRD:	1.020	1.009	
Average Price:	\$610,190		COD:	12	7	
Median Price:	\$604,350		RMV			
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>1.009</b>
			Median:	\$ 565,525	-1.3%	\$ 558,215

Notes:

Neighborhood: <b>RB3105</b>			Before	After		
Total Accounts:	4,829		<b>Median:</b> 100.7	<b>100.0</b>		
Total Sales:	163		Mean:	101.5	101.3	
% Sold:	3.4%		Wtd Mean:	100.8	100.2	
Land RMV:	\$53,422,800		AAD:	10	7	
Improvement RMV:	\$62,302,190		PRD:	1.007	1.011	
Average Price:	\$708,762		COD:	10	7	
Median Price:	\$679,900		RMV			
			% Change			
			Median:	\$ 681,090	0.3%	\$ 682,940
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>1.011</b>

Notes:

Neighborhood: <b>RB3106</b>			Before	After		
Total Accounts:	863		<b>Median:</b> 96.9	<b>99.9</b>		
Total Sales:	30		Mean:	100.3	99.5	
% Sold:	3.5%		Wtd Mean:	100.2	99.4	
Land RMV:	\$9,798,100		AAD:	10	7	
Improvement RMV:	\$11,586,870		PRD:	1.001	1.001	
Average Price:	\$717,102		COD:	10	7	
Median Price:	\$717,290		RMV			
			% Change			
			Median:	\$ 650,550	1.6%	\$ 660,785
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>1.001</b>

Notes:

Neighborhood: <b>RB3107</b>			Before	After		
Total Accounts:	2,440		<b>Median:</b> 101.5	<b>99.8</b>		
Total Sales:	77		Mean:	102.0	99.9	
% Sold:	3.2%		Wtd Mean:	100.2	98.0	
Land RMV:	\$21,520,070		AAD:	11	9	
Improvement RMV:	\$25,597,620		PRD:	1.018	1.019	
Average Price:	\$624,693		COD:	11	9	
Median Price:	\$580,800		RMV			
			% Change			
			Median:	\$ 617,160	-3.7%	\$ 594,070
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.019</b>

Notes:

Neighborhood: <b>RB3108</b>			Before	After		
Total Accounts:	2,291		<b>Median:</b> 102.9	<b>99.9</b>		
Total Sales:	66		Mean:	104.2	102.4	
% Sold:	2.9%		Wtd Mean:	102.3	101.2	
Land RMV:	\$17,409,000		AAD:	10	8	
Improvement RMV:	\$21,294,270		PRD:	1.019	1.012	
Average Price:	\$579,464		COD:	10	8	
Median Price:	\$566,870		RMV			
			% Change			
			Median:	\$ 571,010	-1.6%	\$ 561,930
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.012</b>

Notes:

Neighborhood: <b>RB3109</b>			Before	After		
Total Accounts:	3,467		<b>Median:</b> <b>99.3</b>	<b>99.8</b>		
Total Sales:	107		Mean:	98.5	100.5	
% Sold:	3.1%		Wtd Mean:	97.1	99.1	
Land RMV:	\$27,575,000		AAD:	11	8	
Improvement RMV:	\$35,745,240		PRD:	1.014	1.014	
Average Price:	\$597,007		COD:	11	8	
Median Price:	\$555,840		RMV	% Change	RMV	
		Median:	\$ 544,580	-0.1%	\$ 543,770	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.014</b>

Notes:

Neighborhood: <b>RB3110</b>			Before	After		
Total Accounts:	1,590		<b>Median:</b> <b>96.3</b>	<b>100.0</b>		
Total Sales:	61		Mean:	98.5	99.9	
% Sold:	3.8%		Wtd Mean:	98.0	98.5	
Land RMV:	\$23,862,660		AAD:	11	9	
Improvement RMV:	\$32,618,020		PRD:	1.005	1.014	
Average Price:	\$939,861		COD:	12	9	
Median Price:	\$888,000		RMV	% Change	RMV	
		Median:	\$ 895,940	-4.0%	\$ 860,390	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.014</b>

Notes:

Neighborhood: <b>RB3111</b>			Before	After		
Total Accounts:	3,140		<b>Median:</b> <b>95.7</b>	<b>99.6</b>		
Total Sales:	94		Mean:	97.1	100.3	
% Sold:	3.0%		Wtd Mean:	95.1	98.2	
Land RMV:	\$31,137,080		AAD:	11	10	
Improvement RMV:	\$36,255,010		PRD:	1.021	1.021	
Average Price:	\$729,774		COD:	11	10	
Median Price:	\$686,200		RMV	% Change	RMV	
		Median:	\$ 645,580	4.1%	\$ 671,790	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.021</b>

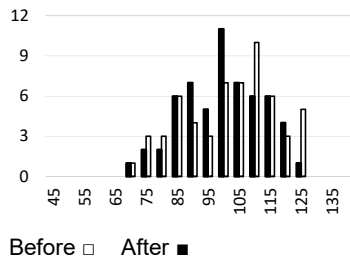
Notes:

Neighborhood: <b>RB4140</b>			Before	After		
Total Accounts:	1,618		<b>Median:</b> <b>103.9</b>	<b>100.2</b>		
Total Sales:	53		Mean:	104.6	101.0	
% Sold:	3.3%		Wtd Mean:	102.7	99.2	
Land RMV:	\$18,403,350		AAD:	12	10	
Improvement RMV:	\$34,743,990		PRD:	1.019	1.018	
Average Price:	\$1,011,271		COD:	12	10	
Median Price:	\$979,200		RMV	% Change	RMV	
		Median:	\$ 972,360	-4.5%	\$ 928,860	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.018</b>

Notes:

**Neighborhood: RB4141**

Total Accounts: 1,541  
 Total Sales: 58  
 % Sold: 3.8%  
 Land RMV: \$23,221,900  
 Improvement RMV: \$38,980,680  
 Average Price: \$1,098,186  
 Median Price: \$938,250



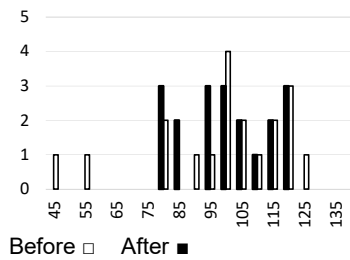
	Before	After	
<b>Median:</b>	<b>103.3</b>	<b>99.8</b>	
Mean:	101.6	99.7	
Wtd Mean:	100.0	97.7	
AAD:	12	11	
PRD:	1.016	1.020	
COD:	11	11	
	RMV	% Change	RMV
Median:	\$ 958,815	-3.2%	\$ 927,720

History:	2019	2020	2021	2022	2023	2024
<b>COD</b>						<b>11</b>
<b>PRD</b>						<b>1.020</b>

Notes:

**Neighborhood: RB4142**

Total Accounts: 455  
 Total Sales: 19  
 % Sold: 4.2%  
 Land RMV: \$6,657,500  
 Improvement RMV: \$10,201,340  
 Average Price: \$953,243  
 Median Price: \$797,940



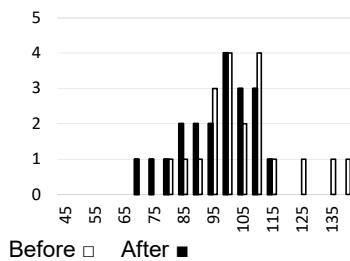
	Before	After	
<b>Median:</b>	<b>102.0</b>	<b>100.0</b>	
Mean:	98.8	99.4	
Wtd Mean:	90.6	93.1	
AAD:	16	13	
PRD:	1.091	1.068	
COD:	15	13	
	RMV	% Change	RMV
Median:	\$ 831,610	-5.4%	\$ 786,580

History:	2019	2020	2021	2022	2023	2024
<b>COD</b>						<b>13</b>
<b>PRD</b>						<b>1.068</b>

Notes: Small sale sample with two outlier sales skews PRD result.

**Neighborhood: RB4143**

Total Accounts: 531  
 Total Sales: 20  
 % Sold: 3.8%  
 Land RMV: \$8,545,900  
 Improvement RMV: \$9,886,150  
 Average Price: \$981,565  
 Median Price: \$927,375



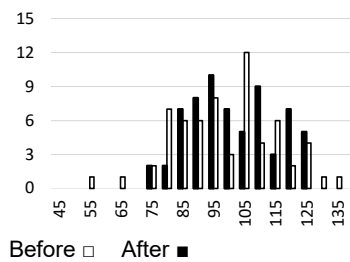
	Before	After	
<b>Median:</b>	<b>103.2</b>	<b>99.7</b>	
Mean:	105.4	96.0	
Wtd Mean:	103.7	93.9	
AAD:	12	10	
PRD:	1.016	1.022	
COD:	11	10	
	RMV	% Change	RMV
Median:	\$ 1,038,905	-12.3%	\$ 910,895

History:	2019	2020	2021	2022	2023	2024
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.022</b>

Notes:

**Neighborhood: RB4144**

Total Accounts: 1,943  
 Total Sales: 65  
 % Sold: 3.3%  
 Land RMV: \$29,554,200  
 Improvement RMV: \$44,544,030  
 Average Price: \$1,146,045  
 Median Price: \$1,098,040



	Before	After	
<b>Median:</b>	<b>101.8</b>	<b>99.7</b>	
Mean:	100.3	101.4	
Wtd Mean:	97.8	99.5	
AAD:	15	12	
PRD:	1.026	1.019	
COD:	14	12	
	RMV	% Change	RMV
Median:	\$ 1,117,240	-1.1%	\$ 1,105,460

History:	2019	2020	2021	2022	2023	2024
<b>COD</b>						<b>12</b>
<b>PRD</b>						<b>1.019</b>

Notes:



Neighborhood: <b>RB4145</b>				Before	After	
Total Accounts:	878			<b>Median:</b> 95.5	<b>99.7</b>	
Total Sales:	26			Mean:	94.6	99.7
% Sold:	3.0%			Wtd Mean:	94.1	98.7
Land RMV:	\$10,846,950			AAD:	8	9
Improvement RMV:	\$14,370,140			PRD:	1.005	1.010
Average Price:	\$982,279			COD:	8	9
Median Price:	\$964,220			RMV	% Change	RMV
		Median:	\$ 954,060	0.7%	\$ 961,140	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.010</b>

Notes:

Neighborhood: <b>G4146</b>				Before	After	
Total Accounts:	1,704			<b>Median:</b> 103.2	<b>99.6</b>	
Total Sales:	21			Mean:	97.6	99.3
% Sold:	1.2%			Wtd Mean:	93.8	97.0
Land RMV:	\$8,786,040			AAD:	14	12
Improvement RMV:	\$9,790,460			PRD:	1.041	1.024
Average Price:	\$911,664			COD:	13	12
Median Price:	\$870,210			RMV	% Change	RMV
		Median:	\$ 832,410	4.5%	\$ 869,635	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>12</b>
<b>PRD</b>						<b>1.024</b>

Notes: G4146 includes neighborhoods RB4146 & RB4149

Neighborhood: <b>RB4147</b>				Before	After	
Total Accounts:	1,561			<b>Median:</b> 98.1	<b>99.1</b>	
Total Sales:	60			Mean:	99.2	99.6
% Sold:	3.8%			Wtd Mean:	97.9	98.0
Land RMV:	\$25,585,300			AAD:	8	8
Improvement RMV:	\$37,742,950			PRD:	1.013	1.016
Average Price:	\$1,077,101			COD:	8	8
Median Price:	\$1,008,000			RMV	% Change	RMV
		Median:	\$1,015,505	-1.5%	\$ 1,000,610	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.016</b>

Notes:

Neighborhood: <b>RB5130</b>				Before	After	
Total Accounts:	2,616			<b>Median:</b> 98.6	<b>99.4</b>	
Total Sales:	110			Mean:	100.6	101.3
% Sold:	4.2%			Wtd Mean:	99.8	100.7
Land RMV:	\$30,322,490			AAD:	10	9
Improvement RMV:	\$36,207,210			PRD:	1.008	1.006
Average Price:	\$600,752			COD:	10	9
Median Price:	\$573,457			RMV	% Change	RMV
		Median:	\$ 577,870	0.0%	\$ 577,980	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.006</b>

Notes:

Neighborhood: <b>G5131</b>			Before	After			
Total Accounts:	1,207		<b>Median:</b> 98.5	<b>100.2</b>			
Total Sales:	43		Mean:	99.9	100.4		
% Sold:	3.6%		Wtd Mean:	98.4	99.8		
Land RMV:	\$11,567,050		AAD:	10	7		
Improvement RMV:	\$16,210,910		PRD:	1.015	1.006		
Average Price:	\$647,136		COD:	10	7		
Median Price:	\$617,500		RMV	% Change	RMV		
			Median:	\$ 659,780	-2.6%	\$ 642,880	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>7</b>
<b>PRD</b>						<b>1.006</b>	

Notes: G5131 includes neighborhoods RB5131 & RB5132

Neighborhood: <b>RB5133</b>			Before	After			
Total Accounts:	2,246		<b>Median:</b> 97.7	<b>99.6</b>			
Total Sales:	81		Mean:	98.5	100.7		
% Sold:	3.6%		Wtd Mean:	95.6	99.2		
Land RMV:	\$23,232,100		AAD:	12	10		
Improvement RMV:	\$30,661,660		PRD:	1.030	1.015		
Average Price:	\$670,549		COD:	12	10		
Median Price:	\$630,500		RMV	% Change	RMV		
			Median:	\$ 615,135	0.6%	\$ 618,955	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>10</b>
<b>PRD</b>						<b>1.015</b>	

Notes:.

Neighborhood: <b>RB5134</b>			Before	After			
Total Accounts:	3,372		<b>Median:</b> 97.5	<b>100.0</b>			
Total Sales:	97		Mean:	96.2	98.5		
% Sold:	2.9%		Wtd Mean:	91.9	96.6		
Land RMV:	\$27,194,100		AAD:	10	8		
Improvement RMV:	\$43,073,650		PRD:	1.047	1.020		
Average Price:	\$749,979		COD:	10	8		
Median Price:	\$654,750		RMV	% Change	RMV		
			Median:	\$ 653,500	-0.9%	\$ 647,810	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>10</b>
<b>PRD</b>						<b>1.015</b>	

Notes:

Neighborhood: <b>RB5135</b>			Before	After			
Total Accounts:	842		<b>Median:</b> 100.8	<b>99.8</b>			
Total Sales:	18		Mean:	99.4	100.3		
% Sold:	2.1%		Wtd Mean:	98.4	99.0		
Land RMV:	\$5,364,300		AAD:	13	6		
Improvement RMV:	\$7,630,160		PRD:	1.010	1.013		
Average Price:	\$729,290		COD:	13	6		
Median Price:	\$773,370		RMV	% Change	RMV		
			Median:	\$ 757,410	-5.5%	\$ 715,915	
<b>History:</b>	2019		2020	2021	2022	2023	<b>2024</b>
<b>COD</b>							<b>6</b>
<b>PRD</b>						<b>1.013</b>	

Notes:

Neighborhood: <b>RB5136</b>			Before	After		
Total Accounts:	1,016		<b>Median:</b> <b>100.9</b>	<b>99.7</b>		
Total Sales:	42		Mean:	104.5	100.2	
% Sold:	4.1%		Wtd Mean:	102.4	99.7	
Land RMV:	\$11,825,300		AAD:	10	7	
Improvement RMV:	\$17,378,510		PRD:	1.021	1.005	
Average Price:	\$697,695		COD:	10	7	
Median Price:	\$615,860		RMV			
			% Change			
			Median:	\$ 653,750	-3.9%	\$ 628,075
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>7</b>
<b>PRD</b>						<b>1.005</b>

Notes:

Neighborhood: <b>RB6120</b>			Before	After		
Total Accounts:	1,453		<b>Median:</b> <b>99.5</b>	<b>99.6</b>		
Total Sales:	47		Mean:	101.4	101.6	
% Sold:	3.2%		Wtd Mean:	100.4	100.3	
Land RMV:	\$15,504,900		AAD:	9	9	
Improvement RMV:	\$17,978,950		PRD:	1.010	1.013	
Average Price:	\$710,296		COD:	9	9	
Median Price:	\$690,000		RMV			
			% Change			
			Median:	\$ 666,330	1.0%	\$ 673,070
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>9</b>
<b>PRD</b>						<b>1.013</b>

Notes:

Neighborhood: <b>RB6121</b>			Before	After		
Total Accounts:	3,012		<b>Median:</b> <b>99.2</b>	<b>100.4</b>		
Total Sales:	95		Mean:	101.5	101.0	
% Sold:	3.2%		Wtd Mean:	99.7	99.4	
Land RMV:	\$28,163,100		AAD:	12	10	
Improvement RMV:	\$34,473,670		PRD:	1.018	1.016	
Average Price:	\$663,507		COD:	12	10	
Median Price:	\$644,080		RMV			
			% Change			
			Median:	\$ 669,315	-0.6%	\$ 665,280
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>10</b>
<b>PRD</b>						<b>1.016</b>

Notes:

Neighborhood: <b>RB6122</b>			Before	After		
Total Accounts:	191		<b>Median:</b> <b>108.6</b>	<b>99.7</b>		
Total Sales:	12		Mean:	106.0	99.9	
% Sold:	6.3%		Wtd Mean:	105.7	99.8	
Land RMV:	\$3,837,000		AAD:	12	11	
Improvement RMV:	\$7,644,730		PRD:	1.003	1.001	
Average Price:	\$958,799		COD:	11	11	
Median Price:	\$996,750		RMV			
			% Change			
			Median:	\$ 915,870	-8.4%	\$ 839,350
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>11</b>
<b>PRD</b>						<b>1.001</b>

Notes:

Neighborhood: <b>RB6123</b>				Before	After	
Total Accounts:	761			<b>Median: 96.0</b>	<b>99.9</b>	
Total Sales:	25			Mean: 98.5	98.8	
% Sold:	3.3%			Wtd Mean: 98.2	98.1	
Land RMV:	\$8,397,450			AAD: 10	8	
Improvement RMV:	\$10,799,080			PRD: 1.003	1.007	
Average Price:	\$782,467			COD: 10	8	
Median Price:	\$755,237			RMV	% Change	RMV
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>8</b>
<b>PRD</b>						<b>1.007</b>
		Median: \$	745,950	0.9%	\$	752,755

Notes:

Neighborhood: <b>G6124</b>				Before	After	
Total Accounts:	655			<b>Median: 90.7</b>	<b>99.7</b>	
Total Sales:	15			Mean: 95.2	107.8	
% Sold:	2.3%			Wtd Mean: 93.8	107.4	
Land RMV:	\$9,230,920			AAD: 17	12	
Improvement RMV:	\$22,093,520			PRD: 1.015	1.004	
Average Price:	\$1,944,086			COD: 18	12	
Median Price:	\$1,755,700			RMV	% Change	RMV
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>						<b>12</b>
<b>PRD</b>						<b>1.004</b>
		Median: \$	1,613,075	9.0%	\$	1,758,525

Notes: G6124 includes neighborhoods RB6124 & RB6125

Condominiums				Before	After	
Total Accounts:	38,656		<b>Median:</b>	<b>97.0</b>	<b>99.5</b>	
Total Sales:	1,551		Mean:	96.7	99.8	
% Sold:	4.0%		Wtd Mean:	96.4	99.1	
Land RMV:	\$0		AAD:	12	9	
Improvement RMV:	\$616,014,240		PRD:	1.003	1.007	
Average Price:	\$400,901		COD:	12	9	
Median Price:	\$332,710			<b>RMV</b>	<b>% Change</b>	<b>RMV</b>
		Median:	\$ 324,940	0.9%	\$ 327,730	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>	11	8	8	9	8	<b>9</b>
<b>PRD</b>	1.013	1.009	1.005	1.024	1.005	<b>1.007</b>

Notes: Property count includes living, garage and storage units; other statistics reflect living units only.

2-4 Plexes				Before	After	
Total Accounts:	8,658		<b>Median:</b>	<b>94.8</b>	<b>99.7</b>	
Total Sales:	200		Mean:	96.0	100.3	
% Sold:	2.3%		Wtd Mean:	96.0	99.5	
Land RMV:	\$54,811,810		AAD:	12	10	
Improvement RMV:	\$78,791,690		PRD:	1.000	1.008	
Average Price:	\$671,169		COD:	13	10	
Median Price:	\$611,250			<b>RMV</b>	<b>% Change</b>	<b>RMV</b>
		Median:	\$ 626,790	3.1%	\$ 646,470	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>	8	9	9	8	10	<b>10</b>
<b>PRD</b>	1.004	1.004	1.005	1.004	1.004	<b>1.008</b>

Notes:

Row Houses				Before	After	
Total Accounts:	6,729		<b>Median:</b>	<b>99.6</b>	<b>99.8</b>	
Total Sales:	354		Mean:	98.3	99.9	
% Sold:	5.3%		Wtd Mean:	97.8	99.0	
Land RMV:	\$74,636,200		AAD:	8	7	
Improvement RMV:	\$92,935,240		PRD:	1.005	1.009	
Average Price:	\$478,329		COD:	8	7	
Median Price:	\$421,228			<b>Before RMV</b>	<b>% Change</b>	<b>After RMV</b>
		Median:	\$ 407,500	0.1%	\$ 407,735	
<b>History:</b>	2019	2020	2021	2022	2023	<b>2024</b>
<b>COD</b>	6	6	6	6	7	<b>7</b>
<b>PRD</b>	1.006	1.004	1.004	1.006	1.003	<b>1.009</b>

Notes:



## Commercial

### 200 Commercial Land



The 2024 ratio analysis for vacant commercial land relied on a five-year sale set. Analysis of land sales considered property class, location, and valuation method. Time trend analysis for commercial vacant land was inconclusive; therefore, sale prices received no time trend. Recalculating land tables continue to be a success. Due to flattening land values, vacant land sales indicate acceptable ratio statistics. Similarly, there is no market adjustment to vacant commercial land for 2024.

### 201 Commercial Improved Properties

Commercial accounts continue to be in various stages of conversion to annual cost or income-based recalculation models. Unless otherwise noted, the report separates statistical sales analysis according to appraisal method; trended property adjusts by a factor, while recalculated property adjusts through changes to underlying valuation tables affecting groups of similar properties. For trended properties, the study reports statistics calculated countywide based on intuitive property types that provide adequate sales data for measurement; within some property type groups, subsets can receive varying trends. Sales lists hold the subset trend a property received, while the reporting page indicates the median trend for the reporting group when applicable.

Efforts to convert property data from trended methods to newly developed recalculating income models for retail, office, and hotel properties have continued and expanded. Said models are facilitating ongoing physical reappraisal projects; valuation will switch to recalculation methods as project results meet statistical standards, with affected sets reported in future cycles. New countywide income models for small office and hotels are live for 2024. Primary sales data for the Hotel model was insufficient and unreliable. The Hotel income model is reported on and adjusted by a supplemental income study that is included in the appendix.

Analysts studied a five-year sales sample for all commercial property types. Third party market reports continue to strongly indicate a struggling office market particularly in Portland's Core, but sales activity post pandemic is limited. An updated supplemental study for office property in Portland's Core was incorporated into both time and market analysis studies. The supplemental study for Core Office is in the addenda. Ratio appraisals from the supplemental office study provided additional data points and are used in the analysis like typical market sales. These sales are identifiable in sales lists by the deed type and instrument number that contain "PO" (Price Opinion). Market analysis broadly shows declining values in Portland's downtown Core and inner eastside. The rest of the county generally saw modest value increases. The value declines indicated for Portland's Core bear out in primary data and in the supplemental office study.

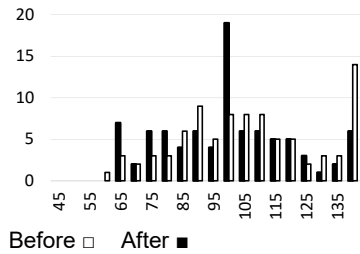
Due to variations in property characteristics, quantity of sales, and geographic influences, sales were stratified by property type and time trends analyzed annually or semi-annually. Analysts identified a number of different time curves. Most commercial and multifamily properties showed gradual appreciation over the study period. Commercial property in the downtown Core saw value decreases, while shop and warehouse properties saw significant appreciation compared to most other commercial property types. Five different time trends were applied to improved commercial property sale prices to adjust them to the assessment date.

Market studies are conducted on a time trended sale sample, which encompasses commercial property, warehouses, and manufactured home parks. Analysts generally excluded short sales and REO sales as atypical conditions of sale except for in the Core office market where these sales are considered representative of current market conditions. Unless otherwise noted, conclusions in this section result from a representative sales sample

from calendar 2019 through the first quarter of 2024. After examining the sale set by neighborhood, neighborhood groupings, property type groupings, and by prop code, there was compelling evidence of differing value changes for commercial property types.

**Generic Commercial - R93 Cost Recalculation**

Total Accounts: 1,209  
 Total Sales: 88  
 % Sold: 7.3%  
 Land RMV: \$26,943,040  
 Improvement RMV: \$34,142,210  
 Average Price: \$721,693  
 Median Price: \$601,500



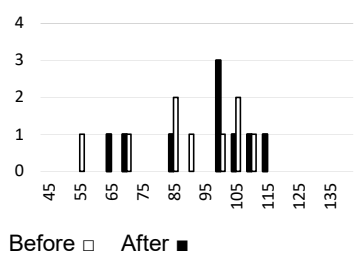
	Before	After	
<b>Median:</b>	<b>105.2</b>	<b>100.0</b>	
Mean:	110.0	99.8	
Wtd Mean:	106.8	96.2	
AAD:	22	17	
PRD:	1.030	1.037	
COD:	21	17	
	RMV	% Change	RMV
Median:	\$ 723,360	-10.8%	\$ 645,010

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>	15	13	13	15	13	<b>17</b>	15
<b>PRD</b>	1.008	1.019	1.016	1.020	1.004	<b>1.037</b>	

Notes:

**Generic Shop - R93 Cost Recalculation**

Total Accounts: 273  
 Total Sales: 9  
 % Sold: 3.3%  
 Land RMV: \$6,995,230  
 Improvement RMV: \$3,833,480  
 Average Price: \$1,260,044  
 Median Price: \$1,100,000



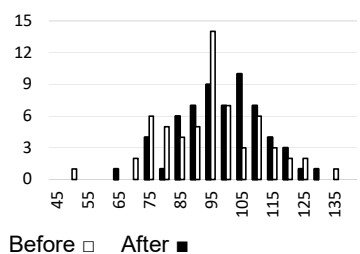
	Before	After	
<b>Median:</b>	<b>89.9</b>	<b>100.0</b>	
Mean:	89.9	93.7	
Wtd Mean:	91.5	95.5	
AAD:	14	13	
PRD:	0.983	0.981	
COD:	16	13	
	RMV	% Change	RMV
Median:	\$ 678,550	-8.3%	\$ 621,920

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>		14	12	15	12	<b>13</b>	15
<b>PRD</b>		0.960	0.987	0.981	1.031	<b>0.981</b>	

Notes:

**Industrial Warehouse - Income Recalculation**

Total Accounts: 908  
 Total Sales: 61  
 % Sold: 6.7%  
 Land RMV: \$106,610,560  
 Improvement RMV: \$508,558,320  
 Average Price: \$10,317,887  
 Median Price: \$4,672,640



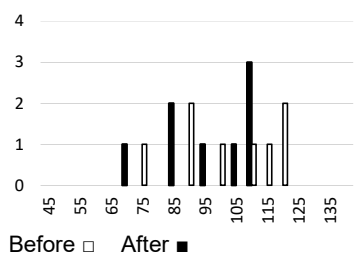
	Before	After	
<b>Median:</b>	<b>95.3</b>	<b>99.6</b>	
Mean:	95.2	99.0	
Wtd Mean:	90.8	97.7	
AAD:	12	11	
PRD:	1.048	1.013	
COD:	12	11	
	RMV	% Change	RMV
Median:	\$4,098,215	5.6%	\$ 4,327,250

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>		11	15	14	12	<b>11</b>	15
<b>PRD</b>		0.961	0.937	1.056	1.021	<b>1.013</b>	

Notes:

**Small Retail - Income Recalculation**

Total Accounts: 61  
 Total Sales: 8  
 % Sold: 13.1%  
 Land RMV: \$2,669,210  
 Improvement RMV: \$7,434,010  
 Average Price: \$1,294,309  
 Median Price: \$1,246,875



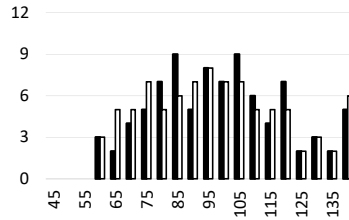
	Before	After	
<b>Median:</b>	<b>104.9</b>	<b>99.7</b>	
Mean:	101.4	96.5	
Wtd Mean:	102.5	97.6	
AAD:	13	13	
PRD:	0.989	0.989	
COD:	13	13	
	RMV	% Change	RMV
Median:	\$ 758,490	-5.0%	\$ 720,670

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>					14	<b>13</b>	15
<b>PRD</b>					0.981	<b>0.989</b>	

Notes: The small retail income model is a new reporting category for 2023, hence zero values for historic data.

**Vacant Land - Non-Residential Recalculation**

Total Accounts: 2,028  
 Total Sales: 88  
 % Sold: 4.3%  
 Land RMV: \$130,770,430  
 Improvement RMV: \$463,540  
 Average Price: \$1,552,761  
 Median Price: \$750,000



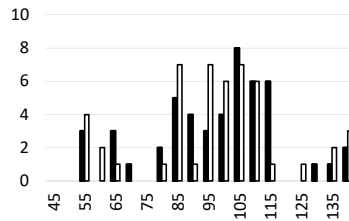
	Before	After
<b>Median:</b>	<b>96.9</b>	<b>98.7</b>
Mean:	98.1	99.2
Wtd Mean:	96.9	96.0
AAD:	19	17
PRD:	1.012	1.033
COD:	20	18
	RMV	% Change
Median:	\$ 361,290	1.2%
		RMV
		\$ 365,800

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>		10	12	15	15	<b>18</b>	20
<b>PRD</b>		1.049	1.030	1.040	1.030	<b>1.033</b>	

Notes:

**Small Office - Income Recalculation**

Total Accounts: 492  
 Total Sales: 49  
 % Sold: 10.0%  
 Land RMV: \$48,273,300  
 Improvement RMV: \$31,819,650  
 Average Price: \$1,665,583  
 Median Price: \$1,310,275



	Before	After
<b>Median:</b>	<b>101.2</b>	<b>100.4</b>
Mean:	97.9	98.1
Wtd Mean:	97.1	98.1
AAD:	17	16
PRD:	1.008	1.000
COD:	17	16
	RMV	% Change
Median:	\$1,415,290	4.8%
		RMV
		\$ 1,483,060

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>						<b>16</b>	15
<b>PRD</b>						<b>1.000</b>	

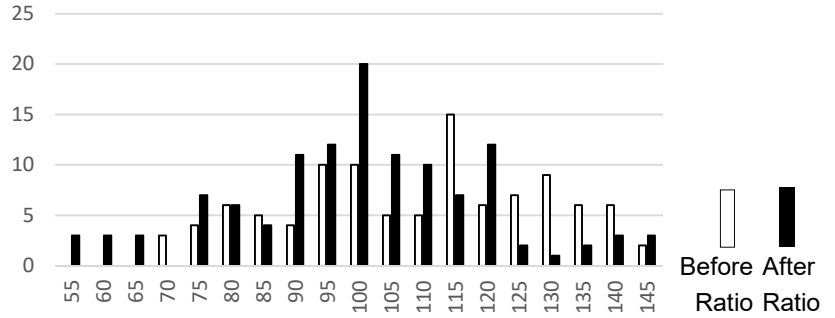
Notes: New income model for 2024. Reappraisal and refinement ongoing in 2025.

**Commercial Improved Trend**

**Office Property Type**

**Summary Statistics:**

Total Accounts	1,813
Total Sales	121
% Sold	6.7%
Trend/Trend Accounts	1,108
Trend/Recalc Accounts	705
Average Sale Price	\$ 10,297,166
Median Sale Price	\$ 2,933,728



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	116.4	21	18	116.6	125.0	113.7	0.93
<b>After</b>	100.1	15	15	100.5	100.0	98.3	1.00

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	116.4	1.00	0.74	100.1

**Notes:**

**History**

	2019	2020	2021	2022	2023	2024
<b>COD</b>					14	15
<b>PRD</b>					1.02	1.00

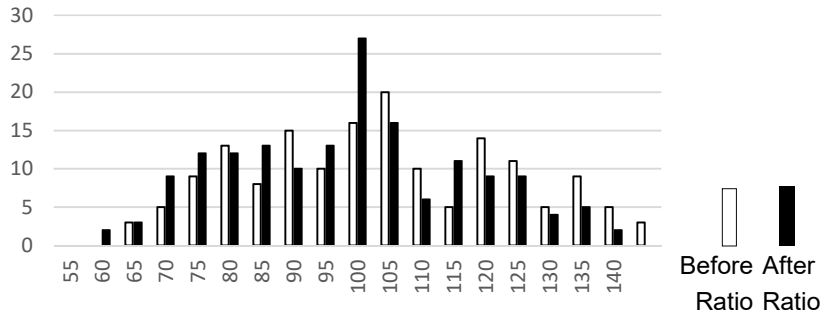
COD Std 15

**Commercial Improved Trend**

**Store Property Type**

**Summary Statistics:**

Total Accounts	3,178
Total Sales	175
% Sold	5.5%
Trend/Trend Accounts	2,425
Trend/Recalc Accounts	753
Average Sale Price	\$ 2,386,334
Median Sale Price	\$ 1,687,250



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	104.7	18	17	108.0	106.8	105.2	1.01
<b>After</b>	99.8	17	17	102.3	100.7	99.7	1.02

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	108.0	1.00	0.91	99.8

**Notes:** 2025 Store income model expansion planned to address deteriorating dispersion.

**History:**

	2019	2020	2021	2022	2023	2024
<b>COD</b>					16	17
<b>PRD</b>					0.99	1.02

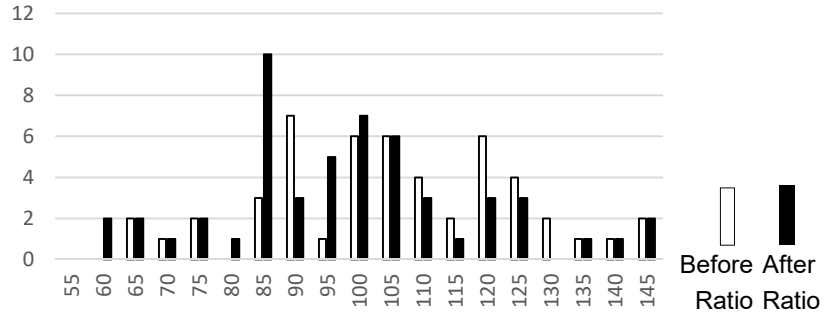
COD Std 15

**Commercial Improved Trend**

**Restaurant Property Type**

**Summary Statistics:**

Total Accounts	947
Total Sales	55
% Sold	5.8%
Trend/Trend Accounts	747
Trend/Recalc Accounts	200
Average Sale Price	\$ 1,253,710
Median Sale Price	\$ 1,140,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	106.0	19	18	110.1	111.0	107.4	0.99
<b>After</b>	99.7	17	17	100.8	102.0	98.4	0.99

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	106.0	1.00	0.90	99.7

**Notes:** Watching for revaluation.

**History**

	2019	2020	2021	2022	2023	2024
<b>COD</b>					15	17
<b>PRD</b>					1.01	0.99

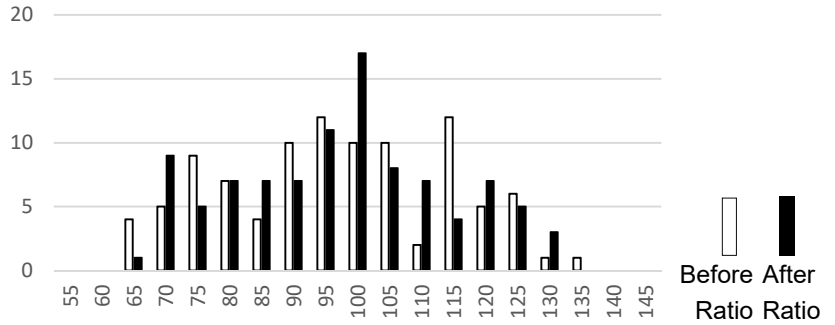
COD Std 15

**Commercial Improved Trend**

**Else: Auto-Related, Parking, Nursing, Comm Condos, and Miscellaneous Commercial**

**Summary Statistics:**

Total Accounts	5,066
Total Sales	99
% Sold	2.0%
Trend/Trend Accounts	3,916
Trend/Recalc Accounts	1,150
Average Sale Price	\$ 2,437,534
Median Sale Price	\$ 640,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	97.1	15	15	97.3	87.4	95.6	1.11
<b>After</b>	99.6	14	14	97.9	91.8	96.3	1.07

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	87.4	1.00	1.06	99.6

**Notes:**

**History:**

	2019	2020	2021	2022	2023	2024
<b>COD</b>					15	14
<b>PRD</b>					1.03	1.07

COD Std 15

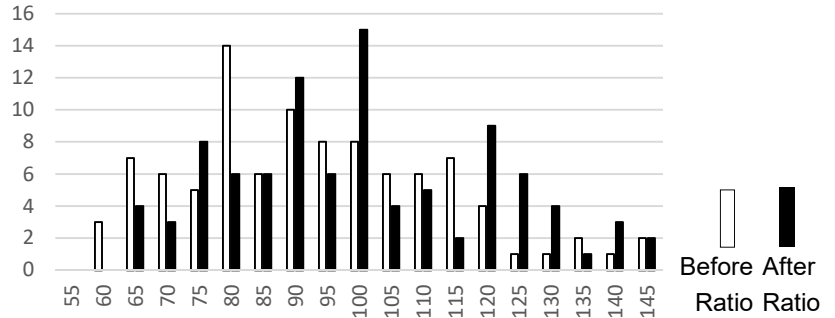


Warehouse & Shop Trend

Countywide

Summary Statistics:

Total Accounts	2,769
Total Sales	97
% Sold	3.5%
Trend/Trend Accounts	2,189
Trend/Recalc Accounts	580
Average Sale Price	\$ 2,752,730
Median Sale Price	\$ 1,947,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	90.8	16	18	93.2	90.0	91.1	1.04
After	99.6	17	17	100.7	98.0	98.5	1.03

Adjustment Conclusions:

Selected Ratio	Before Ratio	Median Land Adjustment	Median Imp Adjustment	After Ratio
Median	90.8	1.10	1.12	99.6

Notes: Watching for revaluation.

History

	2019	2020	2021	2022	2023	2024
COD						17
PRD						1.03

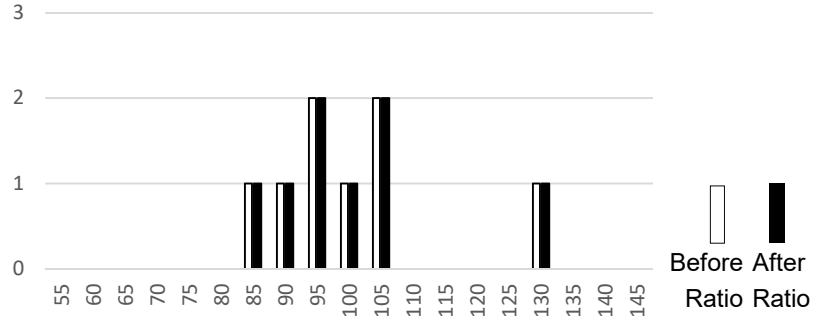
COD Std 15

**Vacant Land Trend**

Commercial, Industrial, and Apartment Neighborhoods.

**Summary Statistics:**

Total Accounts	1,603
Total Sales	8
% Sold	0.5%
Trend/Trend Accounts	1,603
Trend/Recalc Accounts	0
Average Sale Price	\$ 371,875
Median Sale Price	\$ 210,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	98.8	9.7	9.8	101.6	99.0	100.7	1.026
<b>After</b>	98.8	9.7	9.8	101.6	99.0	100.7	1.026

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	98.8	1.00	1.00	98.8

**Notes:** Targeted reappraisal of eligible vacant land accounts to recalculating methodology continuing.

**History**

	2019	2020	2021	2022	2023	2024	
<b>COD</b>		12	22	22	8	<b>10</b>	COD Std 20
<b>PRD</b>		0.98	1.05	0.94	0.98	<b>1.03</b>	



## Multifamily

### 700 Multifamily Land

Analysis of multifamily land happens in conjunction with other classes of vacant land (Property classes 200 and 2003) and adjustment of sale prices for time is consistent with the larger study. Market analysis concluded that no index to traditionally trended vacant land properties was necessary to bring about acceptable assessment levels. Multifamily land is also included in the greater commercial recalculating land study reviewed and calibrated by an appraisal-analyst team annually. The five-year sale set representative of that study showed no further adjustment to recalculating tables necessary for 2024.

### 701 Multifamily Improved Properties Greater Than Four Units

Analysts stratify multifamily sales based on appraisal method for adjustment and reporting purposes. Like other commercial property, sales of traditionally trended property inform the overall adjustment factors concluded, while sales of property valued on recalculation methodology exclusively affect any changes made to underlying income model tables.

A comprehensive five-year time adjustment study for multifamily properties concluded two distinct time adjustments to sale prices, adjusting them to the assessment date on an annual or semiannual basis. Multifamily product in the core saw gradual appreciation over the first year of the period before correcting and seeing softening values through the end of 2023. Multifamily property in the rest of the county saw moderate value increases over the whole study period with a slight correction starting in 2022 into 2023.

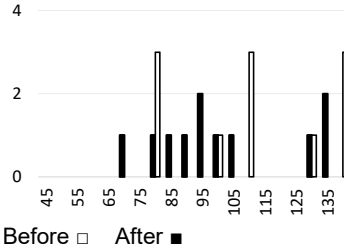
Annual recalculation of court-style multifamily property on income models continues to be successful. The multifamily appraisal team completed moving the inventory of court properties to a recalculating income model methodology developed for all court style multifamily property. Since moving away from traditional trending for this set of properties, we have continually recalibrated and tested the models' components with market studies of rents, vacancy, expenses, capitalization rates, and fees. The court models continue to be high performers with assessment statistics that indicate low dispersion and little price related bias. This method continues to achieve better results, more efficiently, than historical appraise-and-trend procedures.

A five-year sample of 330 sales after mean trimming indicate a modest decrease in value countywide from the prior year for the court models. Consistent results between larger and smaller court models show no need for separate adjustments.

Multifamily property remaining on traditional trending methodology provided a smaller sale set stratified by property type and geography during analysis. This set includes all walkup and elevator properties countywide. Analysis of all multifamily property regardless of property type showed similar movement to commercial product types with values decreasing in the core and increasing throughout the rest of the county.

**5-20 Units - R93 Cost Recalculation**

Total Accounts: 607  
 Total Sales: 11  
 % Sold: 1.8%  
 Land RMV: \$7,542,850  
 Improvement RMV: \$14,736,130  
 Average Price: \$2,025,818  
 Median Price: \$1,980,000



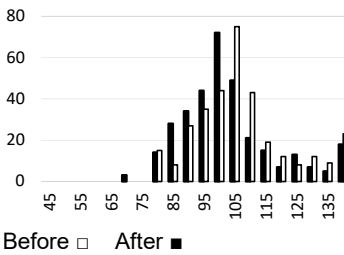
	Before	After	
<b>Median:</b>	<b>109.5</b>	<b>96.4</b>	
Mean:	112.4	102.0	
Wtd Mean:	109.0	100.0	
AAD:	21	17	
PRD:	1.031	1.020	
COD:	19	17	
	RMV	% Change	RMV
Median:	\$1,566,805	-4.3%	\$ 1,500,030

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>	15	12	21	12	20	<b>17</b>	12
<b>PRD</b>	1.014	1.015	1.021	0.989	1.033	<b>1.020</b>	

Notes: Small sale set yields volatile dispersion measures.

**Court Apt - Income Recalculation**

Total Accounts: 2,696  
 Total Sales: 330  
 % Sold: 12.2%  
 Land RMV: \$313,246,060  
 Improvement RMV: \$810,006,150  
 Average Price: \$3,414,145  
 Median Price: \$1,996,500



	Before	After	
<b>Median:</b>	<b>104.7</b>	<b>100.1</b>	
Mean:	107.3	102.9	
Wtd Mean:	103.8	99.7	
AAD:	12	11	
PRD:	1.034	1.032	
COD:	11	11	
	RMV	% Change	RMV
Median:	\$1,914,235	-4.2%	\$ 1,834,375

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>	Reappraisal	6	6	7	10	<b>11</b>	12
<b>PRD</b>	Reappraisal	1.011	1.011	1.006	1.039	<b>1.032</b>	

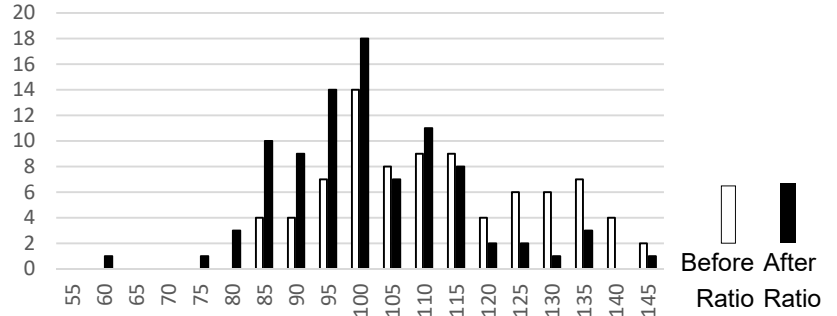
Notes:

**Multifamily Trend**

**Countywide - All Apartment Types**

**Summary Statistics:**

Total Accounts	1,381
Total Sales	91
% Sold	6.6%
Trend/Trend Accounts	650
Trend/Recalc Accounts	731
Average Sale Price	\$ 14,547,404
Median Sale Price	\$ 6,400,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
<b>Before</b>	112.3	16	14	115.6	114.0	114.1	1.014
<b>After</b>	100.0	11	11	101.2	101.0	100.2	1.002

**Adjustment Conclusions:**

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	112.3	1.00	0.84	100.0

**Notes:**

**History**

	2019	2020	2021	2022	2023	2024	
<b>COD</b>						<b>11</b>	COD Std 12
<b>PRD</b>						<b>1.00</b>	

### 707 Manufactured Home Parks

Manufactured Home Parks are currently undergoing a reappraisal project. Results will be reported once conversion to a new income model is complete. The project is expected to be complete for 2025.

### Miscellaneous Property Types

#### 016 Floating Homes

Floating property accounts are on annual recalculation methodology. A multiple year market sample was time trended and analyzed across neighborhoods and property-type strata, but reported statistics are countywide.

#### 019 Manufactured Homes

All personal property manufactured homes are also on annual recalculation methodology. Analysis on a multiple year sale set includes stratification by market area and neighborhood, but statistics are reported on a countywide basis.

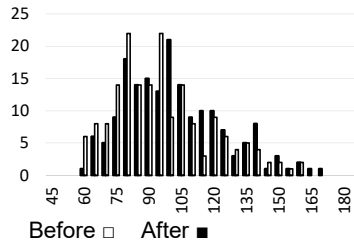
#### 021 Billboards

This property class is valued based on the DOR Cost Factor Manual.



**Floating Property**

Total Accounts:	1,827
Total Sales:	177
% Sold:	9.7%
Land RMV:	\$0
Improvement RMV:	\$51,879,450
Average Price:	\$292,420
Median Price:	\$283,979



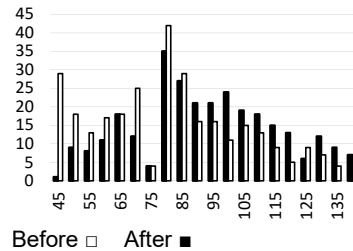
	Before	After	
<b>Median:</b>	<b>92.8</b>	<b>99.7</b>	
Mean:	96.1	102.0	
Wtd Mean:	95.7	100.2	
AAD:	18	18	
PRD:	1.004	1.018	
COD:	19	18	
	RMV	% Change	RMV
Median:	\$ 212,320	3.3%	\$ 219,360

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>	22	19	18	21	19	<b>18.2</b>	25
<b>PRD</b>	1.114	1.088	1.057	1.069	1.034	<b>1.018</b>	

Notes:

**MFH - Manufactured Homes in Parks**

Total Accounts:	4,835
Total Sales:	326
% Sold:	6.7%
Land RMV:	\$0
Improvement RMV:	\$27,897,010
Average Price:	\$87,615
Median Price:	\$79,695



	Before	After	
<b>Median:</b>	<b>82.1</b>	<b>96.7</b>	
Mean:	86.4	101.1	
Wtd Mean:	84.6	97.7	
AAD:	24	25	
PRD:	1.021	1.035	
COD:	29	26	
	RMV	% Change	RMV
Median:	\$ 40,690	18.2%	\$ 48,110

History:	2019	2020	2021	2022	2023	2024	COD Std
<b>COD</b>	25	22	22	23	23	<b>25.6</b>	25
<b>PRD</b>	1.066	1.038	1.047	1.017	1.026	<b>1.035</b>	

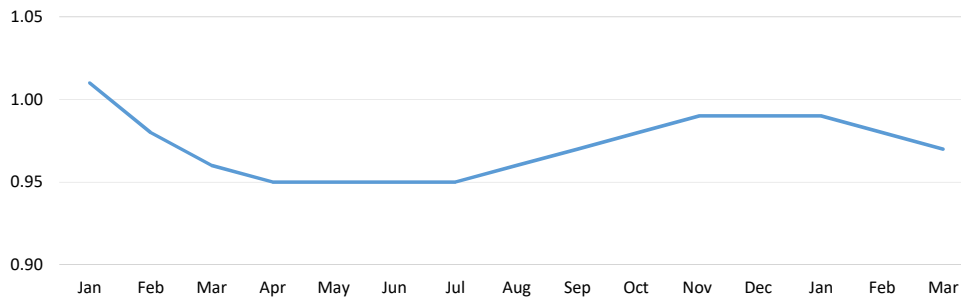
Notes: Central tendencies bracket one.

# Appendices

### Time Trends

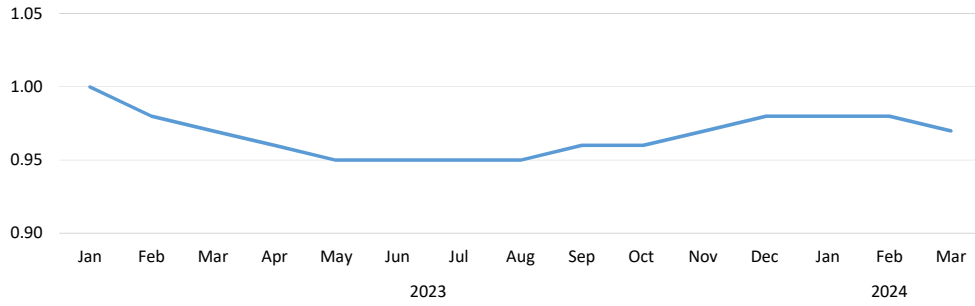
Outlier data points sometimes skew central tendencies and lines of best fit. Analysts apply significant judgement during time trend analysis particularly in noisy sale sets with erratic movements between adjacent periods. When no pattern is evident analysts may depart from central tendencies and/or the line of best fit as a selected indicator in favor of a data point that is more cohesive with third party information about changes in value over time.

### Single-Family Detached Housing All



Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2023	Jan	283	1.02	1.01	1.01	1.01	1.02	0.02	<b>1.02</b>
	Feb	427	1.00	1.00	1.00	0.98	0.98	-0.01	<b>0.99</b>
	Mar	481	0.98	0.96	0.97	0.96	0.96	-0.03	<b>0.97</b>
	Apr	480	0.96	0.95	0.96	0.95	0.95	-0.04	<b>0.96</b>
	May	624	0.95	0.94	0.94	0.95	0.95	-0.04	<b>0.96</b>
	Jun	571	0.95	0.94	0.95	0.95	0.95	-0.04	<b>0.96</b>
	Jul	514	0.97	0.96	0.96	0.95	0.95	-0.04	<b>0.96</b>
	Aug	580	0.97	0.97	0.96	0.96	0.96	-0.03	<b>0.97</b>
	Sep	416	0.98	0.97	0.97	0.97	0.97	-0.02	<b>0.98</b>
	Oct	452	0.98	0.98	0.98	0.98	0.98	-0.01	<b>0.99</b>
	Nov	352	0.99	0.99	0.99	0.99	0.98	0.00	<b>1.00</b>
	Dec	333	1.00	0.99	0.99	0.99	0.99	0.00	<b>1.00</b>
2024	Jan	251	0.99	0.98	0.98	0.99	0.99	0.00	<b>1.00</b>
	Feb	284	0.97	0.96	0.97	0.98	0.98	-0.01	<b>0.99</b>
	Mar	103	0.99	0.97	0.98	0.97	0.96	-0.02	<b>0.98</b>

**Condominiums - All**



Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
<b>2023</b>	<b>Jan</b>	91	0.98	1.00	0.98	1.00	1.00	0.02	<b>1.02</b>
	<b>Feb</b>	125	0.97	0.97	0.96	0.98	0.98	0.00	<b>1.00</b>
	<b>Mar</b>	138	0.98	0.98	0.97	0.97	0.97	-0.01	<b>0.99</b>
	<b>Apr</b>	138	0.98	0.98	0.98	0.96	0.96	-0.02	<b>0.98</b>
	<b>May</b>	148	0.96	0.96	0.96	0.95	0.95	-0.03	<b>0.97</b>
	<b>Jun</b>	139	0.95	0.94	0.94	0.95	0.95	-0.03	<b>0.97</b>
	<b>Jul</b>	110	0.95	0.93	0.94	0.95	0.95	-0.03	<b>0.97</b>
	<b>Aug</b>	114	0.96	0.97	0.96	0.95	0.95	-0.03	<b>0.97</b>
	<b>Sep</b>	104	0.95	0.93	0.94	0.96	0.96	-0.02	<b>0.98</b>
	<b>Oct</b>	82	0.98	0.95	0.97	0.96	0.96	-0.02	<b>0.98</b>
	<b>Nov</b>	71	0.96	0.98	0.96	0.97	0.97	-0.01	<b>0.99</b>
	<b>Dec</b>	64	1.00	0.98	0.99	0.98	0.97	0.00	<b>1.00</b>
<b>2024</b>	<b>Jan</b>	68	1.00	0.99	0.99	0.98	0.97	0.00	<b>1.00</b>
	<b>Feb</b>	69	0.98	0.98	0.98	0.98	0.98	0.00	<b>1.00</b>
	<b>Mar</b>	30	0.96	0.95	0.95	0.97	0.97	-0.01	<b>0.99</b>

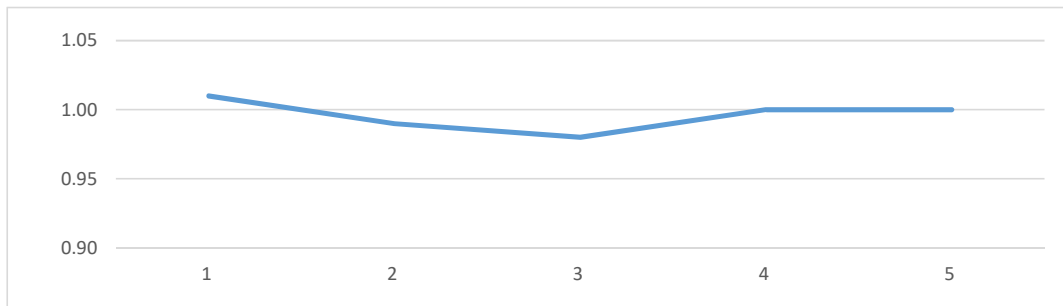
**2-4 Plexes - All**



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2023	1	34	0.93	0.92	0.92	0.95	0.94	0.00	1.00
	2	46	0.96	0.96	0.95	0.95	0.95	0.00	1.00
	3	44	0.98	1.00	0.97	0.95	0.95	0.00	1.00
	4	33	0.94	0.90	0.93	0.95	0.95	0.00	1.00
2024	5	34	0.98	0.97	0.97	0.95	0.96	0.00	1.00

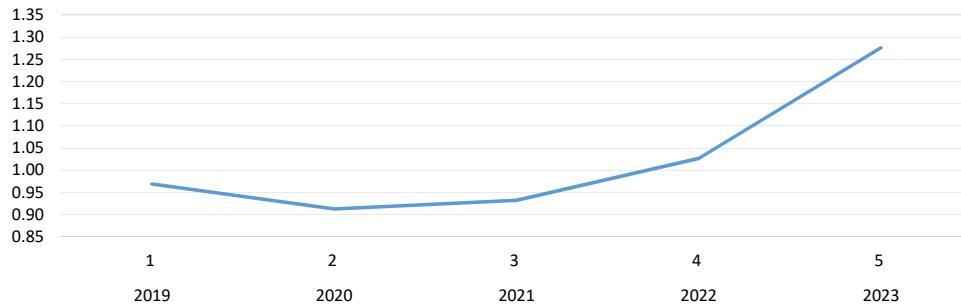
**Note:** No time adjustment warranted.

**Row Houses - All**



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2023	1	86	1.00	1.01	1.00	1.01	1.01	0.01	1.01
	2	83	0.98	0.99	0.97	0.99	0.98	-0.01	0.99
	3	71	0.98	0.98	0.97	0.98	0.98	-0.02	0.98
	4	62	1.01	1.00	1.01	1.00	1.00	0.00	1.00
2024	5	39	1.01	1.00	1.01	1.00	1.00	0.00	1.00

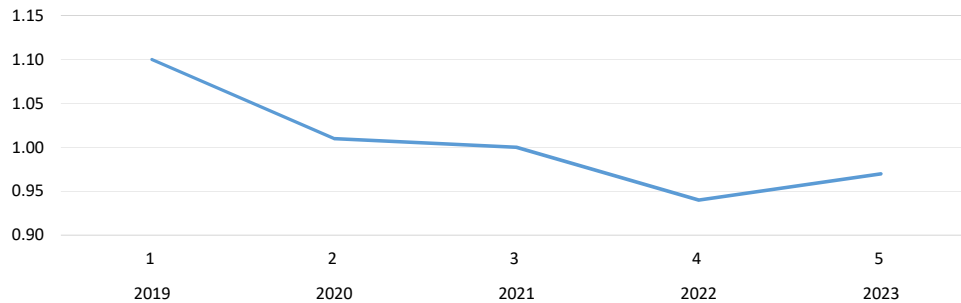
**Core - Ancore & CN07 - AN07**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	30	0.96	0.97	0.95	0.97	0.97	0.97	<b>0.76</b>
2020	2	28	0.92	0.91	0.80	0.91	0.92	0.91	<b>0.72</b>
2021	3	59	0.96	0.93	0.85	0.93	0.93	0.93	<b>0.73</b>
2022	4	77	1.03	1.03	1.02	1.03	1.03	1.03	<b>0.80</b>
2023	5	48	1.28	1.28	1.35	1.28	1.27	1.28	<b>1.00</b>

**Note:** Commercial property: not warehouse and shop.

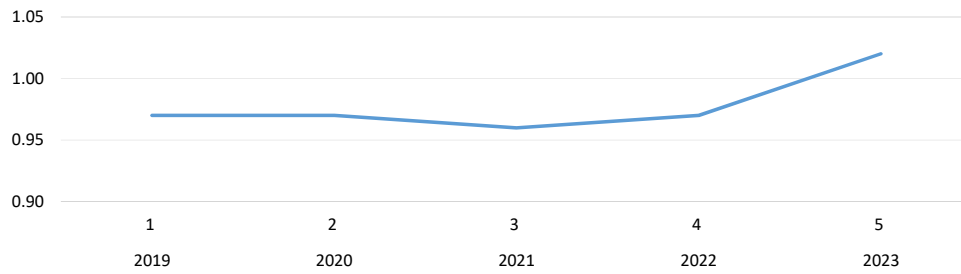
**Office & Misc - Not Core & Not CN07**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	29	1.08	1.10	0.99	1.10	1.09	1.10	<b>1.13</b>
2020	2	21	1.01	1.01	0.91	1.01	1.02	1.01	<b>1.04</b>
2021	3	38	1.00	1.00	0.98	1.00	0.97	1.00	<b>1.03</b>
2022	4	44	0.89	0.94	0.85	0.94	0.96	0.94	<b>0.97</b>
2023	5	30	0.95	0.98	0.91	0.97	0.97	0.97	<b>1.00</b>

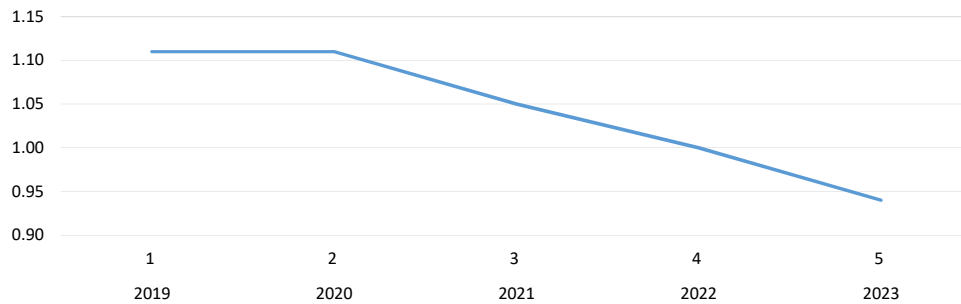
**Note:** Office and other commercial properties.

**Store - Not Core & Not CN07**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	27	0.99	0.98	0.97	0.97	0.97	0.97	0.95
2020	2	23	0.97	0.95	1.01	0.97	0.97	0.97	0.95
2021	3	49	1.03	1.00	1.03	0.96	0.96	0.96	0.94
2022	4	47	0.94	0.95	0.94	0.97	0.97	0.97	0.95
2023	5	43	1.03	1.03	1.03	1.02	1.02	1.02	1.00

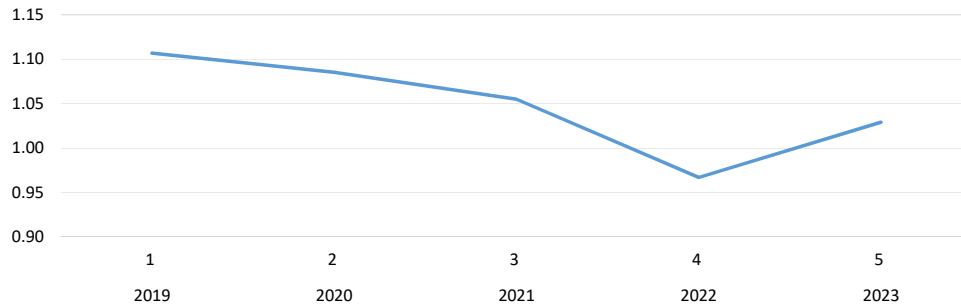
**Warehouse & Shop - All**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	23	1.13	1.09	1.18	1.11	1.11	1.11	1.18
2020	2	22	1.11	1.16	1.13	1.11	1.11	1.11	1.18
2021	3	43	1.04	1.05	0.97	1.05	1.07	1.05	1.12
2022	4	38	0.99	1.00	0.91	1.00	1.01	1.00	1.06
2023	5	33	0.96	0.94	0.91	0.94	0.93	0.94	1.00

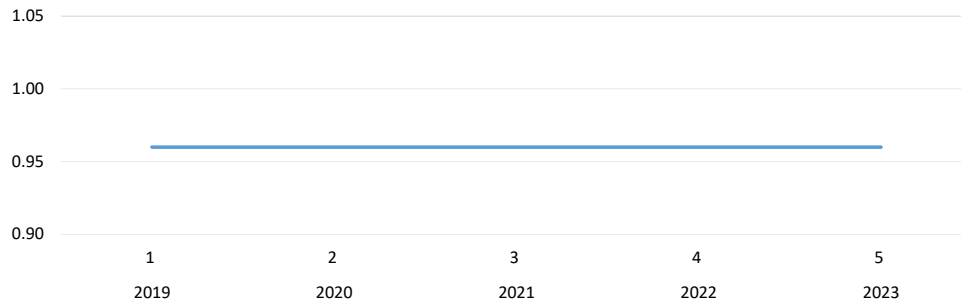


**Multifamily - Not Core & Not CN07**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	46	1.10	1.11	1.09	1.11	1.10	1.11	1.08
2020	2	42	1.07	1.09	1.06	1.09	1.10	1.09	1.05
2021	3	100	1.04	1.06	0.98	1.06	1.03	1.06	1.03
2022	4	62	0.98	0.97	0.94	0.97	0.98	0.97	0.94
2023	5	30	1.04	1.03	1.05	1.03	1.03	1.03	1.00

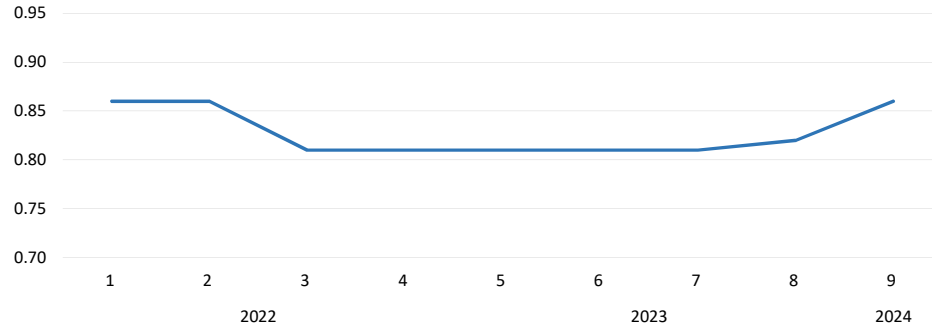
**Vacant Land - Commercial & Multifamily - All Neighborhoods**



Year	Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	1	19	1.00	0.97	0.98	0.96	0.96	0.96	1.00
2020	2	17	0.95	0.93	0.82	0.96	0.96	0.96	1.00
2021	3	26	1.04	1.03	1.01	0.96	0.96	0.96	1.00
2022	4	19	0.92	0.86	1.14	0.96	0.96	0.96	1.00
2023	5	11	0.97	1.00	0.92	0.96	0.96	0.96	1.00

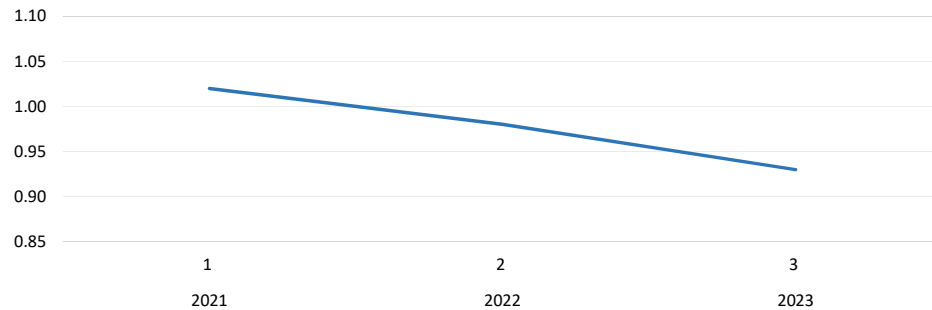
**Note:** No time adjustment warranted.

**Manufactured Homes**



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
<b>2022</b>	<b>1</b>	38	0.89	0.86	0.83	0.86	0.87	0.86	<b>1.05</b>
	<b>2</b>	41	0.92	0.89	0.86	0.86	0.85	0.86	<b>1.05</b>
	<b>3</b>	44	0.87	0.81	0.81	0.81	0.83	0.81	<b>0.99</b>
	<b>4</b>	37	0.85	0.80	0.81	0.81	0.82	0.81	<b>0.99</b>
<b>2023</b>	<b>5</b>	24	0.90	0.82	0.84	0.81	0.81	0.81	<b>0.99</b>
	<b>6</b>	41	0.86	0.80	0.81	0.81	0.81	0.81	<b>0.99</b>
	<b>7</b>	47	0.85	0.83	0.78	0.81	0.81	0.81	<b>0.99</b>
	<b>8</b>	30	0.86	0.82	0.82	0.82	0.83	0.82	<b>1.00</b>
<b>2024</b>	<b>9</b>	24	0.84	0.86	0.81	0.86	0.86	0.86	<b>1.05</b>

**Floating Property**



Year	Year	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
<b>2021</b>	<b>1</b>	80	1.06	1.02	1.03	1.02	1.02	0.09	<b>1.10</b>
<b>2022</b>	<b>2</b>	53	1.00	0.98	0.98	0.98	0.98	0.05	<b>1.05</b>
<b>2023</b>	<b>3</b>	43	0.97	0.93	0.94	0.93	0.93	0.00	<b>1.00</b>

**2024 Supplemental Appraisal Ratio Office Study - CORE Neighborhood.**

<b>Market Data:</b>		Local rents, vacancy rates, expenses and cap rates were collected and analyzed from numerous third party and primary sources.										
<b>Properties</b>		A group of properties were randomly selected as typical & representative to appraise. The benchmark properties were analyzed using market data collected to derive an indicated market change. These appraisal ratios were included in ratio analysis along with actual sales to arrive at adjustments for the year.										
Instrument Number	Account #	2023 Roll RMV	Appraised Value: 1-1-2024	%Change	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20241024	R140369	\$6,323,510	\$3,970,610	-37.21%	OI	NBP MERCHANT HOTEL LLC	\$16.00	\$20.00	50.0%	15.0%	\$2.83	9.60%
PO20241025	R140652	\$62,870,010	\$49,421,410	-21.39%	OH	Brewery Blocks	\$42.00	\$30.00	15.0%	25.0%	\$11.61	8.60%
PO20241026	R141143	\$7,691,170	\$8,180,710	6.36%	OL	Film Exchange	\$35.00		15.0%		\$10.41	8.20%
PO20241027	R141456	\$8,706,830	\$2,795,940	-67.89%	OI	The Falcon Building	\$14.00		50.0%		\$2.68	12.20%
PO20241029	R150115,R 150116	\$3,345,390	\$1,095,280	-67.26%	OL	Historic Cully Building	\$26.00	\$18.00	50.0%	50.0%	\$2.61	10.86%
PO20241030	R150400	\$3,706,110	\$2,317,280	-37.47%	OI	Axiomatic Building	\$26.00		40.0%		\$5.46	11.20%
PO20241031	R150498,R 150499	\$5,175,060	\$4,528,120	-12.50%	OL	Northwest Fence & Wire Works	\$30.00		15.0%		\$6.31	8.20%
PO20241032	R176867	\$7,296,330	\$4,146,800	-43.17%	OI	North Custom Blocks	\$36.00	\$28.00	30.0%	30.0%	\$6.71	10.28%
PO20241033	R182248,R 182253	\$77,635,290	\$60,633,850	-21.90%	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$10.57	8.68%
PO20241034	R245907	\$9,363,300	\$4,301,820	-54.06%	OH	811 @ The Waterfront	\$28.00	\$25.00	50.0%	50.0%	\$5.54	10.59%
PO20241035	R245911	\$5,965,190	\$3,908,010	-34.49%	OH	The Dayton Building	\$28.00	\$25.00	25.0%	25.0%	\$6.91	8.20%
PO20241036	R245968	\$4,709,520	\$3,395,390	-27.90%	OH	Willamette Building	\$22.00	\$16.00	30.0%	30.0%	\$5.00	8.87%
PO20241037	R246059	\$6,376,400	\$3,066,460	-51.91%	OL	George Lawrence Building	\$22.00		50.0%		\$3.49	9.70%
PO20241038	R246116	\$23,383,160	\$8,973,320	-61.62%	OH	Yeon Building	\$22.00	\$35.00	50.0%	15.0%	\$5.02	10.20%
PO20241039	R246298	\$53,496,810	\$21,997,080	-58.88%	OH	Commonwealth Building	\$30.00	\$22.00	50.0%	20.0%	\$4.67	10.15%
PO20241040	R246319	\$5,436,690	\$4,349,760	-19.99%	OH	610 Building	\$22.00	\$35.00	30.0%	20.0%	\$4.84	9.59%
PO20241041	R246324	\$61,676,000	\$43,316,400	-29.77%	OH	Pacific Center	\$32.00	\$26.00	20.0%	20.0%	\$8.67	9.14%
PO20241042	R246433	\$203,285,730	\$139,803,310	-31.23%	OH	Fox Tower	\$42.00	\$34.00	30.0%	20.0%	\$8.80	7.94%
PO20241043	R246453,R 246454	\$42,208,220	\$35,851,330	-15.06%	OH	Union Bank Building	\$32.00	\$35.00	30.0%	30.0%	\$9.11	8.44%
PO20241044	R246595,R 552462	\$9,863,950	\$6,454,420	-34.57%	OL	Telegram Building	\$26.00	\$24.00	30.0%	15.0%	\$4.70	8.85%
PO20241045	R246752	\$12,974,400	\$10,600,000	-18.30%	OL	Morrison Plaza	\$16.00		50.0%		\$2.90	10.20%
PO20241046	R246771	\$18,332,420	\$11,151,525	-39.17%	OL	Lincoln Place	\$28.00		40.0%		\$6.71	9.20%
PO20241047	R327902,R 327924	\$43,367,050	\$34,303,710	-20.90%	OH	Watermark I & II	\$31.00	\$24.00	35.0%	20.0%	\$5.87	8.23%

**Total Sales:** 23

**2023 Supplemental Appraisal Ratio Office Study - CORE Neighborhood.**

<b>Market Data:</b>	Local rents, vacancy rates, expenses and cap rates were collected and analyzed from numerous third party and primary sources.
<b>Properties</b>	A group of properties were randomly selected as typical & representative to appraise. The benchmark properties were analyzed using market data collected to derive an indicated market change. This study was completed in 2023. The data points are still considered valid in 2024 after adjustment for time. These appraisal ratios were included in ratio analysis along with actual sales and the 2024 supplemental appraisal ratios.

Instrument Number	Account #	2023 Roll RMV	Appraised Value: 1-1-2023	%Change	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20231000	R140652	\$62,870,010	\$61,079,380	-2.85%	OH	Brewery Blocks	\$38.00	\$35.00	15.0%	10.0%	\$9.12	7.01%
PO20231001	R182253, R182248	\$77,635,290	\$77,593,970	-0.05%	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$9.08	7.14%
PO20231002	R245907	\$9,363,300	\$9,555,780	2.06%	OH	811 @ The Waterfront	\$28.00	\$25.00	30.0%	15.0%	\$7.27	6.97%
PO20231003	R245911	\$5,965,190	\$3,854,830	-35.38%	OH	The Dayton Building	\$24.00	\$25.00	30.0%	15.0%	\$5.19	7.66%
PO20231005	R245968	\$4,709,520	\$4,539,650	-3.61%	OH	Willamette Building	\$24.00	\$16.00	30.0%	20.0%	\$5.47	7.32%
PO20231006	R246116	\$23,383,160	\$22,034,500	-5.77%	OH	Yeon Building	\$28.00	\$30.00	30.0%	20.0%	\$6.12	7.01%
PO20231007	R246298	\$53,496,810	\$48,387,300	-9.55%	OH	Commonwealth Building	\$32.00	\$22.00	25.0%	15.0%	\$7.48	7.11%
PO20231008	R246319	\$5,436,690	\$5,209,040	-4.19%	OH	610 Building	\$24.00	\$20.00	30.0%	20.0%	\$5.06	7.27%
PO20231009	R246324	\$61,676,000	\$53,330,690	-13.53%	OH	Pacific Center	\$32.00	\$32.00	25.0%	15.0%	\$8.16	7.08%
PO20231010	R246433	\$203,285,730	\$199,188,030	-2.02%	OH	Fox Tower	\$40.00	\$30.00	15.0%	10.0%	\$8.72	6.77%
PO20231011	R246454, R246453	\$42,208,220	\$48,020,100	13.77%	OH	Union Bank Building	\$32.00	\$35.00	25.0%	25.0%	\$8.54	7.16%
PO20231012	R141143	\$7,691,170	\$9,707,930	26.22%	OL	Film Exchange	\$35.00		15.0%		\$10.41	6.91%
PO20231013	R150115, R150116	\$3,345,390	\$2,913,110	-12.92%	OL	Cully Building	\$26.00	\$18.00	15.0%	15.0%	\$3.89	7.34%
PO20231014	R150498, R150499	\$5,175,060	\$5,143,010	-0.62%	OL	Northwest Fence & Wire Works	\$30.00		15.0%		\$6.31	7.22%
PO20231015	R246059	\$6,376,400	\$6,790,040	6.49%	OL	George Lawrence Building	\$24.00		20.0%		\$6.09	7.66%
PO20231016	R246595, R552462	\$9,863,950	\$8,847,650	-10.30%	OL	Telegram Building	\$26.00	\$24.00	25.0%	10.0%	\$5.02	6.81%
PO20231017	R246752	\$12,974,400	\$9,372,180	-27.76%	OL	Morrison Plaza	\$22.00		30.0%		\$5.22	7.66%
PO20231018	R246771	\$18,332,420	\$13,004,950	-29.06%	OL	Lincoln Place	\$28.00		30.0%		\$5.87	7.16%
PO20231019	R140369	\$6,323,510	\$6,770,800	7.07%	OI	NBP MERCHANT HOTEL LLC	\$20.00	\$20.00	30.0%	15.0%	\$4.63	8.16%
PO20231020	R141456	\$8,706,830	\$7,877,700	-9.52%	OI	The Falcon Building	\$20.00		30.0%		\$5.37	8.66%
PO20231022	R150400	\$3,706,110	\$3,667,160	-1.05%	OI	Axiomatic Building	\$26.00		15.0%		\$6.63	7.66%
PO20231023	R176867	\$7,296,330	\$5,986,740	-17.95%	OI	North Custom Blocks	\$30.00	\$28.00	15.0%	15.0%	\$6.03	7.21%

**Total Sales: 22**

2024 Supplemental Hotel/Motel Study - Countywide

**Market Data:** Local rents, vacancy rates, expenses, and cap rates were collected and analyzed from third party and primary sources.

**Properties:** A group of properties were selected as typical & representative to appraise. The benchmark properties were analyzed using the market data collected to derive an indicated market change.

Inventory:	Prop Code:	Total Accounts:	Sales Count:	%Sold:	Comments:
	HF	61	2	3%	Each prop code has an income model estimating market values. The primary sales data is insufficient to draw reliable conclusions. A supplemental income study was performed to adjust market values.
	HL	68	3	4%	
	HM	91	1	1%	
	HS	15	2	13%	
	<b>Total</b>	<b>235</b>	<b>8</b>	<b>3%</b>	

Property	Model	Investment Class	Model Rating	2023 RMV	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2024 Value	Indicated Change
1 R140421	HF	GD	HF-GD	16,811,260	118	8,398,650	50%	78%	8.95	12,972,390	-31%
2 R182169	HF	AV	HF-AV	29,250,790	241	13,194,750	50%	78%	9.45	19,532,420	-40%
3 R246182	HF	GD	HF-GD	13,236,570	85	6,049,875	50%	78%	8.95	9,344,510	-36%
4 R246326	HF	EX	HF-EX	106,676,500	455	41,518,750	45%	78%	8.45	61,131,340	-49%
5 R246423	HF	EX	HF-EX	34,686,960	151	13,778,750	45%	78%	8.45	20,287,550	-48%
6 R246586	HF	AV	HF-AVM	22,660,970	197	10,066,700	50%	82%	9.45	11,249,130	-60%
7 R246606	HF	AV	HF-AVP	27,019,470	220	13,249,500	50%	78%	9.45	19,382,130	-35%
8 R270507	HF	AV	HF-AV	19,224,100	150	8,212,500	50%	78%	9.26	12,260,220	-43%
9 R317075	HF	EX	HF-EX	51,952,940	215	19,618,750	45%	78%	8.26	29,550,690	-49%
10 R323522	HF	FR	HF-FR	30,811,840	320	15,184,000	50%	82%	9.95	16,396,970	-57%

**Hotel Full Service:** **Median Indicated Change: -45%**

Property	Model	Investment Class	Model Rating	2023 RMV	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2024 Value	Indicated Change
1 R140546	HL	GD	HL-GD	41,270,400	243	15,078,150	65%	73%	8.20	34,460,560	-17%
2 R150148	HL	AV	HL-AV	2,108,900	26	1,281,150	65%	80%	8.70	1,991,510	-6%
3 R236900	HL	AV	HLS-AVP	9,584,140	84	3,985,800	60%	77%	8.70	6,568,600	-31%
4 R238972	HL	AV	HL-AVP	18,295,780	124	6,789,000	65%	75%	8.51	13,459,460	-26%
5 R239148	HL	GD	HL-GD	14,158,140	82	5,088,100	65%	73%	8.01	11,904,510	-16%
6 R240391	HL	AV	HLS-AVM	3,252,950	53	2,031,225	60%	83%	8.44	2,558,190	-21%
7 R246590	HL	AV	HL-AVP	10,906,980	78	4,270,500	65%	75%	8.70	8,281,530	-24%
8 R250611	HL	FR	HL-FR	11,488,830	202	7,004,350	65%	85%	9.20	7,747,720	-33%
9 R317293	HL	AV	HL-AV	15,061,400	153	7,539,075	65%	80%	8.70	11,719,280	-22%
10 R639889	HL	EX	HLS-EX	14,005,840	91	5,148,325	60%	73%	7.37	12,084,380	-14%

**Hotel Limited Service:** **Median Indicated Change: -22%**

Property	Model	Investment Class	Model Rating	2023 RMV	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2024 Value	Indicated Change
1 R102315	HM	AV	HM-AVM	1,418,720	24	657,000	60%	83%	9.20	1,150,000	-19%
2 R121664	HM	FR	HM-FR	2,047,320	73	1,598,700	60%	80%	9.44	2,032,250	-1%
3 R150374	HM	GD	HM-GD	9,103,630	81	3,399,975	60%	71%	8.70	6,931,490	-24%
4 R235624	HM	AV	HM-AV	1,904,380	27	886,950	60%	83%	9.01	1,708,180	-10%
5 R246227	HM	AV	HM-AV	2,085,690	30	985,500	60%	83%	9.20	2,010,000	-4%
6 R261552	HM	AV	HM-AV	2,610,110	36	1,182,600	60%	83%	9.01	1,354,630	-48%
7 R318470	HM	AV	HM-AV	1,709,660	24	788,400	60%	83%	9.01	1,450,400	-15%
8 R318572	HM	AV	HM-AVM	1,230,230	21	574,875	60%	83%	9.03	637,900	-48%
9 R330760	HM	AV	HM-AVP	1,439,210	16	584,000	60%	71%	9.20	1,375,650	-4%
10 R333464	HM	AV	HM-AV	2,690,530	38	1,248,300	60%	83%	9.20	1,400,350	-48%

**Motel:** **Median Indicated Change: -17%**

Property	Model	Investment Class	Model Rating	2023 RMV	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2024 Value	Indicated Change
1 R111558	HS	AV	HS-AVM	8,117,100	104	3,985,800	77%	68%	8.37	6,827,580	-16%
2 R187013	HS	EX	HS-EX	20,818,970	105	6,132,000	65%	68%	7.51	18,114,950	-13%
3 R235954	HS	AV	HS-AVP	11,128,250	98	5,007,800	65%	77%	8.51	9,140,210	-18%
4 R238253	HS	GD	HS-GD	34,212,520	203	11,114,250	65%	77%	8.20	21,052,550	-38%
5 R273077	HS	AV	HS-AVP	25,441,090	258	13,183,800	65%	77%	8.70	23,537,470	-7%

**Hotel Extended Stay:** **Median Indicated Change: -16%**

## Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
G1009	1	Rural	20	7	1.3%	100.2	7
RB1020	1	Non-Homogeneous	15	7	0.8%	100.0	7
RB1021	1	Non-Homogeneous	15	9	0.4%	99.6	7
RB1022	1	Non-Homogeneous	15	9	-2.4%	99.6	7
RB1023	1	Non-Homogeneous	15	6	2.0%	100.2	8
RB1030	1	Non-Homogeneous	15	6	3.6%	99.9	8
RB1031	1	Non-Homogeneous	15	8	0.3%	99.6	8
RB1032	1	Non-Homogeneous	15	8	3.3%	99.9	8
RB1040	1	Non-Homogeneous	15	8	-1.8%	99.8	9
RB1041	1	Non-Homogeneous	15	6	0.7%	99.9	9
RB1043	1	Non-Homogeneous	15	5	1.6%	99.8	9
RB1045	1	Non-Homogeneous	15	8	-2.5%	99.5	9
RB1046	1	Non-Homogeneous	15	7	1.2%	100.1	10
RB1050	1	Non-Homogeneous	15	9	0.1%	99.7	10
RB1051	1	Non-Homogeneous	15	10	-2.4%	100.4	10
RB1052	1	Non-Homogeneous	15	8	-2.5%	99.5	10
RB2053	2	Non-Homogeneous	15	8	0.8%	100.4	11
RB2054	2	Non-Homogeneous	15	10	0.1%	99.9	11
RB2060	2	Non-Homogeneous	15	7	-0.6%	100.4	11
RB2061	2	Non-Homogeneous	15	9	1.5%	99.5	11
RB2062	2	Non-Homogeneous	15	6	1.0%	99.8	12
RB2063	2	Non-Homogeneous	15	7	0.2%	100.0	12
RB2064	2	Non-Homogeneous	15	8	-0.3%	99.5	12
RB2065	2	Non-Homogeneous	15	7	-0.1%	99.5	12
RB3070	3	Non-Homogeneous	15	6	1.2%	100.1	13
RB3071	3	Non-Homogeneous	15	9	-5.0%	99.5	13
RB3072	3	Non-Homogeneous	15	7	-3.3%	99.7	13
RB3073	3	Non-Homogeneous	15	8	1.1%	99.8	13
RB3074	3	Non-Homogeneous	15	7	-0.1%	100.3	14
RB3080	3	Non-Homogeneous	15	8	1.5%	100.4	14
RB3081	3	Non-Homogeneous	15	8	0.3%	99.7	14
RB3082	3	Non-Homogeneous	15	9	1.0%	99.6	14
RB3083	3	Non-Homogeneous	15	8	2.8%	100.2	15
RB3084	3	Non-Homogeneous	15	8	-1.8%	100.3	15
RB3085	3	Non-Homogeneous	15	8	-3.4%	99.5	15
RB3090	3	Non-Homogeneous	15	9	-1.7%	99.7	15
RB3091	3	Non-Homogeneous	15	8	-1.8%	100.0	16
RB3092	3	Non-Homogeneous	15	9	-2.1%	99.6	16
G3093	3	Non-Homogeneous	15	10	-4.9%	99.6	16
RB3100	3	Non-Homogeneous	15	10	0.6%	99.9	16
RB3101	3	Non-Homogeneous	15	8	-0.2%	99.6	17
RB3102	3	Non-Homogeneous	15	6	-4.6%	99.5	17
RB3103	3	Non-Homogeneous	15	7	0.7%	100.0	17

## Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
RB3104	3	Non-Homogeneous	15	7	-1.3%	99.4	17
RB3105	3	Non-Homogeneous	15	7	0.3%	100.0	18
RB3106	3	Non-Homogeneous	15	7	1.6%	99.9	18
RB3107	3	Non-Homogeneous	15	9	-3.7%	99.8	18
RB3108	3	Non-Homogeneous	15	8	-1.6%	99.9	18
RB3109	3	Non-Homogeneous	15	8	-0.1%	99.8	19
RB3110	3	Non-Homogeneous	15	9	-4.0%	100.0	19
RB3111	3	Non-Homogeneous	15	10	4.1%	99.6	19
RB4140	4	Non-Homogeneous	15	10	-4.5%	100.2	19
RB4141	4	Non-Homogeneous	15	11	-3.2%	99.8	20
RB4142	4	Non-Homogeneous	15	13	-5.4%	100.0	20
RB4143	4	Non-Homogeneous	15	10	-12.3%	99.7	20
RB4144	4	Non-Homogeneous	15	12	-1.1%	99.7	20
RB4145	4	Non-Homogeneous	15	9	0.7%	99.7	21
G4146	4	Non-Homogeneous	15	12	4.5%	99.6	21
RB4147	4	Non-Homogeneous	15	8	-1.5%	99.1	21
RB5130	5	Non-Homogeneous	15	9	0.0%	99.4	21
G5131	5	Non-Homogeneous	15	7	-2.6%	100.2	22
RB5133	5	Non-Homogeneous	15	10	0.6%	99.6	22
RB5134	5	Non-Homogeneous	15	8	-0.9%	100.0	22
RB5135	5	Non-Homogeneous	15	6	-5.5%	99.8	22
RB5136	5	Non-Homogeneous	15	7	-3.9%	99.7	23
RB6120	6	Non-Homogeneous	15	9	1.0%	99.6	23
RB6121	6	Non-Homogeneous	15	10	-0.6%	100.4	23
RB6122	6	Non-Homogeneous	15	11	-8.4%	99.7	23
RB6123	6	Non-Homogeneous	15	8	0.9%	99.9	24
G6124	6	Non-Homogeneous	15	12	9.0%	99.7	24
Condominiums		Non-Homogeneous	15	9	0.9%	99.5	25
2-4 Plexes		Non-Homogeneous	15	10	3.1%	99.7	25
Row Houses		Non-Homogeneous	15	7	0.1%	99.8	25
Generic Commercial		Commercial	15	17	-10.8%	100.0	28
Generic Shops		Commercial	15	13	-8.3%	100.0	28
Industrial Warehouses		Commercial	15	11	5.6%	99.6	28
Small Retail		Commercial	15	13	-5.0%	99.7	28
Small Office		Commercial	15	16	4.8%	100.4	29
Vacant Land - Non Residential		Vacant Land	20	18	1.2%	98.7	29
5-20 Units		Multi-Family	12	17	-4.3%	96.4	35
Court Apts		Multi-Family	12	11	-4.2%	100.1	35
Floating Property		Non-Homogeneous	25	26	18.2%	96.7	38
MFH Homes in Parks		Non-Homogeneous	25	18	3.3%	99.7	38



**Summary of Trend Study Areas**

	<b>COD Std</b>	<b>COD 2024</b>	<b>Land Trend</b>	<b>Imp Trend</b>	<b>After Ratio</b>	<b>Page</b>
Offices	15	15	1.00	0.74	100.1	30
Stores	15	17	1.00	0.91	99.8	30
Restaurants	15	17	1.00	0.90	99.7	31
Other Improved Commercial: Auto, Hotel, Nursing, Parking, Misc.	15	14	1.00	1.06	99.6	31
Warehouse & Shop	15	17	1.10	1.12	99.6	32
Vacant Land	20	10	1.00	1.00	98.8	33
Multifamily	12	11	1.00	0.84	100.0	36

## Appendix D: Glossary of Key Terms

### **After Ratio**

For recalculated properties, this is the actual or expected level of assessment after the adjustment process. For trended properties, this is the forecast or actual level of assessment after ratio study concluded adjustments.

### **Arithmetic Mean**

Traditionally called “average”, the sum of the ratios divided by the number of ratios. Distorted by extremely high or low ratios.

### **Average Deviation**

The average of the absolute differences between each ratio and the Median.

### **Average Improvement Allocation**

The average ratio of improvement value to total RMV of the sale set. Translates the indicated change to an improvement-only trend for properties where land values are already calibrated to market levels.

### **Before Ratio**

This is the ratio of the prior year’s roll values to sale prices during the study period. Sale prices may be adjusted for time. In some cases, the before ratio may be calculated after the prior year roll close and before the analysis begins if some of the sales used in the set were reappraised-to-study at the time of inspection. This typically only occurs with previously trended commercial properties that are moving to recalculation this year.

### **Classification**

Designates whether the neighborhood is Homogeneous, Nonhomogeneous, or Rural.

### **COD Standard**

Statistical standard per classification as indicated by OAR 150 308.380.

### **Coefficient Of Dispersion (COD)**

The average deviation expressed as a percentage of the Median. Also referred to as COD.

### **Coefficient Of Variance**

The standard deviation expressed as a percentage of the Arithmetic Mean.

### **Geometric Mean**

The Nth root of the product of the ratios, where N is the number of ratios in the array or listing. Geometric Mean decreases distortion caused by extreme ratios and will be lower than the Arithmetic Mean, especially if ratios vary widely.

### **History/Performance Indicators**

Five-year historical performance of Coefficient of Dispersion (COD) and Price Related Differential (PRD) where available.

### **Improvement Adjustment**

The required adjustment to bring last year’s assessment roll values to the statutorily required 100% of market level. Calculated by dividing 100 by the Before Ratio.

**Land Adjustment**

A factor applied to land of a given type. In cases where there are insufficient sales to calculate a reliable trend for vacant land in a market area, land is given the same factor as improved properties in that property category.

**Market Area**

A neighborhood or market group/stratification identified for analysis. The assessment system provides for adjusting values by market areas. These can be individual neighborhoods, groups of neighborhoods, the entire county, or other market-based groupings such as construction style, quality, and locational amenities.

**Market Group**

A collection of individual neighborhoods with similar quality and locational amenities.

**Median**

The value in an array with the same number of ratios above as below. Distributions that display sizable gaps near their center have unreliable Medians.

**Neighborhood/Study Area**

Identifies the individual neighborhood or study group that produced the adjustments concluded for the market area. In some cases, the same study may apply to multiple market areas.

**Percent Change**

A variation of Total Adjustment used for those neighborhoods using a recalculation method of valuation. Rather than stating a factor (multiplier) by which previous values will be adjusted, the Percent Change reports the percentage increase/decrease in median Real Market Values resulting from changes to the valuation model affecting values of similar property in each market area.

**Price Related Differential (PRD)**

A measure of vertical equity calculated by dividing the mean ratio by the weighted mean ratio. A PRD greater than 1.00 indicates higher priced properties have lower ratios than moderate or low-priced properties. Also referred to as PRD.

**Property Type**

Identifies the property i.e. residential, commercial, or multifamily.

**Selected Ratio**

The statistical measurement that best indicates the central tendency for the sales sample as concluded in analysis.

**Standard Deviation**

A measure of deviation from the Arithmetic Mean for a normally distributed population.

**Statistical Data**

Includes the number of sales, a frequency distribution graph of the sale ratios, the number of accounts in the market area, the total Real Market Value of land and improvements of sales in the study, and average and median sale price of properties sold.

**Time Trend Factor**

Adjustment for changes in market conditions, applied to sale prices so that they reflect a common assessment date.

**Trend Adjustment/Median Change**

A multiplicative factor (for trended neighborhoods) or the percentage change since the previous year (for recalculated neighborhoods). The source of this factor is the individual study. Note that the individual study may group neighborhoods together and report an aggregate adjustment for information purposes only.

**Weighted Mean**

The sum of the Total Real Market Values divided by the sum of Total Adjusted Sales Prices. Sales with extremely high or low values will have the most effect on this measure.

STATE CODE	PROPERTY CLASS	USE	ZONING	DEVELOPMENT
000	2113	Misc Industrial	Residential	Improved
000	2703	Misc Industrial	Multifamily	Vacant
000	2713	Misc Industrial	Multifamily	Improved
000	412	Misc Residential	Tract	Condominium
009	119	Manufactured Structures	Real Property	Mobile Homes
016	106	Floating Property	Personal Property	Houseboats/Boathouses
019	109	Manufactured Structures	Personal Property	Mobile Homes
100	100	Residential	Residential	Vacant
100	100	Commercial	Residential	Vacant
101	101	Residential	Residential	Improved
101	101	Residential	Residential	Improved <5 Units
101	102	Residential	Residential	Condominium
101	121	Residential	Commercial	Improved
101	121	Residential	Commercial	Improved <5 Units
101	122	Residential	Commercial	Condominium
101	131	Residential	Industrial	Improved
101	131	Residential	Industrial	Improved <5 Units
101	132	Residential	Industrial	Condominium
101	171	Residential	Multifamily	Improved
101	171	Residential	Multifamily	Improved <5 Units
101	172	Residential	Multifamily	Condominium
200	200	Commercial	Commercial	Vacant
200	200	Commercial	Industrial	Vacant
201	021	Misc Commercial	Residential	Billboards
201	021	Misc Commercial	Commercial	Billboards
201	021	Misc Commercial	Industrial	Billboards
201	021	Misc Commercial	Tract	Billboards
201	021	Misc Commercial	Multifamily	Billboards
201	201	Commercial	Commercial	Improved
201	201	Commercial	Tract	Improved
201	206	Moorage	Moorage	Commercial
201	211	Commercial	Residential	Improved
201	231	Commercial	Industrial	Improved
201	271	Commercial	Multifamily	Improved
300	2003	Industrial	Residential	Vacant
300	2003	Industrial	Commercial	Land w/State Responsibility Imps
300	2003	Industrial	Industrial	Land w/State Responsibility Imps
300	2003	Industrial	Tract	Land w/State Responsibility Imps
301	2013	Industrial	Industrial	Improved
301	2013	Industrial	Tract	Improved

STATE CODE	PROPERTY CLASS	USE	ZONING	DEVELOPMENT
301	2213	Industrial	Commercial	Improved
301	2513	Industrial	EFU	Improved
301	2513	Industrial	Unzoned	Improved
303	303	Industrial	Industrial	State Responsibility
303	303	Industrial	Tract	State Responsibility
303	313	Industrial	Residential	State Responsibility
303	323	Industrial	Commercial	State Responsibility
303	373	Industrial	Multifamily	State Responsibility
400	400	Commercial	Tract	Vacant
400	450	Tract	EFU	Vacant
401	401	Residential	Tract	Improved
401	401	Residential	Tract	Improved <5 Units
401	451	Tract	EFU	Improved w/Dwelling
401	451	Tract	EFU	Improved
540	540	Farm	Non-EFU	Vacant
541	541	Farm	Unzoned	Improved w/Dwelling
541	541	Farm	Unzoned	Improved
550	550	Farm	EFU	Vacant
551	551	Farm	EFU	Improved w/Dwelling
551	551	Farm	EFU	Improved
600	680	Forest & Farm	Forest	Vacant
600	680	Tract & Farm	Forest	Vacant
601	681	Forest & Farm	Forest	Improved w/Dwelling
601	681	Tract & Farm	Forest	Improved w/Dwelling
601	681	Forest & Farm	Forest	Improved
601	681	Tract & Farm	Forest	Improved
640	640	Forest	Designated Forest	Vacant
640	640	Western Small Tract	Designated Forest	Vacant
641	641	Farm	Designated Forest	Improved w/Dwelling
641	641	Western Small Tract	Designated Forest	Improved w/Dwelling
641	641	Forest	Designated Forest	Improved
641	641	Western Small Tract	Designated Forest	Improved

STATE CODE	PROPERTY CLASS	USE	ZONING	DEVELOPMENT
700	700	Multifamily	Multifamily	Vacant
701	701	Multifamily	Tract	Improved 5-20 Units
701	701	Multifamily	Multifamily	Improved >20 Units
701	701	Multifamily	Multifamily	Improved 5-20 Units
701	711	Multifamily	Residential	Improved >20 Units
701	711	Multifamily	Residential	Improved 5-20 Units
701	721	Multifamily	Commercial	Improved >20
701	721	Multifamily	Commercial	Improved 5-20 Units
701	731	Multifamily	Industrial	Improved >20 Units
701	731	Multifamily	Industrial	Improved 5-20 Units
781	781	Govt Restr Multifamily	Residential	Improved >20 Units
781	781	Govt Restr Multifamily	Commercial	Improved >20
781	781	Govt Restr Multifamily	Commercial	Improved 5-20 Units
781	781	Govt Restr Multifamily	Industrial	Improved >20
781	781	Govt Restr Multifamily	Industrial	Improved 5-20 Units
781	781	Govt Restr Multifamily	Multifamily	Improved >20 Units
781	781	Govt Restr Multifamily	Multifamily	Improved 5-20 Units



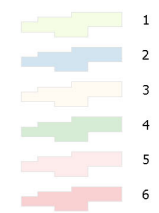


# Multnomah County

## Division of Assessment, Recording and Taxation

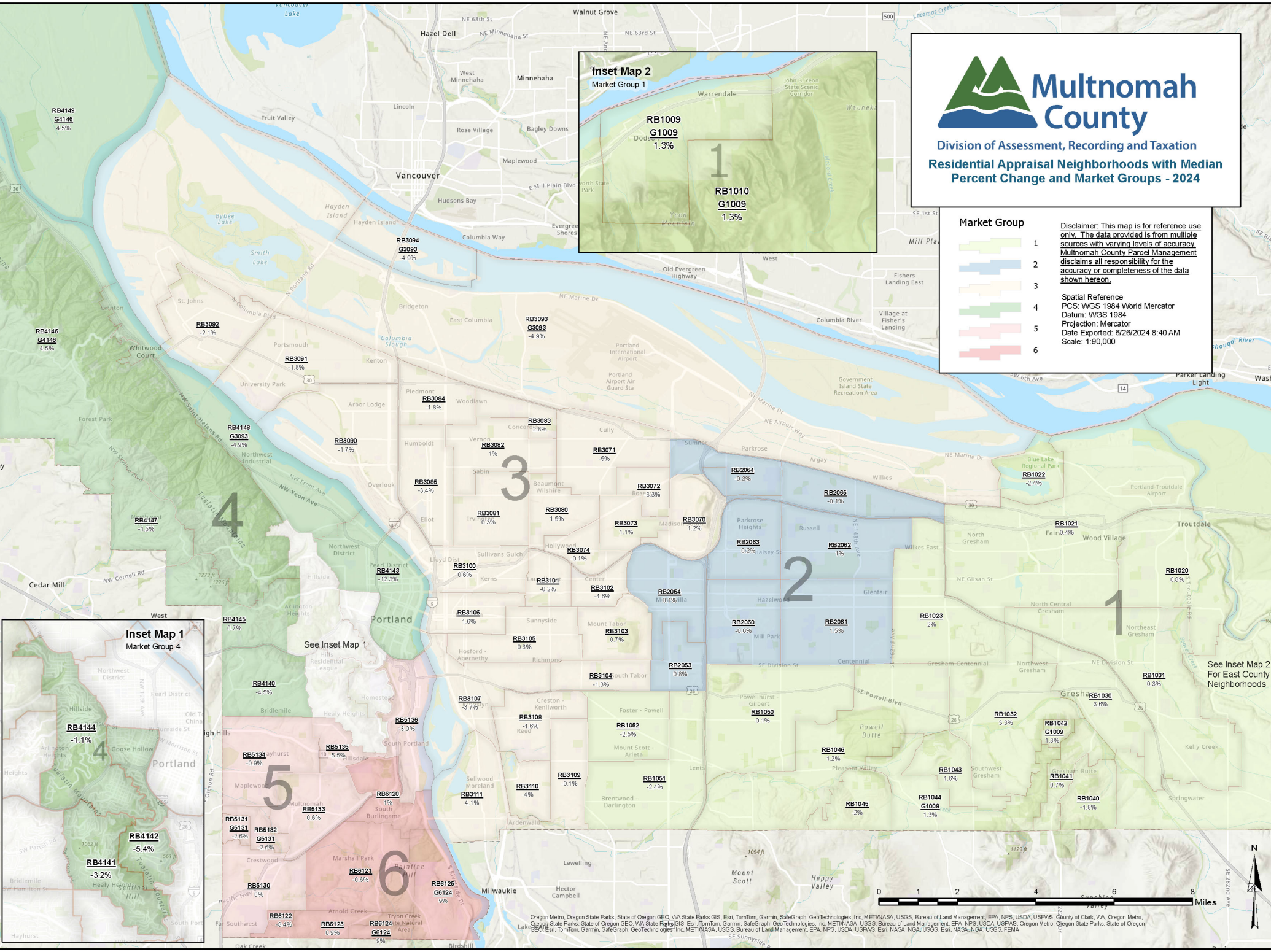
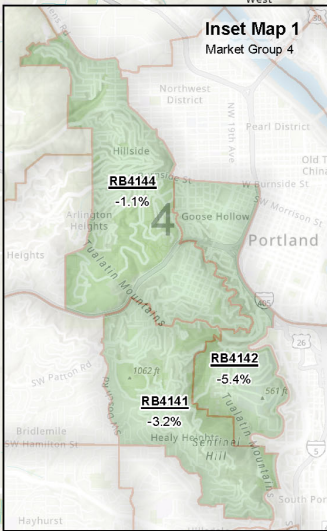
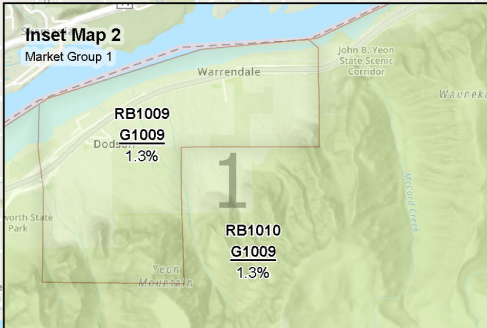
### Residential Appraisal Neighborhoods with Median Percent Change and Market Groups - 2024

#### Market Group



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Spatial Reference  
PCS: WGS 1984 World Mercator  
Datum: WGS 1984  
Projection: Mercator  
Date Exported: 6/26/2024 8:40 AM  
Scale: 1:90,000



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**Multnomah County**

Division of Assessment, Recording and Taxation

Multifamily Property Valuation - 2024

Recalculation Median % Change

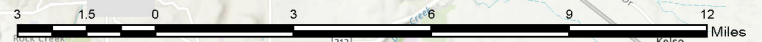
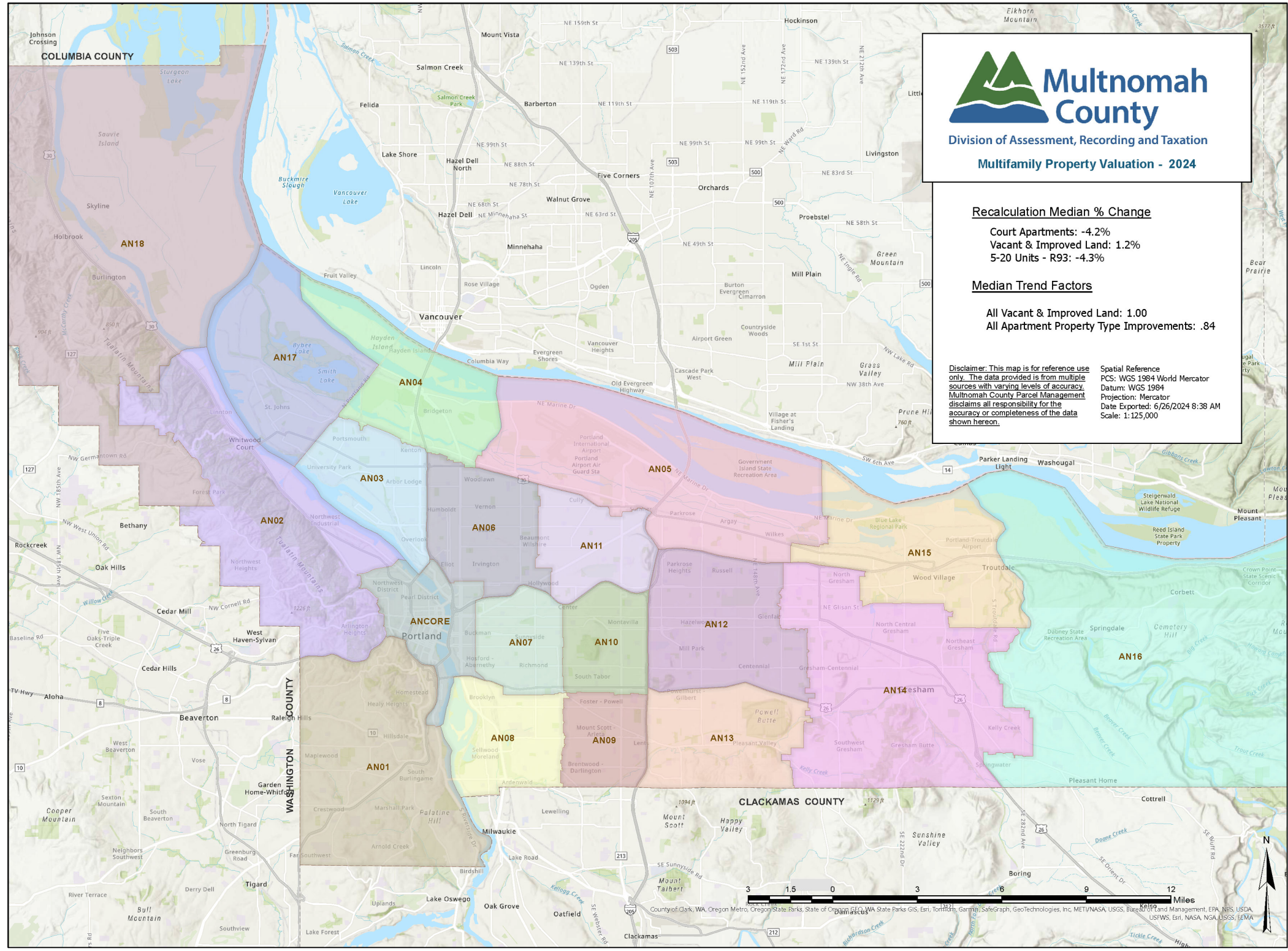
Court Apartments: -4.2%  
Vacant & Improved Land: 1.2%  
5-20 Units - R93: -4.3%

Median Trend Factors

All Vacant & Improved Land: 1.00  
All Apartment Property Type Improvements: .84

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Spatial Reference  
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**Multnomah County**

Division of Assessment, Recording and Taxation

**Commercial Property Valuation - 2024**

Recalculation Median % Change

Generic Commercial - R93: -10.8%  
Generic Shops - R93: -8.3%  
Vacant and Improved Land: 1.2%

Median Trend Factors

All Vacant & Improved Land: 1.00

Offices: .74

Stores: .91

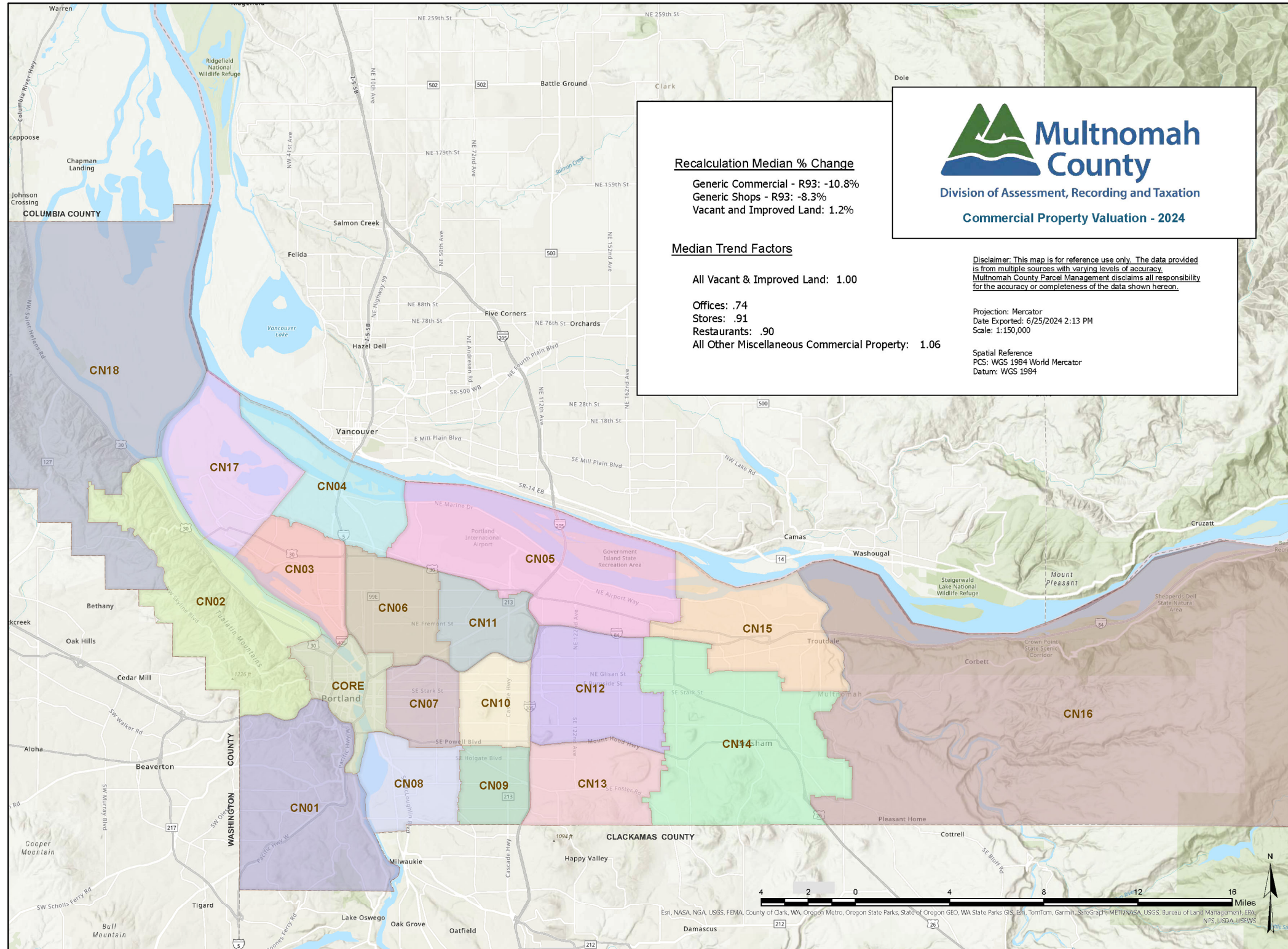
Restaurants: .90

All Other Miscellaneous Commercial Property: 1.06

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Projection: Mercator  
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Spatial Reference  
PCS: WGS 1984 World Mercator  
Datum: WGS 1984



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**Multnomah County**  
Division of Assessment, Recording and Taxation

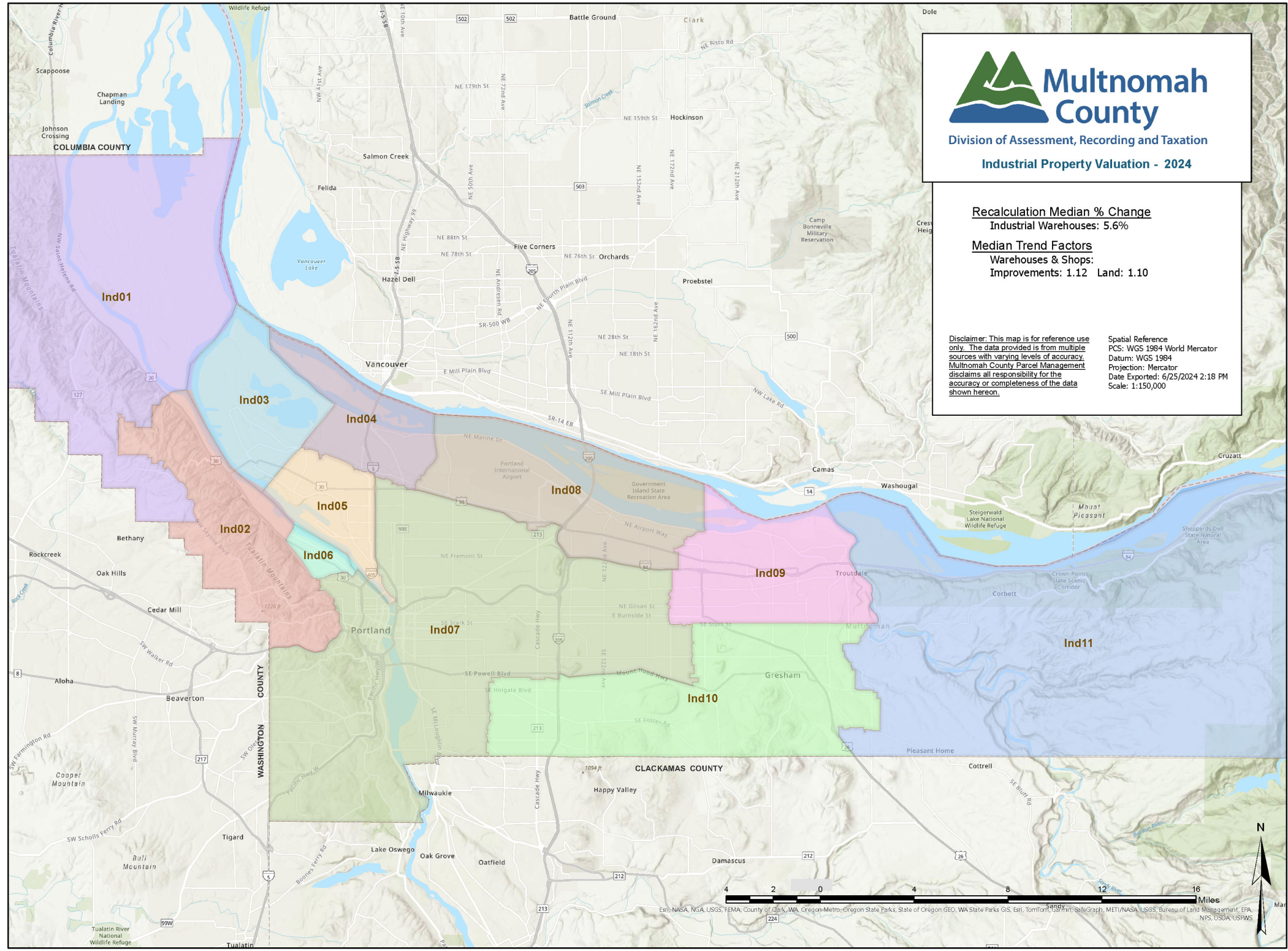
**Industrial Property Valuation - 2024**

**Recalculation Median % Change**  
Industrial Warehouses: 5.6%

**Median Trend Factors**  
Warehouses & Shops: 1.12  
Improvements: 1.12 Land: 1.10

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Spatial Reference  
PCS: WGS 1984 World Mercator  
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**Multnomah County**

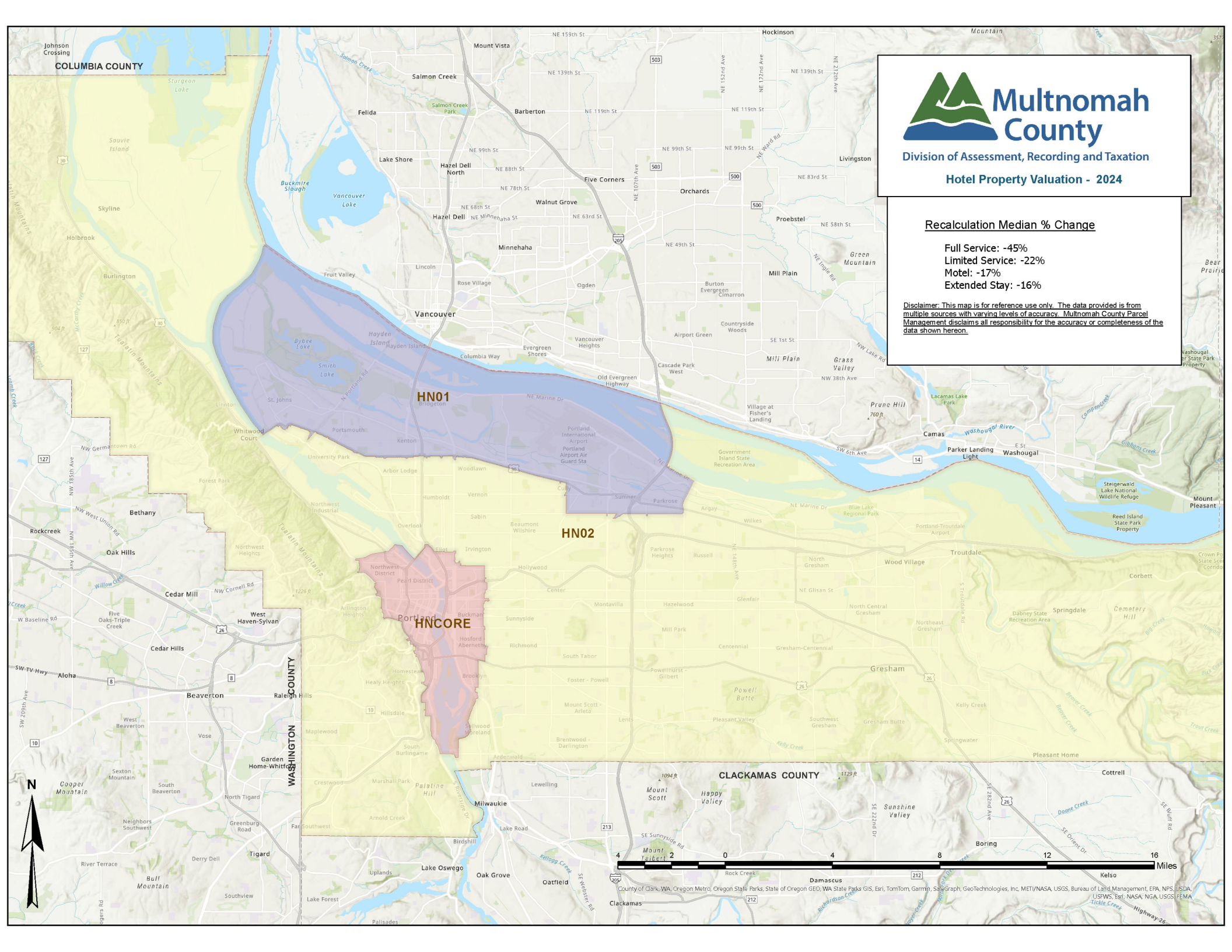
Division of Assessment, Recording and Taxation

Hotel Property Valuation - 2024

Recalculation Median % Change

- Full Service: -45%
- Limited Service: -22%
- Motel: -17%
- Extended Stay: -16%

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