



2023 Sales Ratio Study

Division of Assessment, Recording, and Taxation



CERTIFICATION

2023 Ratio Study, Multnomah County

Certification and Analysis

Of

Valuation Methods and Procedures

State of Oregon)

)SS.

County of Multnomah)

I, Michael Vaughn, Assessor for Multnomah County, State of Oregon, do hereby certify that I have prepared a ratio study for the current tax year according to ORS 309.200 and guidelines developed by the Oregon Department of Revenue; that the attached is a complete and accurate copy of the original now on file in my office.

I further certify that the ratios and adjustments identified in this study will achieve 100% of real market value for real property, manufactured homes, and floating personal property for the current tax year.

This report is given to the Department of Revenue and will be given to the Clerk of the Board of Property Tax Appeals to provide current knowledge of the adjustment program used by my office.

Michael Vaughn, Assessor

Date 6/29/2023

Steven Daubert, Senior Appraisal Data Analyst

Date 6/29/2023

Eric Holm, Senior Appraisal Data Analyst

Date 6/29/2023

Table of Contents

Certification & Analysis of Valuation Methods and Procedures	3
Introduction.....	7
Sales Ratio Studies by Property Type	8
Residential	9
100 Residential Vacant Land.....	9
101 Residential Improved Properties.....	9
102 Condominiums	10
119 Real Property Manufactured Homes.....	10
400 Tract/Non-Deferral EFU Land	10
401 Tract, Improved	10
Residential Market Statistics	11
Commercial.....	47
200 Commercial Land.....	47
201 Commercial Improved Properties.....	47
Commercial Market Statistics	49
Multifamily	57
700 Multifamily Land	57
701 Multifamily Improved Properties Over 4 Units.....	57
Multifamily Market Statistics	58
707 Manufactured Home Parks	61
Manufactured Home Park Market Statistics.....	62
Miscellaneous Property Types.....	61
109 Manufactured Homes	61
106 Floating Homes.....	61
021 Billboards.....	61
Manufactured Homes & Floating Homes Market Statistics	63
Appendices	65
Time Trend Analysis	66
Supplemental Studies.....	77
Summaries of Adjustments, After Ratios and Index.....	78
Glossary of Key Terms.....	82
Basic Property Classes.....	85
Appraisal Maps.....	89

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 148 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 takes into account 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.

Statistics presented are measurements for a 12-month period (or longer if necessary to achieve an adequate sale sample) preceding the assessment date of January 1st. 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 make adjustments 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. Quarterly and semi-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

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 2023 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 7,794 residential sales underwent market analysis after the identification and removal of 211 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 2022 and 2023 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 neighborhood. 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.

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. Neighborhoods outside the downtown core saw trends similar to those of single-family properties, with modest value increases for the first few months of the year followed by modest declines through the end of the year. Two time trends, one for core neighborhoods and one for non-core neighborhoods is the best fit for 2023.

The market analysis of condominiums incorporated a one-year sample using 1,859 sales. A total of 10 outliers were removed from analysis using the mean trimming method. 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.

119 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 are on a countywide basis.

400 Tract/Non-Deferral EFU Land

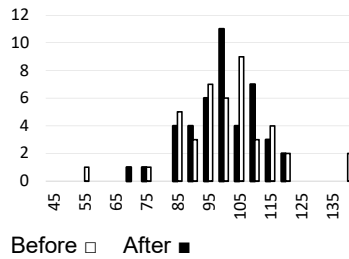
See 100 Residential Vacant Land.

401 Tract, Improved

See 101 Residential Improved Properties.

Neighborhood: R010-030 & R090

Total Accounts: 2,836
 Total Sales: 43
 % Sold: 1.5%
 Land RMV: \$12,845,360
 Improvement RMV: \$15,422,040
 Average Price: \$666,769
 Median Price: \$624,715



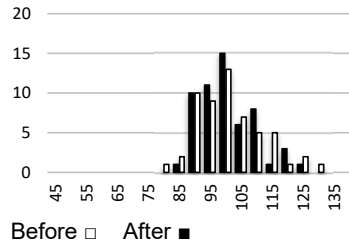
	Before	After
Median:	99.3	99.8
Mean:	100.9	99.6
Wtd Mean:	99.4	98.6
AAD:	11	8
PRD:	1.015	1.010
COD:	11	8
	RMV	% Change
Median:	\$ 641,510	-1.1%
		\$ 634,760

History:	2018	2019	2020	2021	2022	2023
COD	11	8	6	6	9	8
PRD	1.018	1.006	0.998	1.001	1.002	1.010

Notes: R010, R011, R020, R030, & R090

Neighborhood: R040

Total Accounts: 1,126
 Total Sales: 56
 % Sold: 5.0%
 Land RMV: \$13,803,410
 Improvement RMV: \$22,009,170
 Average Price: \$634,307
 Median Price: \$590,200



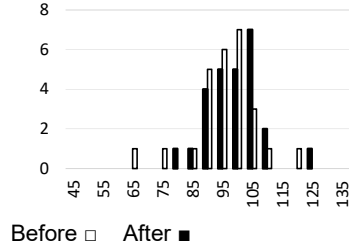
	Before	After
Median:	99.5	100.4
Mean:	101.1	100.9
Wtd Mean:	100.9	100.8
AAD:	8	7
PRD:	1.002	1.001
COD:	8	7
	RMV	% Change
Median:	\$ 583,450	-1.0%
		\$ 577,510

History:	2018	2019	2020	2021	2022	2023
COD	7	7	7	6	8	7
PRD	1.001	0.999	0.997	1.000	0.996	1.001

Notes:

Neighborhood: R041

Total Accounts: 737
 Total Sales: 26
 % Sold: 3.5%
 Land RMV: \$5,325,500
 Improvement RMV: \$4,679,540
 Average Price: \$388,577
 Median Price: \$376,879



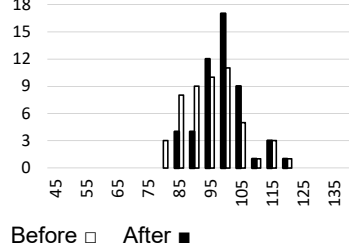
	Before	After
Median:	96.4	99.8
Mean:	96.0	99.1
Wtd Mean:	95.9	99.0
AAD:	8	7
PRD:	1.001	1.001
COD:	8	7
	RMV	% Change
Median:	\$ 374,660	1.9%
		\$ 381,830

History:	2018	2019	2020	2021	2022	2023
COD	7	9	6	6	6	7
PRD	0.998	1.008	1.004	0.999	1.001	1.001

Notes:

Neighborhood: R042

Total Accounts: 1,283
 Total Sales: 51
 % Sold: 4.0%
 Land RMV: \$9,933,500
 Improvement RMV: \$11,416,570
 Average Price: \$420,918
 Median Price: \$414,000



	Before	After
Median:	96.1	99.6
Mean:	96.0	99.4
Wtd Mean:	96.2	99.5
AAD:	7	6
PRD:	0.998	0.999
COD:	7	6
	RMV	% Change
Median:	\$ 404,820	2.8%
		\$ 416,010

History:	2018	2019	2020	2021	2022	2023
COD	6	5	4	5	6	6
PRD	1.001	1.000	1.001	1.000	1.003	0.999

Notes:

Neighborhood: R043				Before	After	
Total Accounts:	665			Median: 95.0	99.8	
Total Sales:	34			Mean:	96.8	100.9
% Sold:	5.1%			Wtd Mean:	96.4	100.5
Land RMV:	\$7,162,000			AAD:	6	7
Improvement RMV:	\$7,550,560			PRD:	1.004	1.004
Average Price:	\$430,713			COD:	7	7
Median Price:	\$427,026				RMV	% Change
		Median:	\$ 416,320	3.7%	\$ 431,630	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	6	5	4	7
PRD	1.001	1.001	1.000	0.999	1.001	1.004

Notes:

Neighborhood: R044				Before	After	
Total Accounts:	733			Median: 95.8	100.0	
Total Sales:	27			Mean:	96.9	100.2
% Sold:	3.7%			Wtd Mean:	96.4	99.9
Land RMV:	\$5,595,500			AAD:	7	7
Improvement RMV:	\$7,300,000			PRD:	1.005	1.003
Average Price:	\$478,221			COD:	7	7
Median Price:	\$470,580				RMV	% Change
		Median:	\$ 443,470	2.6%	\$ 455,190	
History:	2018	2019	2020	2021	2022	2023
COD	6	7	5	6	7	7
PRD	1.008	1.001	0.998	1.000	1.007	1.003

Notes:

Neighborhood: R045				Before	After	
Total Accounts:	475			Median: 98.6	100.2	
Total Sales:	17			Mean:	98.4	99.9
% Sold:	3.6%			Wtd Mean:	98.4	99.8
Land RMV:	\$3,425,250			AAD:	6	4
Improvement RMV:	\$3,572,520			PRD:	1.000	1.001
Average Price:	\$412,276			COD:	6	4
Median Price:	\$414,000				RMV	% Change
		Median:	\$ 396,410	0.0%	\$ 396,410	
History:	2018	2019	2020	2021	2022	2023
COD	4	5	5	5	5	4
PRD	1.001	0.999	1.003	0.999	0.997	1.001

Notes:

Neighborhood: R046				Before	After	
Total Accounts:	1,073			Median: 97.3	99.7	
Total Sales:	38			Mean:	98.1	99.3
% Sold:	3.5%			Wtd Mean:	97.6	98.7
Land RMV:	\$7,915,000			AAD:	8	7
Improvement RMV:	\$10,108,130			PRD:	1.005	1.006
Average Price:	\$480,305			COD:	8	7
Median Price:	\$473,525				RMV	% Change
		Median:	\$ 481,760	-0.6%	\$ 478,880	
History:	2018	2019	2020	2021	2022	2023
COD	7	6	6	4	6	7
PRD	1.001	0.999	0.999	0.999	0.997	1.001

Notes:

Neighborhood: R047				Before	After		
Total Accounts:	937			Median: 100.0	100.1		
Total Sales:	50			Mean:	99.5	99.9	
% Sold:	5.3%			Wtd Mean:	99.7	100.1	
Land RMV:	\$10,078,630			AAD:	7	6	
Improvement RMV:	\$12,232,400			PRD:	0.998	0.998	
Average Price:	\$445,962			COD:	7	6	
Median Price:	\$440,277			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	4	5	4	5	6	6	
PRD	1.002	1.001	0.999	1.001	1.001	0.998	

Notes:

Neighborhood: R049				Before	After		
Total Accounts:	2,534			Median: 97.9	99.8		
Total Sales:	123			Mean:	98.5	100.1	
% Sold:	4.9%			Wtd Mean:	98.2	99.7	
Land RMV:	\$27,684,260			AAD:	7	6	
Improvement RMV:	\$34,751,020			PRD:	1.003	1.004	
Average Price:	\$509,170			COD:	7	6	
Median Price:	\$504,400			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	6	4	7	7	6	
PRD	1.002	1.003	0.999	1.000	1.001	1.004	

Notes:

Neighborhood: R051 & R052				Before	After		
Total Accounts:	1,275			Median: 101.6	100.2		
Total Sales:	54			Mean:	102.2	100.7	
% Sold:	4.2%			Wtd Mean:	102.2	100.6	
Land RMV:	\$10,611,000			AAD:	5	5	
Improvement RMV:	\$12,461,250			PRD:	1.000	1.001	
Average Price:	\$424,598			COD:	5	5	
Median Price:	\$424,613			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	6	6	6	6	5	
PRD	0.998	1.000	1.001	1.001	0.997	1.001	

Notes:

Neighborhood: R053				Before	After		
Total Accounts:	948			Median: 101.1	100.1		
Total Sales:	42			Mean:	101.8	101.6	
% Sold:	4.4%			Wtd Mean:	101.4	101.2	
Land RMV:	\$8,380,000			AAD:	8	6	
Improvement RMV:	\$10,372,110			PRD:	1.004	1.004	
Average Price:	\$441,280			COD:	8	6	
Median Price:	\$449,120			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	5	7	6	8	6	
PRD	1.003	1.000	1.002	1.000	1.000	1.004	

Notes:

Neighborhood: R054				Before	After		
Total Accounts:	888			Median: 102.4	100.0		
Total Sales:	30			Mean:	99.1	99.9	
% Sold:	3.4%			Wtd Mean:	98.3	99.5	
Land RMV:	\$6,342,000			AAD:	11	8	
Improvement RMV:	\$8,572,850			PRD:	1.008	1.004	
Average Price:	\$499,453			COD:	11	8	
Median Price:	\$498,400			RMV			
				% Change			
				Median:	\$ 471,610	-2.5%	\$ 459,750
History:	2018	2019	2020	2021	2022	2023	
COD	6	6	5	5	7	8	
PRD	1.001	0.998	0.998	0.999	0.999	1.004	

Notes:

Neighborhood: R055				Before	After		
Total Accounts:	1,292			Median: 97.6	100.4		
Total Sales:	53			Mean:	96.8	100.4	
% Sold:	4.1%			Wtd Mean:	96.1	100.1	
Land RMV:	\$11,383,000			AAD:	8	7	
Improvement RMV:	\$13,298,050			PRD:	1.007	1.003	
Average Price:	\$465,446			COD:	8	7	
Median Price:	\$460,000			RMV			
				% Change			
				Median:	\$ 434,430	2.8%	\$ 446,505
History:	2018	2019	2020	2021	2022	2023	
COD	6	5	5	5	5	7	
PRD	1.003	1.000	1.001	1.000	0.998	1.003	

Notes:

Neighborhood: R056				Before	After		
Total Accounts:	705			Median: 96.1	99.1		
Total Sales:	32			Mean:	93.3	101.0	
% Sold:	4.5%			Wtd Mean:	93.5	101.4	
Land RMV:	\$6,807,500			AAD:	10	6	
Improvement RMV:	\$9,566,620			PRD:	0.998	0.996	
Average Price:	\$504,602			COD:	10	6	
Median Price:	\$481,125			RMV			
				% Change			
				Median:	\$ 510,190	2.3%	\$ 522,145
History:	2018	2019	2020	2021	2022	2023	
COD	6	7	6	6	6	6	
PRD	1.000	0.996	1.001	1.001	1.001	0.996	

Notes: Measures of central tendency bracket 100.

Neighborhood: R057				Before	After		
Total Accounts:	2,552			Median: 95.2	100.0		
Total Sales:	149			Mean:	89.6	99.0	
% Sold:	5.8%			Wtd Mean:	90.0	98.7	
Land RMV:	\$30,136,250			AAD:	15	6	
Improvement RMV:	\$48,006,700			PRD:	0.996	1.003	
Average Price:	\$531,228			COD:	16	6	
Median Price:	\$519,920			RMV			
				% Change			
				Median:	\$ 522,335	-2.2%	\$ 510,720
History:	2018	2019	2020	2021	2022	2023	
COD	6	5	5	6	6	6	
PRD	1.004	1.002	1.002	1.002	1.002	1.003	

Notes:

Neighborhood: R060				Before	After	
Total Accounts:	841			Median: 98.4	99.6	
Total Sales:	31			Mean:	100.6	102.3
% Sold:	3.7%			Wtd Mean:	99.9	101.6
Land RMV:	\$6,898,500			AAD:	9	8
Improvement RMV:	\$10,119,970			PRD:	1.007	1.007
Average Price:	\$540,353			COD:	9	8
Median Price:	\$493,500			RMV	% Change	RMV
		Median:	\$ 542,420	1.3%	\$ 549,270	
History:	2018	2019	2020	2021	2022	2023
COD	7	5	6	6	7	8
PRD	1.001	0.999	1.003	0.993	1.002	1.007

Notes:

Neighborhood: R061				Before	After	
Total Accounts:	2,027			Median: 101.4	100.0	
Total Sales:	85			Mean:	101.1	100.0
% Sold:	4.2%			Wtd Mean:	100.9	99.8
Land RMV:	\$16,279,750			AAD:	7	6
Improvement RMV:	\$17,999,510			PRD:	1.002	1.002
Average Price:	\$403,921			COD:	7	6
Median Price:	\$396,900			RMV	% Change	RMV
		Median:	\$ 398,630	-1.6%	\$ 392,260	
History:	2018	2019	2020	2021	2022	2023
COD	7	6	6	8	8	6
PRD	1.003	1.002	1.000	0.999	1.001	1.002

Notes:

Neighborhood: R062				Before	After	
Total Accounts:	1,389			Median: 97.3	99.8	
Total Sales:	52			Mean:	98.4	101.3
% Sold:	3.7%			Wtd Mean:	98.8	101.6
Land RMV:	\$10,952,510			AAD:	8	8
Improvement RMV:	\$14,215,250			PRD:	0.996	0.997
Average Price:	\$476,169			COD:	9	8
Median Price:	\$464,550			RMV	% Change	RMV
		Median:	\$ 432,755	2.1%	\$ 442,055	
History:	2018	2019	2020	2021	2022	2023
COD	12	7	6	7	7	8
PRD	1.006	1.003	0.995	0.998	1.003	0.997

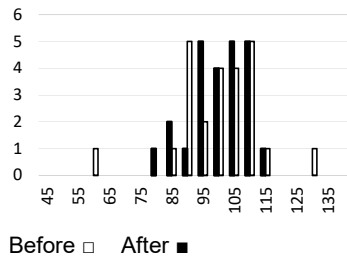
Notes:

Neighborhood: R063				Before	After	
Total Accounts:	3,420			Median: 99.7	99.6	
Total Sales:	145			Mean:	100.4	100.4
% Sold:	4.2%			Wtd Mean:	100.3	100.4
Land RMV:	\$29,041,600			AAD:	6	6
Improvement RMV:	\$38,551,560			PRD:	1.001	1.000
Average Price:	\$464,352			COD:	6	6
Median Price:	\$455,000			RMV	% Change	RMV
		Median:	\$ 461,135	-0.1%	\$ 460,705	
History:	2018	2019	2020	2021	2022	2023
COD	6	7	5	6	8	6
PRD	0.999	1.004	1.000	0.998	1.004	1.000

Notes:

Neighborhood: R070, R150, R160, R180

Total Accounts: 722
 Total Sales: 24
 % Sold: 3.3%
 Land RMV: \$5,475,500
 Improvement RMV: \$5,003,650
 Average Price: \$438,777
 Median Price: \$431,796



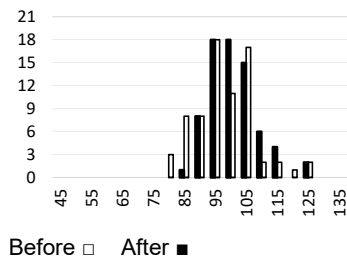
	Before	After	
Median:	101.8	99.2	
Mean:	99.7	99.8	
Wtd Mean:	99.2	99.5	
AAD:	9	7	
PRD:	1.005	1.003	
COD:	9	7	
	RMV	% Change	RMV
Median:	\$ 435,920	-0.8%	\$ 432,350

History:	2018	2019	2020	2021	2022	2023
COD	8	7	4	4	6	7
PRD	1.006	0.995	0.995	1.002	0.999	1.003

Notes:

Neighborhood: R071

Total Accounts: 1,284
 Total Sales: 72
 % Sold: 5.6%
 Land RMV: \$15,170,500
 Improvement RMV: \$14,756,120
 Average Price: \$413,795
 Median Price: \$390,520



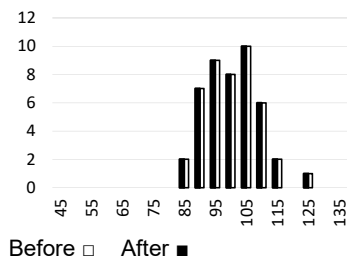
	Before	After	
Median:	97.4	99.5	
Mean:	97.9	100.7	
Wtd Mean:	97.7	100.4	
AAD:	7	6	
PRD:	1.002	1.003	
COD:	8	6	
	RMV	% Change	RMV
Median:	\$ 398,400	0.9%	\$ 401,930

History:	2018	2019	2020	2021	2022	2023
COD	10	7	5	8	8	6
PRD	1.003	1.000	1.002	1.005	1.003	1.003

Notes:

Neighborhood: R072

Total Accounts: 1,019
 Total Sales: 45
 % Sold: 4.4%
 Land RMV: \$9,206,250
 Improvement RMV: \$10,148,520
 Average Price: \$428,089
 Median Price: \$409,500



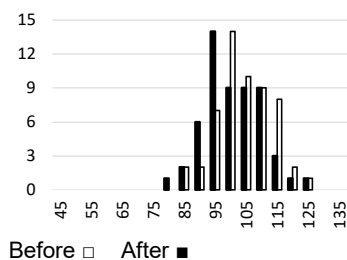
	Before	After	
Median:	99.8	99.8	
Mean:	100.4	100.4	
Wtd Mean:	100.5	100.5	
AAD:	7	7	
PRD:	0.999	0.999	
COD:	7	7	
	RMV	% Change	RMV
Median:	\$ 417,850	0.0%	\$ 417,850

History:	2018	2019	2020	2021	2022	2023
COD	9	9	6	6	9	7
PRD	1.002	0.997	1.002	1.003	1.000	0.999

Notes:

Neighborhood: R073

Total Accounts: 1,283
 Total Sales: 55
 % Sold: 4.3%
 Land RMV: \$11,459,750
 Improvement RMV: \$17,116,460
 Average Price: \$517,118
 Median Price: \$515,000



	Before	After	
Median:	103.8	100.0	
Mean:	104.6	100.9	
Wtd Mean:	104.2	100.5	
AAD:	7	7	
PRD:	1.004	1.004	
COD:	7	7	
	RMV	% Change	RMV
Median:	\$ 526,050	-3.6%	\$ 507,170

History:	2018	2019	2020	2021	2022	2023
COD	5	6	5	7	8	7
PRD	1.002	1.005	1.000	1.004	0.999	1.004

Notes:

Neighborhood: R074				Before	After		
Total Accounts:	1,299			Median: 100.5	99.9		
Total Sales:	60			Mean:	102.7	100.3	
% Sold:	4.6%			Wtd Mean:	103.0	100.3	
Land RMV:	\$12,222,500			AAD:	9	8	
Improvement RMV:	\$18,195,510			PRD:	0.997	1.000	
Average Price:	\$505,516			COD:	9	8	
Median Price:	\$502,000			RMV			
				Median:	\$ 494,870	-2.3%	\$ 483,615
				Before □ After ■			
				History: 2018 2019 2020 2021 2022 2023			
COD	6	6	5	7	7	8	
PRD	1.003	1.003	0.997	0.999	1.002	1.000	

Notes:

Neighborhood: R075				Before	After		
Total Accounts:	1,670			Median: 101.9	100.4		
Total Sales:	64			Mean:	102.0	100.5	
% Sold:	3.8%			Wtd Mean:	102.0	100.2	
Land RMV:	\$15,820,400			AAD:	8	8	
Improvement RMV:	\$14,979,730			PRD:	1.000	1.003	
Average Price:	\$480,472			COD:	8	8	
Median Price:	\$438,380			RMV			
				Median:	\$ 445,965	-1.2%	\$ 440,525
				Before □ After ■			
				History: 2018 2019 2020 2021 2022 2023			
COD	7	7	6	8	8	8	
PRD	0.999	0.997	1.004	1.002	1.003	1.003	

Notes:

Neighborhood: R076				Before	After		
Total Accounts:	1,782			Median: 100.5	99.5		
Total Sales:	72			Mean:	101.1	99.8	
% Sold:	4.0%			Wtd Mean:	101.0	99.7	
Land RMV:	\$14,828,750			AAD:	9	8	
Improvement RMV:	\$15,784,970			PRD:	1.001	1.001	
Average Price:	\$426,504			COD:	9	8	
Median Price:	\$417,800			RMV			
				Median:	\$ 422,255	-2.3%	\$ 412,645
				Before □ After ■			
				History: 2018 2019 2020 2021 2022 2023			
COD	8	8	7	7	10	8	
PRD	0.998	1.003	0.997	1.000	1.004	1.001	

Notes:

Neighborhood: R077				Before	After		
Total Accounts:	1,572			Median: 100.2	100.2		
Total Sales:	67			Mean:	101.2	101.1	
% Sold:	4.3%			Wtd Mean:	100.8	100.7	
Land RMV:	\$14,143,230			AAD:	9	8	
Improvement RMV:	\$16,249,690			PRD:	1.004	1.004	
Average Price:	\$450,433			COD:	9	8	
Median Price:	\$436,500			RMV			
				Median:	\$ 467,960	0.0%	\$ 467,960
				Before □ After ■			
				History: 2018 2019 2020 2021 2022 2023			
COD	8	7	6	9	8	8	
PRD	1.002	1.001	0.996	0.997	1.004	1.004	

Notes:

Neighborhood: R079				Before	After		
Total Accounts:	1,290			Median: 101.6	99.8		
Total Sales:	40			Mean:	102.4	100.0	
% Sold:	3.1%			Wtd Mean:	102.1	99.7	
Land RMV:	\$7,946,500			AAD:	7	7	
Improvement RMV:	\$9,873,800			PRD:	1.003	1.003	
Average Price:	\$446,743			COD:	7	7	
Median Price:	\$441,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	7	6	5	5	7	
PRD	1.005	1.001	1.004	1.000	0.999	1.003	

Notes:

Neighborhood: R080				Before	After		
Total Accounts:	888			Median: 99.6	99.6		
Total Sales:	45			Mean:	100.9	100.1	
% Sold:	5.1%			Wtd Mean:	101.2	100.3	
Land RMV:	\$9,280,750			AAD:	8	7	
Improvement RMV:	\$11,073,180			PRD:	0.997	0.998	
Average Price:	\$450,800			COD:	8	7	
Median Price:	\$432,584			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	5	9	7	6	8	7	
PRD	0.997	0.999	0.995	1.000	1.002	0.998	

Notes:

Neighborhood: R081				Before	After		
Total Accounts:	1,793			Median: 100.5	100.3		
Total Sales:	81			Mean:	102.2	102.1	
% Sold:	4.5%			Wtd Mean:	102.3	102.1	
Land RMV:	\$15,402,900			AAD:	8	7	
Improvement RMV:	\$17,270,010			PRD:	0.999	1.000	
Average Price:	\$395,142			COD:	8	7	
Median Price:	\$387,933			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	6	7	6	8	6	7	
PRD	1.003	1.003	1.002	0.998	1.000	1.000	

Notes:

Neighborhood: R083				Before	After		
Total Accounts:	585			Median: 101.5	100.3		
Total Sales:	42			Mean:	102.3	101.1	
% Sold:	7.2%			Wtd Mean:	101.9	100.7	
Land RMV:	\$7,986,000			AAD:	7	7	
Improvement RMV:	\$10,765,970			PRD:	1.004	1.004	
Average Price:	\$443,348			COD:	7	7	
Median Price:	\$441,065			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	6	5	5	4	6	7	
PRD	1.005	1.001	1.001	1.002	1.002	1.004	

Notes:

Neighborhood: R084				Before	After		
Total Accounts:	1,372			Median: 99.7	99.7		
Total Sales:	68			Mean:	101.7	101.3	
% Sold:	5.0%			Wtd Mean:	101.3	100.9	
Land RMV:	\$13,965,050			AAD:	8	8	
Improvement RMV:	\$15,900,110			PRD:	1.004	1.004	
Average Price:	\$435,315			COD:	8	8	
Median Price:	\$414,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	9	8	5	7	7	8	
PRD	1.005	0.999	1.002	0.999	0.999	1.004	

Notes:

Neighborhood: R085				Before	After		
Total Accounts:	1,257			Median: 100.7	99.6		
Total Sales:	63			Mean:	102.2	101.2	
% Sold:	5.0%			Wtd Mean:	102.2	101.3	
Land RMV:	\$11,786,500			AAD:	7	7	
Improvement RMV:	\$12,817,890			PRD:	1.000	0.999	
Average Price:	\$385,587			COD:	7	7	
Median Price:	\$380,380			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	6	5	5	7	7	7	
PRD	1.001	0.999	0.999	0.997	1.001	0.999	

Notes:

Neighborhood: R086				Before	After		
Total Accounts:	1,566			Median: 99.8	99.9		
Total Sales:	63			Mean:	100.9	101.1	
% Sold:	4.0%			Wtd Mean:	100.5	101.1	
Land RMV:	\$11,986,000			AAD:	7	6	
Improvement RMV:	\$13,477,330			PRD:	1.004	1.000	
Average Price:	\$399,794			COD:	7	6	
Median Price:	\$392,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	9	6	6	7	7	6	
PRD	1.004	1.001	1.000	0.997	1.001	1.000	

Notes:

Neighborhood: R087				Before	After		
Total Accounts:	896			Median: 100.7	100.1		
Total Sales:	49			Mean:	100.7	100.6	
% Sold:	5.5%			Wtd Mean:	100.7	100.6	
Land RMV:	\$9,856,000			AAD:	6	6	
Improvement RMV:	\$10,401,940			PRD:	1.000	1.000	
Average Price:	\$410,882			COD:	6	6	
Median Price:	\$403,260			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	5	8	4	6	7	6	
PRD	1.002	1.002	1.000	1.003	0.998	1.000	

Notes:

Neighborhood: R088				Before	After			
Total Accounts:	1,049			Median: 103.3	99.7			
Total Sales:	37			Mean:	102.0	98.9		
% Sold:	3.5%			Wtd Mean:	102.1	98.9		
Land RMV:	\$7,531,000			AAD:	6	5		
Improvement RMV:	\$7,202,500			PRD:	0.999	1.000		
Average Price:	\$402,732			COD:	6	5		
Median Price:	\$400,000			RMV				
				Median:	\$ 438,825	-5.0%	\$ 416,900	
History:	2018			2019	2020	2021	2022	2023
COD	6			5	7	6	6	5
PRD	1.000	1.000	1.005	0.995	1.001	1.000		

Notes:

Neighborhood: R089				Before	After			
Total Accounts:	1,541			Median: 105.6	100.2			
Total Sales:	57			Mean:	102.9	98.7		
% Sold:	3.7%			Wtd Mean:	102.6	98.5		
Land RMV:	\$11,502,500			AAD:	8	7		
Improvement RMV:	\$14,251,230			PRD:	1.003	1.002		
Average Price:	\$458,868			COD:	8	7		
Median Price:	\$467,827			RMV				
				Median:	\$ 442,540	-4.4%	\$ 423,170	
History:	2018			2019	2020	2021	2022	2023
COD	9			7	7	7	9	7
PRD	1.002	1.001	1.003	0.997	1.001	1.002		

Notes:

Neighborhood: R090				Before	After			
Total Accounts:	1			Median:				
Total Sales:				Mean:				
% Sold:				Wtd Mean:				
Land RMV:				AAD:				
Improvement RMV:				PRD:				
Average Price:				COD:				
Median Price:				RMV				
				Median:				
History:	2018			2019	2020	2021	2022	2023
COD	11			8	6	6	9	8
PRD	1.018	1.006	0.998	1.001	1.002	1.010		

Notes: Grouped with R010, R011, R020 and R030. See R010 for histogram and statistics.

Neighborhood: R091				Before	After			
Total Accounts:	1,680			Median: 101.0	100.0			
Total Sales:	45			Mean:	100.6	100.1		
% Sold:	2.7%			Wtd Mean:	100.7	100.2		
Land RMV:	\$9,170,630			AAD:	10	9		
Improvement RMV:	\$8,887,620			PRD:	0.999	0.999		
Average Price:	\$400,663			COD:	10	9		
Median Price:	\$395,850			RMV				
				Median:	\$ 394,910	-1.3%	\$ 389,860	
History:	2018			2019	2020	2021	2022	2023
COD	9			7	5	7	8	9
PRD	1.004	1.003	1.005	1.000	1.006	0.999		

Notes:

Neighborhood: R092				Before	After	
Total Accounts:	1,464			Median: 95.2	99.8	
Total Sales:	61			Mean:	96.7	101.6
% Sold:	4.2%			Wtd Mean:	96.6	101.7
Land RMV:	\$12,047,000			AAD:	8	7
Improvement RMV:	\$15,760,030			PRD:	1.001	0.999
Average Price:	\$448,384			COD:	8	7
Median Price:	\$441,000			RMV	% Change	RMV
		Median:	\$ 441,405	3.5%	\$ 456,825	
History:	2018	2019	2020	2021	2022	2023
COD	7	7	4	7	9	7
PRD	1.000	0.996	0.997	0.997	1.002	0.999

Notes:

Neighborhood: R093 & R106				Before	After	
Total Accounts:	1,162			Median: 99.1	99.6	
Total Sales:	52			Mean:	100.0	99.6
% Sold:	4.5%			Wtd Mean:	99.7	99.7
Land RMV:	\$12,260,000			AAD:	9	7
Improvement RMV:	\$15,635,330			PRD:	1.003	0.999
Average Price:	\$537,993			COD:	9	7
Median Price:	\$496,950			RMV	% Change	RMV
		Median:	\$ 500,680	-0.1%	\$ 500,220	
History:	2018	2019	2020	2021	2022	2023
COD	7	7	4	5	8	7
PRD	1.003	0.996	1.001	0.999	1.001	0.999

Notes:

Neighborhood: R095				Before	After	
Total Accounts:	1,693			Median: 96.7	99.6	
Total Sales:	72			Mean:	97.1	100.4
% Sold:	4.3%			Wtd Mean:	96.9	100.2
Land RMV:	\$17,583,500			AAD:	6	6
Improvement RMV:	\$23,270,670			PRD:	1.002	1.002
Average Price:	\$566,550			COD:	6	6
Median Price:	\$572,975			RMV	% Change	RMV
		Median:	\$ 571,510	3.2%	\$ 589,880	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	6	4	7	6
PRD	1.001	0.998	1.000	0.997	0.998	1.002

Notes:

Neighborhood: R096				Before	After	
Total Accounts:	1,345			Median: 100.7	100.1	
Total Sales:	55			Mean:	100.7	100.1
% Sold:	4.1%			Wtd Mean:	100.7	100.0
Land RMV:	\$10,312,000			AAD:	5	5
Improvement RMV:	\$11,524,990			PRD:	1.000	1.001
Average Price:	\$396,909			COD:	5	5
Median Price:	\$399,350			RMV	% Change	RMV
		Median:	\$ 390,970	-0.6%	\$ 388,545	
History:	2018	2019	2020	2021	2022	2023
COD	7	5	4	5	8	5
PRD	1.004	1.000	0.999	1.001	1.002	1.001

Notes:

Neighborhood: R098				Before	After		
Total Accounts:	1,852			Median: 99.6	99.9		
Total Sales:	79			Mean:	100.9	101.5	
% Sold:	4.3%			Wtd Mean:	100.2	100.9	
Land RMV:	\$14,911,250			AAD:	10	8	
Improvement RMV:	\$16,271,850			PRD:	1.007	1.006	
Average Price:	\$391,206			COD:	10	8	
Median Price:	\$381,800			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	10	7	5	7	7	8	
PRD	0.999	0.998	1.000	0.999	1.000	1.006	

Notes:

Neighborhood: R099				Before	After		
Total Accounts:	1,865			Median: 99.4	99.8		
Total Sales:	82			Mean:	100.3	100.9	
% Sold:	4.4%			Wtd Mean:	100.0	100.6	
Land RMV:	\$16,014,380			AAD:	8	8	
Improvement RMV:	\$18,192,380			PRD:	1.003	1.003	
Average Price:	\$414,528			COD:	8	8	
Median Price:	\$413,753			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	7	6	7	8	8	
PRD	0.999	1.003	0.999	0.996	0.998	1.003	

Notes:

Neighborhood: R100				Before	After		
Total Accounts:	3,024			Median: 101.2	100.4		
Total Sales:	110			Mean:	101.4	101.1	
% Sold:	3.6%			Wtd Mean:	101.3	100.9	
Land RMV:	\$22,557,900			AAD:	7	7	
Improvement RMV:	\$21,204,000			PRD:	1.001	1.002	
Average Price:	\$394,306			COD:	7	7	
Median Price:	\$381,800			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	9	8	6	8	8	7	
PRD	1.006	1.002	1.003	1.001	1.002	1.002	

Notes:

Neighborhood: R101				Before	After		
Total Accounts:	1,285			Median: 99.9	100.3		
Total Sales:	45			Mean:	101.1	101.4	
% Sold:	3.5%			Wtd Mean:	100.0	100.2	
Land RMV:	\$13,022,000			AAD:	11	9	
Improvement RMV:	\$15,507,440			PRD:	1.011	1.012	
Average Price:	\$632,514			COD:	11	8	
Median Price:	\$592,940			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	7	7	8	8	8	
PRD	1.002	1.009	1.003	1.011	1.004	1.012	

Notes:

Neighborhood: R102			Before	After		
Total Accounts:	2,699		Median: 98.0	99.6		
Total Sales:	144		Mean:	100.6		
% Sold:	5.3%		Wtd Mean:	99.3		
Land RMV:	\$40,126,750		AAD:	8		
Improvement RMV:	\$44,018,360		PRD:	1.016	1.013	
Average Price:	\$588,470		COD:	9	8	
Median Price:	\$562,845		RMV			
			% Change	1.4%		
			RMV	\$ 547,170	\$ 554,950	
History:	2018	2019	2020	2021	2022	2023
COD	7	6	5	6	7	8
PRD	1.009	1.006	1.004	1.010	1.007	1.013

Notes:

Neighborhood: R103			Before	After		
Total Accounts:	2,159		Median: 102.2	99.6		
Total Sales:	116		Mean:	100.8		
% Sold:	5.4%		Wtd Mean:	100.4		
Land RMV:	\$26,774,000		AAD:	8		
Improvement RMV:	\$30,366,970		PRD:	1.003	1.004	
Average Price:	\$490,590		COD:	8	8	
Median Price:	\$484,550		RMV			
			% Change	-1.9%		
			RMV	\$ 459,260	\$ 450,520	
History:	2018	2019	2020	2021	2022	2023
COD	8	8	6	7	8	8
PRD	1.007	1.007	1.002	1.004	1.004	1.004

Notes:

Neighborhood: R104			Before	After		
Total Accounts:	3,562		Median: 104.2	100.1		
Total Sales:	151		Mean:	100.6		
% Sold:	4.2%		Wtd Mean:	100.2		
Land RMV:	\$37,460,130		AAD:	8		
Improvement RMV:	\$36,565,200		PRD:	1.002	1.004	
Average Price:	\$489,083		COD:	8	7	
Median Price:	\$470,000		RMV			
			% Change	-3.8%		
			RMV	\$ 490,545	\$ 471,710	
History:	2018	2019	2020	2021	2022	2023
COD	8	8	7	7	8	7
PRD	1.002	1.006	1.004	1.005	1.005	1.004

Notes:

Neighborhood: R105			Before	After		
Total Accounts:	4,425		Median: 100.1	99.6		
Total Sales:	180		Mean:	100.0		
% Sold:	4.1%		Wtd Mean:	99.7		
Land RMV:	\$37,602,350		AAD:	7		
Improvement RMV:	\$40,629,510		PRD:	1.012	1.003	
Average Price:	\$436,070		COD:	8	7	
Median Price:	\$412,878		RMV			
			% Change	-1.4%		
			RMV	\$ 422,525	\$ 416,610	
History:	2018	2019	2020	2021	2022	2023
COD	9	8	8	8	8	7
PRD	1.005	1.003	1.003	1.003	1.005	1.003

Notes:

Neighborhood: R106		Before	After
Total Accounts:	1	Median:	
Total Sales:		Mean:	
% Sold:		Wtd Mean:	
Land RMV:		AAD:	
Improvement RMV:		PRD:	
Average Price:		COD:	
Median Price:		RMV	% Change RMV
History:		2018	2019
COD	7	7	4
PRD	1.003	0.996	1.001
		2021	2022
		5	8
		0.999	1.001
			2023
			7
			0.999

Notes: Grouped with R093. See R093 for histogram and statistics.

Neighborhood: R110 & R173		Before	After
Total Accounts:	1,212	Median: 105.4	
Total Sales:	36	Mean: 104.5	
% Sold:	3.0%	Wtd Mean: 102.6	
Land RMV:	\$10,498,500	AAD: 10	
Improvement RMV:	\$13,322,190	PRD: 1.019	
Average Price:	\$663,908	COD: 10	
Median Price:	\$673,125	RMV	% Change RMV
History:		2018	2019
COD	8	6	6
PRD	1.010	1.000	1.005
		2021	2022
		4	6
		1.003	1.004
			2023
			6
			1.010

Notes:

Neighborhood: R111		Before	After
Total Accounts:	1,314	Median: 101.6	
Total Sales:	72	Mean: 100.8	
% Sold:	5.5%	Wtd Mean: 98.5	
Land RMV:	\$21,914,250	AAD: 11	
Improvement RMV:	\$28,563,770	PRD: 1.023	
Average Price:	\$710,904	COD: 11	
Median Price:	\$645,775	RMV	% Change RMV
History:		2018	2019
COD	7	6	6
PRD	1.004	1.005	1.005
		2021	2022
		7	9
		1.005	1.003
			2023
			8
			1.015

Notes:

Neighborhood: R112		Before	After
Total Accounts:	1,277	Median: 98.1	
Total Sales:	51	Mean: 98.1	
% Sold:	4.0%	Wtd Mean: 97.2	
Land RMV:	\$16,915,000	AAD: 11	
Improvement RMV:	\$20,854,690	PRD: 1.009	
Average Price:	\$742,820	COD: 11	
Median Price:	\$728,910	RMV	% Change RMV
History:		2018	2019
COD	8	8	6
PRD	1.011	1.009	1.010
		2021	2022
		7	6
		1.008	1.010
			2023
			8
			1.010

Notes:

Neighborhood: R113				Before	After	
Total Accounts:	847			Median: 98.8	99.6	
Total Sales:	37			Mean:	99.6	100.2
% Sold:	4.4%			Wtd Mean:	98.9	99.4
Land RMV:	\$10,549,500			AAD:	11	10
Improvement RMV:	\$11,354,670			PRD:	1.007	1.008
Average Price:	\$595,544			COD:	11	10
Median Price:	\$600,600			RMV	% Change	RMV
		Median:	\$ 551,220	-0.4%	\$ 548,920	
History:	2018	2019	2020	2021	2022	2023
COD	7	4	6	5	6	10
PRD	1.009	1.002	1.004	1.000	1.007	1.008

Notes:

Neighborhood: R114				Before	After	
Total Accounts:	1,826			Median: 97.1	100.0	
Total Sales:	62			Mean:	98.6	99.2
% Sold:	3.4%			Wtd Mean:	97.3	98.2
Land RMV:	\$23,765,000			AAD:	11	9
Improvement RMV:	\$29,625,820			PRD:	1.013	1.010
Average Price:	\$876,859			COD:	11	9
Median Price:	\$830,625			RMV	% Change	RMV
		Median:	\$ 821,505	0.5%	\$ 825,320	
History:	2018	2019	2020	2021	2022	2023
COD	7	7	7	8	7	9
PRD	1.005	1.011	1.008	1.015	1.012	1.010

Notes:

Neighborhood: R115				Before	After	
Total Accounts:	548			Median: 106.0	100.1	
Total Sales:	22			Mean:	99.6	97.5
% Sold:	4.0%			Wtd Mean:	96.7	96.2
Land RMV:	\$6,488,500			AAD:	11	8
Improvement RMV:	\$8,818,190			PRD:	1.030	1.014
Average Price:	\$723,550			COD:	11	7
Median Price:	\$688,250			RMV	% Change	RMV
		Median:	\$ 648,275	-5.4%	\$ 613,315	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	8	6	7	7
PRD	1.008	1.005	1.006	0.997	1.010	1.014

Notes:

Neighborhood: R116				Before	After	
Total Accounts:	823			Median: 101.6	99.7	
Total Sales:	35			Mean:	103.3	100.6
% Sold:	4.3%			Wtd Mean:	102.8	100.1
Land RMV:	\$9,061,500			AAD:	10	7
Improvement RMV:	\$9,237,820			PRD:	1.005	1.005
Average Price:	\$522,268			COD:	9	7
Median Price:	\$499,800			RMV	% Change	RMV
		Median:	\$ 535,140	-3.4%	\$ 517,030	
History:	2018	2019	2020	2021	2022	2023
COD	7	6	5	7	8	7
PRD	1.007	1.004	1.002	1.002	1.008	1.005

Notes:

Neighborhood: R117				Before	After	
Total Accounts:	534			Median: 98.5	100.0	
Total Sales:	22			Mean:	98.2	99.8
% Sold:	4.1%			Wtd Mean:	97.1	98.7
Land RMV:	\$8,377,500			AAD:	7	7
Improvement RMV:	\$9,902,450			PRD:	1.011	1.011
Average Price:	\$841,548			COD:	8	7
Median Price:	\$772,950			RMV	% Change	RMV
		Median:	\$ 790,100	1.4%	\$ 800,880	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	4	5	7	7
PRD	1.007	1.005	1.003	0.999	1.002	1.011

Notes:

Neighborhood: R118				Before	After	
Total Accounts:	715			Median: 96.2	99.6	
Total Sales:	25			Mean:	94.7	101.8
% Sold:	3.5%			Wtd Mean:	94.6	101.8
Land RMV:	\$9,418,500			AAD:	10	8
Improvement RMV:	\$13,556,370			PRD:	1.001	1.000
Average Price:	\$902,589			COD:	10	8
Median Price:	\$843,570			RMV	% Change	RMV
		Median:	\$ 784,930	3.6%	\$ 813,340	
History:	2018	2019	2020	2021	2022	2023
COD	8	5	5	7	8	8
PRD	1.010	1.002	1.005	1.009	1.011	1.000

Notes:

Neighborhood: R119				Before	After	
Total Accounts:	994			Median: 95.7	99.8	
Total Sales:	32			Mean:	95.8	100.7
% Sold:	3.2%			Wtd Mean:	95.0	100.3
Land RMV:	\$10,804,000			AAD:	8	7
Improvement RMV:	\$13,557,120			PRD:	1.008	1.004
Average Price:	\$758,794			COD:	8	7
Median Price:	\$742,266			RMV	% Change	RMV
		Median:	\$ 660,440	4.1%	\$ 687,710	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	6	6	9	7
PRD	1.006	1.005	1.009	1.004	1.007	1.004

Notes:

Neighborhood: R120				Before	After	
Total Accounts:	1,402			Median: 98.4	100.2	
Total Sales:	57			Mean:	96.4	100.5
% Sold:	4.1%			Wtd Mean:	94.4	100.0
Land RMV:	\$19,044,000			AAD:	11	6
Improvement RMV:	\$21,693,780			PRD:	1.021	1.005
Average Price:	\$714,692			COD:	11	6
Median Price:	\$665,000			RMV	% Change	RMV
		Median:	\$ 626,870	-0.6%	\$ 623,230	
History:	2018	2019	2020	2021	2022	2023
COD	8	7	6	7	7	6
PRD	1.002	1.013	1.004	1.010	1.010	1.005

Notes:

Neighborhood: R121				Before	After		
Total Accounts:	1,271			Median: 99.3	99.5		
Total Sales:	59			Mean:	98.3	100.0	
% Sold:	4.6%			Wtd Mean:	96.8	98.8	
Land RMV:	\$23,518,250			AAD:	9	8	
Improvement RMV:	\$33,328,370			PRD:	1.015	1.012	
Average Price:	\$975,440			COD:	9	8	
Median Price:	\$925,350			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	7	7	6	9	8	
PRD	1.004	1.005	1.004	1.008	1.012	1.012	

Notes:

Neighborhood: R122 & R123				Before	After		
Total Accounts:	522			Median: 95.6	98.9		
Total Sales:	16			Mean:	94.8	100.0	
% Sold:	3.1%			Wtd Mean:	94.5	99.8	
Land RMV:	\$4,785,500			AAD:	10	8	
Improvement RMV:	\$7,143,760			PRD:	1.003	1.002	
Average Price:	\$746,981			COD:	10	8	
Median Price:	\$725,725			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	5	6	4	7	8	
PRD	1.005	1.002	1.001	0.998	1.003	1.002	

Notes:.

Neighborhood: R123				Before	After		
Total Accounts:	1			Median:			
Total Sales:				Mean:			
% Sold:				Wtd Mean:			
Land RMV:				AAD:			
Improvement RMV:				PRD:			
Average Price:				COD:			
Median Price:				RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	5	6	4	7	8	
PRD	1.005	1.002	1.001	0.998	1.003	1.002	

Notes: Grouped with R122. See R122 for histogram and statistics.

Neighborhood: R124				Before	After		
Total Accounts:	1,736			Median: 101.4	99.8		
Total Sales:	61			Mean:	101.1	101.0	
% Sold:	3.5%			Wtd Mean:	99.4	99.7	
Land RMV:	\$19,610,500			AAD:	9	8	
Improvement RMV:	\$22,016,220			PRD:	1.017	1.013	
Average Price:	\$684,474			COD:	9	8	
Median Price:	\$665,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	7	6	8	7	8	8	
PRD	1.010	1.004	1.011	1.016	1.013	1.013	

Notes:

Neighborhood: R130				Before	After		
Total Accounts:	1,033			Median: 99.3	100.2		
Total Sales:	39			Mean:	98.4	100.1	
% Sold:	3.8%			Wtd Mean:	98.2	99.8	
Land RMV:	\$11,784,600			AAD:	8	6	
Improvement RMV:	\$12,178,610			PRD:	1.002	1.003	
Average Price:	\$615,473			COD:	8	6	
Median Price:	\$608,000			RMV			
				Median:	\$ 608,850	0.6%	\$ 612,530
History:	2018	2019	2020	2021	2022	2023	
COD	5	6	7	6	7	6	
PRD	1.006	1.000	1.017	1.002	1.009	1.003	

Notes:

Neighborhood: R131				Before	After		
Total Accounts:	1,798			Median: 102.6	99.6		
Total Sales:	71			Mean:	102.7	100.6	
% Sold:	3.9%			Wtd Mean:	101.3	99.6	
Land RMV:	\$20,345,000			AAD:	10	8	
Improvement RMV:	\$25,263,780			PRD:	1.014	1.010	
Average Price:	\$645,249			COD:	10	8	
Median Price:	\$621,000			RMV			
				Median:	\$ 641,305	-3.1%	\$ 621,235
History:	2018	2019	2020	2021	2022	2023	
COD	6	8	6	5	6	8	
PRD	1.002	1.006	1.003	1.002	1.005	1.010	

Notes:

Neighborhood: R132				Before	After		
Total Accounts:	2,428			Median: 99.7	99.7		
Total Sales:	82			Mean:	101.3	101.2	
% Sold:	3.4%			Wtd Mean:	99.2	99.4	
Land RMV:	\$29,099,310			AAD:	11	9	
Improvement RMV:	\$32,889,270			PRD:	1.021	1.018	
Average Price:	\$760,308			COD:	11	9	
Median Price:	\$740,293			RMV			
				Median:	\$ 736,110	-1.3%	\$ 726,305
History:	2018	2019	2020	2021	2022	2023	
COD	6	7	6	6	8	9	
PRD	1.006	1.012	1.009	1.009	1.013	1.018	

Notes:

Neighborhood: R133				Before	After		
Total Accounts:	893			Median: 105.0	100.2		
Total Sales:	31			Mean:	102.7	99.3	
% Sold:	3.5%			Wtd Mean:	102.4	99.0	
Land RMV:	\$8,365,430			AAD:	8	7	
Improvement RMV:	\$8,627,780			PRD:	1.003	1.003	
Average Price:	\$553,920			COD:	7	7	
Median Price:	\$539,120			RMV			
				Median:	\$ 542,385	-3.9%	\$ 521,390
History:	2018	2019	2020	2021	2022	2023	
COD	6	5	5	5	8	7	
PRD	1.002	1.001	1.004	1.002	1.006	1.003	

Notes:

Neighborhood: R134				Before	After		
Total Accounts:	3,256			Median: 103.0	99.7		
Total Sales:	133			Mean:	104.4	101.0	
% Sold:	4.1%			Wtd Mean:	102.6	99.9	
Land RMV:	\$36,513,950			AAD:	10	8	
Improvement RMV:	\$37,689,150			PRD:	1.018	1.011	
Average Price:	\$558,717			COD:	10	8	
Median Price:	\$521,605			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	7	6	7	9	8	
PRD	1.006	1.003	1.001	1.005	1.007	1.011	

Notes:

Neighborhood: R135				Before	After		
Total Accounts:	2,080			Median: 102.5	100.2		
Total Sales:	97			Mean:	103.3	100.9	
% Sold:	4.7%			Wtd Mean:	101.8	99.9	
Land RMV:	\$22,902,000			AAD:	10	8	
Improvement RMV:	\$25,846,530			PRD:	1.015	1.010	
Average Price:	\$503,113			COD:	9	8	
Median Price:	\$482,300			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	7	5	6	6	8	
PRD	1.010	1.006	1.002	1.004	1.005	1.010	

Notes:

Neighborhood: R136				Before	After		
Total Accounts:	1,292			Median: 105.0	99.5		
Total Sales:	50			Mean:	106.3	99.7	
% Sold:	3.9%			Wtd Mean:	105.8	99.5	
Land RMV:	\$11,295,650			AAD:	8	7	
Improvement RMV:	\$11,307,250			PRD:	1.005	1.002	
Average Price:	\$454,191			COD:	8	7	
Median Price:	\$443,900			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	10	9	7	6	9	7	
PRD	1.009	0.998	1.003	0.998	1.005	1.002	

Notes:

Neighborhood: R137				Before	After		
Total Accounts:	1,691			Median: 100.5	100.1		
Total Sales:	68			Mean:	102.1	101.3	
% Sold:	4.0%			Wtd Mean:	101.8	101.0	
Land RMV:	\$14,397,000			AAD:	9	7	
Improvement RMV:	\$15,041,800			PRD:	1.003	1.003	
Average Price:	\$428,648			COD:	9	7	
Median Price:	\$419,090			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	8	7	10	9	7	
PRD	1.005	1.002	1.003	1.004	1.001	1.003	

Notes:

Neighborhood: R138				Before	After		
Total Accounts:	1,013			Median: 103.8	99.6		
Total Sales:	52			Mean:	104.6	100.2	
% Sold:	5.1%			Wtd Mean:	105.1	100.7	
Land RMV:	\$10,978,000			AAD:	7	7	
Improvement RMV:	\$12,291,560			PRD:	0.995	0.995	
Average Price:	\$444,469			COD:	7	7	
Median Price:	\$436,445			RMV			
				% Change			
				Median:	\$ 460,760	-4.3%	\$ 440,830
History:	2018	2019	2020	2021	2022	2023	
COD	9	8	7	8	9	7	
PRD	1.004	1.008	1.001	1.002	1.002	0.995	

Notes:

Neighborhood: R139				Before	After		
Total Accounts:	1,058			Median: 101.1	100.2		
Total Sales:	40			Mean:	100.6	100.2	
% Sold:	3.8%			Wtd Mean:	100.8	100.4	
Land RMV:	\$8,231,700			AAD:	8	7	
Improvement RMV:	\$7,833,370			PRD:	0.998	0.998	
Average Price:	\$399,882			COD:	8	7	
Median Price:	\$390,180			RMV			
				% Change			
				Median:	\$ 391,400	-1.1%	\$ 387,020
History:	2018	2019	2020	2021	2022	2023	
COD	7	5	7	5	9	7	
PRD	1.005	1.002	0.997	0.996	1.002	0.998	

Notes:

Neighborhood: R140				Before	After		
Total Accounts:	2,855			Median: 97.3	99.6		
Total Sales:	125			Mean:	97.1	100.0	
% Sold:	4.4%			Wtd Mean:	94.7	98.3	
Land RMV:	\$45,053,250			AAD:	11	8	
Improvement RMV:	\$57,478,550			PRD:	1.025	1.017	
Average Price:	\$834,409			COD:	11	8	
Median Price:	\$756,560			RMV			
				% Change			
				Median:	\$ 749,075	0.3%	\$ 751,470
History:	2018	2019	2020	2021	2022	2023	
COD	9	9	7	7	8	8	
PRD	1.016	1.012	1.006	1.005	1.018	1.017	

Notes:

Neighborhood: R141				Before	After		
Total Accounts:	1,107			Median: 102.4	99.6		
Total Sales:	36			Mean:	103.0	99.3	
% Sold:	3.3%			Wtd Mean:	100.8	97.5	
Land RMV:	\$10,699,500			AAD:	11	10	
Improvement RMV:	\$11,908,910			PRD:	1.022	1.018	
Average Price:	\$643,894			COD:	11	10	
Median Price:	\$620,725			RMV			
				% Change			
				Median:	\$ 637,630	-4.3%	\$ 610,470
History:	2018	2019	2020	2021	2022	2023	
COD	8	6	7	6	7	10	
PRD	1.014	1.008	1.009	1.004	1.013	1.018	

Notes:

Neighborhood: R142				Before	After					
Total Accounts:	2,404			Median: 100.9	99.6					
Total Sales:	105			Mean:	101.3	100.0				
% Sold:	4.4%			Wtd Mean:	100.3	99.5				
Land RMV:	\$25,968,750			AAD:	9	7				
Improvement RMV:	\$31,364,490			PRD:	1.010	1.005				
Average Price:	\$548,936			COD:	9	7				
Median Price:	\$525,000			RMV			% Change		RMV	
				Median:	\$ 554,600	-2.6%	\$ 540,190			
History:	2018			2019	2020	2021	2022	2023		
COD	6			7	6	7	7	7		
PRD	1.004	1.003	1.005	1.007	1.006	1.005				

Notes:

Neighborhood: R150				Before	After					
Total Accounts:	1			Median:						
Total Sales:				Mean:						
% Sold:				Wtd Mean:						
Land RMV:				AAD:						
Improvement RMV:				PRD:						
Average Price:				COD:						
Median Price:				RMV			% Change		RMV	
				Median:						
History:	2018			2019	2020	2021	2022	2023		
COD	8			7	4	4	6	7		
PRD	1.006	0.995	0.995	1.002	0.999	1.003				

Notes: Grouped with R070, R160, and R180. See R070 for histogram and statistics.

Neighborhood: R151				Before	After					
Total Accounts:	2,127			Median: 101.5	100.1					
Total Sales:	96			Mean:	101.4	99.8				
% Sold:	4.5%			Wtd Mean:	99.6	98.7				
Land RMV:	\$27,946,500			AAD:	11	8				
Improvement RMV:	\$32,755,240			PRD:	1.018	1.011				
Average Price:	\$640,374			COD:	11	8				
Median Price:	\$613,952			RMV			% Change		RMV	
				Median:	\$ 617,640	-4.3%	\$ 590,920			
History:	2018			2019	2020	2021	2022	2023		
COD	8			6	6	8	7	8		
PRD	1.008	1.003	1.007	1.012	1.005	1.011				

Notes:

Neighborhood: R152				Before	After					
Total Accounts:	1,538			Median: 102.9	100.4					
Total Sales:	54			Mean:	102.3	100.2				
% Sold:	3.5%			Wtd Mean:	101.4	99.4				
Land RMV:	\$13,940,310			AAD:	11	9				
Improvement RMV:	\$15,396,470			PRD:	1.009	1.008				
Average Price:	\$546,389			COD:	11	9				
Median Price:	\$545,100			RMV			% Change		RMV	
				Median:	\$ 537,790	-2.9%	\$ 522,200			
History:	2018			2019	2020	2021	2022	2023		
COD	10			9	8	10	9	9		
PRD	1.006	0.999	0.998	1.000	1.008	1.008				

Notes:

Neighborhood: R153				Before	After		
Total Accounts:	1,215			Median: 98.7	99.8		
Total Sales:	48			Mean:	98.3	99.8	
% Sold:	4.0%			Wtd Mean:	93.5	98.3	
Land RMV:	\$13,831,850			AAD:	13	9	
Improvement RMV:	\$14,677,250			PRD:	1.051	1.015	
Average Price:	\$604,402			COD:	13	9	
Median Price:	\$559,300			RMV			
				Median:	\$ 561,980	-1.8%	\$ 551,800
History:	2018	2019	2020	2021	2022	2023	
COD	11	7	5	7	8	9	
PRD	1.009	1.007	1.006	1.009	1.008	1.015	

Notes:

Neighborhood: R154				Before	After		
Total Accounts:	1,042			Median: 99.7	100.0		
Total Sales:	48			Mean:	101.6	101.6	
% Sold:	4.6%			Wtd Mean:	100.6	101.0	
Land RMV:	\$10,627,500			AAD:	10	8	
Improvement RMV:	\$10,810,770			PRD:	1.010	1.006	
Average Price:	\$442,123			COD:	10	8	
Median Price:	\$431,635			RMV			
				Median:	\$ 442,260	-1.1%	\$ 437,600
History:	2018	2019	2020	2021	2022	2023	
COD	9	9	7	10	8	8	
PRD	1.006	1.006	1.002	1.003	1.004	1.006	

Notes:

Neighborhood: R155				Before	After		
Total Accounts:	2,066			Median: 99.0	100.2		
Total Sales:	86			Mean:	98.2	101.2	
% Sold:	4.2%			Wtd Mean:	97.5	100.7	
Land RMV:	\$21,512,500			AAD:	11	8	
Improvement RMV:	\$27,039,580			PRD:	1.007	1.005	
Average Price:	\$560,664			COD:	11	7	
Median Price:	\$548,275			RMV			
				Median:	\$ 541,370	-0.6%	\$ 538,030
History:	2018	2019	2020	2021	2022	2023	
COD	8	8	6	6	7	7	
PRD	1.008	1.005	1.005	1.006	1.004	1.005	

Notes:

Neighborhood: R160				Before	After	
Total Accounts:				Median:		
Total Sales:				Mean:		
% Sold:				Wtd Mean:		
Land RMV:				AAD:		
Improvement RMV:				PRD:		
Average Price:				COD:		
Median Price:				RMV		
				Median:		
History:	2018	2019	2020	2021	2022	2023
COD	8	7	4	4	6	7
PRD	1.006	0.995	0.995	1.002	0.999	1.003

Notes: Grouped with R070, R150, and R180. See R070 for histogram and statistics.

Neighborhood: R161				Before	After			
Total Accounts:	3,909			Median: 99.8	100.1			
Total Sales:	165			Mean:	99.9	100.7		
% Sold:	4.2%			Wtd Mean:	97.8	98.9		
Land RMV:	\$52,004,750			AAD:	10	9		
Improvement RMV:	\$55,307,080			PRD:	1.021	1.018		
Average Price:	\$657,621			COD:	10	9		
Median Price:	\$639,200			RMV				
				Median:	\$ 606,730	-0.1%	\$ 606,380	
History:	2018			2019	2020	2021	2022	2023
COD	8			7	8	8	7	9
PRD	1.009			1.006	1.008	1.008	1.010	1.018

Notes:

Neighborhood: R163				Before	After			
Total Accounts:	1,158			Median: 102.2	99.9			
Total Sales:	49			Mean:	100.1	99.8		
% Sold:	4.2%			Wtd Mean:	99.4	99.0		
Land RMV:	\$14,837,500			AAD:	10	7		
Improvement RMV:	\$16,974,510			PRD:	1.007	1.008		
Average Price:	\$655,880			COD:	9	7		
Median Price:	\$641,550			RMV				
				Median:	\$ 615,060	-2.2%	\$ 601,420	
History:	2018			2019	2020	2021	2022	2023
COD	8			9	7	7	6	7
PRD	1.010			1.004	1.003	1.008	1.007	1.008

Notes:

Neighborhood: R164				Before	After			
Total Accounts:	2,173			Median: 99.6	99.6			
Total Sales:	88			Mean:	100.3	100.3		
% Sold:	4.0%			Wtd Mean:	99.5	99.5		
Land RMV:	\$25,877,000			AAD:	9	9		
Improvement RMV:	\$24,690,400			PRD:	1.008	1.008		
Average Price:	\$577,525			COD:	9	9		
Median Price:	\$567,500			RMV				
				Median:	\$ 565,190	0.0%	\$ 565,190	
History:	2018			2019	2020	2021	2022	2023
COD	7			7	6	6	8	9
PRD	1.005			1.008	1.007	1.004	1.006	1.008

Notes:

Neighborhood: R165				Before	After			
Total Accounts:	2,604			Median: 101.7	99.7			
Total Sales:	119			Mean:	103.3	101.7		
% Sold:	4.6%			Wtd Mean:	102.3	100.6		
Land RMV:	\$36,096,000			AAD:	9	9		
Improvement RMV:	\$34,644,250			PRD:	1.010	1.011		
Average Price:	\$590,636			COD:	9	9		
Median Price:	\$561,200			RMV				
				Median:	\$ 562,470	-1.9%	\$ 552,010	
History:	2018			2019	2020	2021	2022	2023
COD	8			8	6	8	8	9
PRD	1.010			1.007	1.007	1.008	1.007	1.011

Notes:

Neighborhood: R167				Before	After	
Total Accounts:	76			Median: 96.0	99.7	
Total Sales:	9			Mean:	93.1	97.7
% Sold:	11.8%			Wtd Mean:	91.1	95.9
Land RMV:	\$3,176,000			AAD:	7	6
Improvement RMV:	\$4,422,210			PRD:	1.022	1.019
Average Price:	\$882,381			COD:	7	6
Median Price:	\$760,000			RMV	% Change	RMV
		Median:	\$ 741,425	3.8%	\$ 769,800	
History:	2018	2019	2020	2021	2022	2023
COD	4	10	0	5	12	6
PRD	1.004	1.018	0.000	0.994	0.946	1.019

Notes:

Neighborhood: R168				Before	After	
Total Accounts:	680			Median: 102.9	99.7	
Total Sales:	25			Mean:	106.9	97.5
% Sold:	3.7%			Wtd Mean:	103.8	95.9
Land RMV:	\$7,613,980			AAD:	16	8
Improvement RMV:	\$7,819,600			PRD:	1.030	1.017
Average Price:	\$643,504			COD:	15	8
Median Price:	\$604,660			RMV	% Change	RMV
		Median:	\$ 608,080	-3.2%	\$ 588,600	
History:	2018	2019	2020	2021	2022	2023
COD	8	6	8	8	7	8
PRD	1.001	1.004	1.005	1.004	1.006	1.017

Notes:

Neighborhood: R170				Before	After	
Total Accounts:	2,582			Median: 96.5	99.7	
Total Sales:	100			Mean:	97.0	101.4
% Sold:	3.9%			Wtd Mean:	95.5	101.1
Land RMV:	\$39,668,380			AAD:	11	8
Improvement RMV:	\$66,758,680			PRD:	1.016	1.003
Average Price:	\$1,053,127			COD:	11	8
Median Price:	\$938,650			RMV	% Change	RMV
		Median:	\$ 891,090	1.6%	\$ 905,670	
History:	2018	2019	2020	2021	2022	2023
COD	7	7	7	6	9	8
PRD	1.009	1.012	1.011	1.008	1.011	1.003

Notes:

Neighborhood: R171				Before	After	
Total Accounts:	2,222			Median: 98.3	99.9	
Total Sales:	100			Mean:	98.0	99.0
% Sold:	4.5%			Wtd Mean:	97.4	98.3
Land RMV:	\$36,741,500			AAD:	9	8
Improvement RMV:	\$48,901,510			PRD:	1.006	1.007
Average Price:	\$870,862			COD:	9	8
Median Price:	\$791,305			RMV	% Change	RMV
		Median:	\$ 749,705	0.4%	\$ 752,515	
History:	2018	2019	2020	2021	2022	2023
COD	8	7	7	7	7	8
PRD	1.012	1.010	1.013	1.009	1.008	1.007

Notes:

Neighborhood: R172			Before	After		
Total Accounts:	787		Median: 96.2	99.7		
Total Sales:	38		Mean:	96.8	101.4	
% Sold:	4.8%		Wtd Mean:	93.7	99.5	
Land RMV:	\$13,588,000		AAD:	11	8	
Improvement RMV:	\$18,385,020		PRD:	1.033	1.019	
Average Price:	\$845,344		COD:	12	8	
Median Price:	\$730,800		RMV			
			% Change			
			Median:	\$ 749,910	2.4%	\$ 768,220
History:	2018	2019	2020	2021	2022	2023
COD	8	8	3	8	9	8
PRD	1.020	1.017	1.001	1.010	1.023	1.019

Notes:

Neighborhood: R173			Before	After		
Total Accounts:			Median:			
Total Sales:			Mean:			
% Sold:			Wtd Mean:			
Land RMV:			AAD:			
Improvement RMV:			PRD:			
Average Price:			COD:			
Median Price:			RMV			
			% Change			
			Median:			
History:	2018	2019	2020	2021	2022	2023
COD	8	6	6	4	6	6
PRD	1.010	1.000	1.005	1.003	1.004	1.010

Notes: Grouped with R110. See R110 for histogram and statistics.

Neighborhood: R180			Before	After		
Total Accounts:			Median:			
Total Sales:			Mean:			
% Sold:			Wtd Mean:			
Land RMV:			AAD:			
Improvement RMV:			PRD:			
Average Price:			COD:			
Median Price:			RMV			
			% Change			
			Median:			
History:	2018	2019	2020	2021	2022	2023
COD	8	7	4	4	6	7
PRD	1.006	0.995	0.995	1.002	0.999	1.003

Notes: Grouped with R070, R150, R160, and R180. See R070 for histogram and statistics.

Neighborhood: R181			Before	After		
Total Accounts:	1,307		Median: 101.0	99.9		
Total Sales:	56		Mean:	101.9	100.8	
% Sold:	4.3%		Wtd Mean:	101.3	100.3	
Land RMV:	\$14,402,900		AAD:	9	8	
Improvement RMV:	\$12,821,510		PRD:	1.006	1.005	
Average Price:	\$484,736		COD:	8	8	
Median Price:	\$483,000		RMV			
			% Change			
			Median:	\$ 486,680	-0.9%	\$ 482,290
History:	2018	2019	2020	2021	2022	2023
COD	9	9	7	8	7	8
PRD	1.007	1.009	1.006	1.003	1.003	1.005

Notes:

Neighborhood: R182				Before	After	
Total Accounts:	2,299			Median: 100.6	99.8	
Total Sales:	122			Mean:	101.8	100.9
% Sold:	5.3%			Wtd Mean:	101.2	100.5
Land RMV:	\$28,290,000			AAD:	9	9
Improvement RMV:	\$27,272,770			PRD:	1.006	1.004
Average Price:	\$453,349			COD:	9	9
Median Price:	\$443,055			RMV	% Change	RMV
		Median:	\$ 450,060	-1.7%	\$ 442,330	
History:	2018	2019	2020	2021	2022	2023
COD	8	8	7	7	7	9
PRD	1.009	1.002	1.002	1.003	1.005	1.004

Notes:

Neighborhood: R183				Before	After	
Total Accounts:	1,838			Median: 102.5	100.4	
Total Sales:	91			Mean:	102.8	101.1
% Sold:	5.0%			Wtd Mean:	102.2	100.3
Land RMV:	\$23,058,000			AAD:	7	7
Improvement RMV:	\$20,771,930			PRD:	1.006	1.008
Average Price:	\$480,109			COD:	7	7
Median Price:	\$460,000			RMV	% Change	RMV
		Median:	\$ 468,480	-2.0%	\$ 459,050	
History:	2018	2019	2020	2021	2022	2023
COD	8	7	7	7	7	7
PRD	1.004	1.005	1.003	1.002	1.005	1.008

Notes:

Neighborhood: R184				Before	After	
Total Accounts:	2,624			Median: 101.3	99.8	
Total Sales:	127			Mean:	101.4	99.7
% Sold:	4.8%			Wtd Mean:	100.8	99.1
Land RMV:	\$33,493,300			AAD:	9	8
Improvement RMV:	\$37,994,340			PRD:	1.006	1.006
Average Price:	\$567,785			COD:	8	8
Median Price:	\$557,907			RMV	% Change	RMV
		Median:	\$ 556,180	-1.9%	\$ 545,565	
History:	2018	2019	2020	2021	2022	2023
COD	9	8	6	7	8	8
PRD	1.010	1.003	1.000	1.001	1.003	1.006

Notes:

Neighborhood: R185 & R187				Before	After	
Total Accounts:	2,709			Median: 100.7	100.4	
Total Sales:	120			Mean:	101.1	101.0
% Sold:	4.4%			Wtd Mean:	99.3	99.7
Land RMV:	\$36,230,400			AAD:	9	8
Improvement RMV:	\$38,516,280			PRD:	1.018	1.013
Average Price:	\$624,838			COD:	9	8
Median Price:	\$586,285			RMV	% Change	RMV
		Median:	\$ 592,300	-0.2%	\$ 591,220	
History:	2018	2019	2020	2021	2022	2023
COD	6	6	7	7	8	8
PRD	1.007	1.002	1.005	1.006	1.012	1.013

Notes:

Neighborhood: R186			Before	After		
Total Accounts:	1,514		Median: 102.8	100.2		
Total Sales:	88		Mean:	102.7	100.9	
% Sold:	5.8%		Wtd Mean:	101.8	100.4	
Land RMV:	\$24,190,800		AAD:	9	8	
Improvement RMV:	\$24,524,940		PRD:	1.009	1.005	
Average Price:	\$551,536		COD:	9	8	
Median Price:	\$530,675		RMV			
			% Change			
			Median:	\$ 546,230	-1.9%	\$ 535,950
History:	2018	2019	2020	2021	2022	2023
COD	7	8	6	7	7	8
PRD	1.010	1.007	1.005	1.006	1.004	1.005

Notes:

Neighborhood: R187			Before	After		
Total Accounts:			Median:			
Total Sales:			Mean:			
% Sold:			Wtd Mean:			
Land RMV:			AAD:			
Improvement RMV:			PRD:			
Average Price:			COD:			
Median Price:			RMV			
			% Change			
			Median:			
History:	2018	2019	2020	2021	2022	2023
COD	6	6	7	7	8	8
PRD	1.007	1.002	1.005	1.006	1.012	1.013

Notes: Grouped with R185. See R185 for histogram and statistics.

Neighborhood: R188			Before	After		
Total Accounts:	3,189		Median: 100.4	100.1		
Total Sales:	161		Mean:	99.5	100.1	
% Sold:	5.0%		Wtd Mean:	98.6	99.4	
Land RMV:	\$40,368,000		AAD:	9	8	
Improvement RMV:	\$41,494,760		PRD:	1.009	1.007	
Average Price:	\$511,367		COD:	9	8	
Median Price:	\$480,200		RMV			
			% Change			
			Median:	\$ 486,330	-0.8%	\$ 482,450
History:	2018	2019	2020	2021	2022	2023
COD	8	8	7	7	8	8
PRD	1.007	1.005	1.007	1.005	1.007	1.007

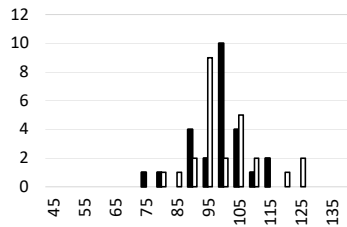
Notes:

Neighborhood: R189			Before	After		
Total Accounts:	520		Median: 100.0	100.0		
Total Sales:	29		Mean:	101.6	101.3	
% Sold:	5.6%		Wtd Mean:	100.7	100.5	
Land RMV:	\$7,112,500		AAD:	10	9	
Improvement RMV:	\$6,979,050		PRD:	1.009	1.008	
Average Price:	\$483,493		COD:	10	9	
Median Price:	\$483,000		RMV			
			% Change			
			Median:	\$ 477,560	-0.1%	\$ 477,300
History:	2018	2019	2020	2021	2022	2023
COD	9	8	6	7	8	9
PRD	1.001	1.006	1.005	1.006	1.007	1.008

Notes:

Neighborhood: R210-R230

Total Accounts: 1,910
 Total Sales: 25
 % Sold: 1.3%
 Land RMV: \$8,363,750
 Improvement RMV: \$12,692,850
 Average Price: \$855,143
 Median Price: \$739,100



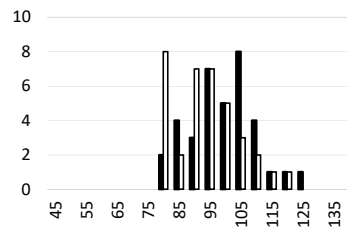
	Before	After	
Median:	96.6	99.8	
Mean:	100.2	98.2	
Wtd Mean:	99.3	98.5	
AAD:	8	7	
PRD:	1.009	0.997	
COD:	9	7	
	RMV	% Change	RMV
Median:	\$ 795,375	-2.4%	\$ 776,070

History:	2018	2019	2020	2021	2022	2023
COD	9	9	9	7	9	7
PRD	1.011	1.027	0.996	1.002	1.019	0.997

Notes: R210, R211, R220, and R230

Neighborhood: R310

Total Accounts: 741
 Total Sales: 36
 % Sold: 4.9%
 Land RMV: \$19,098,000
 Improvement RMV: \$49,614,610
 Average Price: \$1,954,736
 Median Price: \$1,793,550



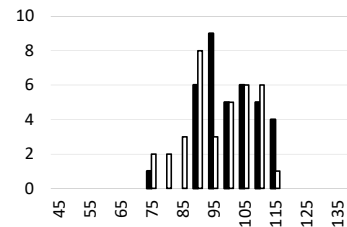
	Before	After	
Median:	94.8	99.6	
Mean:	93.9	99.5	
Wtd Mean:	91.5	97.6	
AAD:	9	8	
PRD:	1.026	1.019	
COD:	9	8	
	RMV	% Change	RMV
Median:	\$1,448,055	4.0%	\$1,506,695

History:	2018	2019	2020	2021	2022	2023
COD	13	9	10	11	10	8
PRD	1.027	1.020	1.030	1.017	1.010	1.019

Notes:

Neighborhood: R320

Total Accounts: 881
 Total Sales: 36
 % Sold: 4.1%
 Land RMV: \$10,900,250
 Improvement RMV: \$13,464,900
 Average Price: \$683,114
 Median Price: \$668,664



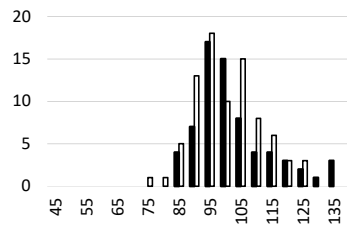
	Before	After	
Median:	97.4	99.6	
Mean:	96.6	100.4	
Wtd Mean:	95.6	99.1	
AAD:	9	7	
PRD:	1.010	1.013	
COD:	9	7	
	RMV	% Change	RMV
Median:	\$ 659,570	2.6%	\$ 676,900

History:	2018	2019	2020	2021	2022	2023
COD	6	8	8	7	6	7
PRD	1.005	1.009	1.004	1.006	1.005	1.013

Notes:

Neighborhood: R330

Total Accounts: 1,512
 Total Sales: 83
 % Sold: 5.5%
 Land RMV: \$22,435,380
 Improvement RMV: \$26,389,170
 Average Price: \$581,137
 Median Price: \$552,000



	Before	After	
Median:	99.1	99.7	
Mean:	100.7	101.5	
Wtd Mean:	100.5	101.2	
AAD:	9	8	
PRD:	1.002	1.003	
COD:	9	8	
	RMV	% Change	RMV
Median:	\$ 565,460	0.7%	\$ 569,605

History:	2018	2019	2020	2021	2022	2023
COD	8	7	7	7	8	8
PRD	1.005	1.005	1.000	1.000	1.001	1.003

Notes:

Neighborhood: R340				Before	After			
Total Accounts:	966			Median: 101.6	99.7			
Total Sales:	40			Mean:	104.1	101.5		
% Sold:	4.1%			Wtd Mean:	103.0	100.5		
Land RMV:	\$11,308,850			AAD:	10	9		
Improvement RMV:	\$11,239,370			PRD:	1.011	1.010		
Average Price:	\$561,009			COD:	10	9		
Median Price:	\$550,540			RMV				
				Median:	\$ 586,140	-2.8%	\$ 569,860	
History:	2018			2019	2020	2021	2022	2023
COD	7			7	8	8	6	9
PRD	1.000			1.002	1.010	1.000	1.002	1.010

Notes:

Neighborhood: R350				Before	After			
Total Accounts:	889			Median: 93.9	100.1			
Total Sales:	29			Mean:	96.0	102.1		
% Sold:	3.3%			Wtd Mean:	94.8	100.8		
Land RMV:	\$9,720,500			AAD:	9	8		
Improvement RMV:	\$17,222,540			PRD:	1.013	1.013		
Average Price:	\$921,587			COD:	9	8		
Median Price:	\$837,200			RMV				
				Median:	\$ 773,890	4.7%	\$ 810,520	
History:	2018			2019	2020	2021	2022	2023
COD	7			8	6	9	7	8
PRD	1.004			1.003	0.999	0.997	1.007	1.013

Notes:

Neighborhood: R360				Before	After			
Total Accounts:	959			Median: 93.9	99.9			
Total Sales:	47			Mean:	95.7	101.0		
% Sold:	4.9%			Wtd Mean:	94.8	100.1		
Land RMV:	\$13,703,500			AAD:	8	9		
Improvement RMV:	\$21,102,820			PRD:	1.009	1.009		
Average Price:	\$739,989			COD:	9	9		
Median Price:	\$705,250			RMV				
				Median:	\$ 725,400	5.5%	\$ 765,130	
History:	2018			2019	2020	2021	2022	2023
COD	7			8	7	6	8	9
PRD	0.994			1.003	0.998	1.001	1.000	1.009

Notes:

Neighborhood: R370				Before	After			
Total Accounts:	1,475			Median: 95.3	99.9			
Total Sales:	68			Mean:	97.0	102.4		
% Sold:	4.6%			Wtd Mean:	96.2	101.5		
Land RMV:	\$16,791,150			AAD:	10	9		
Improvement RMV:	\$23,596,000			PRD:	1.008	1.009		
Average Price:	\$585,341			COD:	10	9		
Median Price:	\$564,816			RMV				
				Median:	\$ 563,670	4.5%	\$ 589,010	
History:	2018			2019	2020	2021	2022	2023
COD	8			6	5	5	8	9
PRD	1.002			1.004	1.001	0.997	1.001	1.009

Notes:

Neighborhood: R380				Before	After	
Total Accounts:	661			Median: 99.7	99.7	
Total Sales:	26			Mean:	101.4	101.0
% Sold:	3.9%			Wtd Mean:	102.2	101.4
Land RMV:	\$7,924,630			AAD:	12	11
Improvement RMV:	\$11,391,690			PRD:	0.992	0.996
Average Price:	\$732,737			COD:	12	10.9
Median Price:	\$664,500			RMV	% Change	RMV
		Median:	\$ 622,520	0.0%	\$ 622,210	
History:	2018	2019	2020	2021	2022	2023
COD	6	8	7	4	8	11
PRD	1.001	0.998	0.996	0.999	0.994	0.996

Notes:

Neighborhood: R400				Before	After	
Total Accounts:	1,619			Median: 94.2	99.4	
Total Sales:	84			Mean:	95.8	101.0
% Sold:	5.2%			Wtd Mean:	95.4	100.6
Land RMV:	\$24,347,500			AAD:	7	7
Improvement RMV:	\$30,688,430			PRD:	1.004	1.004
Average Price:	\$651,474			COD:	8	7
Median Price:	\$614,250			RMV	% Change	RMV
		Median:	\$ 624,370	4.0%	\$ 649,585	
History:	2018	2019	2020	2021	2022	2023
COD	7	8	5	7	8	7
PRD	1.003	1.001	1.002	1.002	1.005	1.004

Notes:

Neighborhood: R410				Before	After	
Total Accounts:	1,953			Median: 98.2	99.7	
Total Sales:	79			Mean:	97.5	100.9
% Sold:	4.0%			Wtd Mean:	96.4	100.1
Land RMV:	\$23,956,010			AAD:	10	8
Improvement RMV:	\$28,255,810			PRD:	1.011	1.008
Average Price:	\$660,444			COD:	10	8
Median Price:	\$607,200			RMV	% Change	RMV
		Median:	\$ 604,230	1.7%	\$ 614,355	
History:	2018	2019	2020	2021	2022	2023
COD	8	7	7	6	8	8
PRD	1.003	1.008	1.005	1.009	1.005	1.008

Notes:

Neighborhood: R420				Before	After	
Total Accounts:	2,174			Median: 96.3	99.8	
Total Sales:	80			Mean:	99.3	101.5
% Sold:	3.7%			Wtd Mean:	98.4	100.8
Land RMV:	\$24,463,130			AAD:	11	9
Improvement RMV:	\$32,051,070			PRD:	1.009	1.007
Average Price:	\$700,759			COD:	12	9
Median Price:	\$670,358			RMV	% Change	RMV
		Median:	\$ 654,020	1.6%	\$ 664,260	
History:	2018	2019	2020	2021	2022	2023
COD	7	7	7	6	9	9
PRD	1.005	1.004	1.005	1.002	1.008	1.007

Notes:

Neighborhood: R430				Before	After		
Total Accounts:	1,364			Median: 99.9	100.2		
Total Sales:	58			Mean:	96.4	98.6	
% Sold:	4.3%			Wtd Mean:	95.0	97.7	
Land RMV:	\$16,826,100			AAD:	11	8	
Improvement RMV:	\$22,515,720			PRD:	1.015	1.009	
Average Price:	\$693,989			COD:	11	8	
Median Price:	\$675,675			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	9	9	6	7	7	8	
PRD	1.005	1.005	1.009	1.002	1.007	1.009	

Notes:

Neighborhood: R440				Before	After		
Total Accounts:	1,770			Median: 94.6	99.6		
Total Sales:	69			Mean:	94.3	99.2	
% Sold:	3.9%			Wtd Mean:	92.5	97.6	
Land RMV:	\$25,253,000			AAD:	11	10	
Improvement RMV:	\$32,816,280			PRD:	1.019	1.016	
Average Price:	\$862,656			COD:	12	10	
Median Price:	\$785,102			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	8	8	9	9	10	
PRD	1.005	1.008	1.007	1.006	1.010	1.016	

Notes:

Neighborhood: R450				Before	After		
Total Accounts:	1,261			Median: 101.2	100.2		
Total Sales:	57			Mean:	102.0	99.7	
% Sold:	4.5%			Wtd Mean:	100.7	98.9	
Land RMV:	\$18,444,400			AAD:	11	9	
Improvement RMV:	\$22,037,780			PRD:	1.013	1.008	
Average Price:	\$718,134			COD:	11	9	
Median Price:	\$658,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	8	8	5	8	9	9	
PRD	0.999	0.999	1.004	1.010	1.003	1.008	

Notes:

Neighborhood: R460 & R465				Before	After		
Total Accounts:	1,371			Median: 100.6	100.3		
Total Sales:	59			Mean:	100.7	99.5	
% Sold:	4.3%			Wtd Mean:	97.7	97.0	
Land RMV:	\$24,941,500			AAD:	13	11	
Improvement RMV:	\$35,626,660			PRD:	1.031	1.026	
Average Price:	\$1,057,908			COD:	13	11	
Median Price:	\$931,000			RMV	% Change	RMV	
History:		2018	2019	2020	2021	2022	2023
COD	10	8	8	8	10	11	
PRD	1.010	1.008	1.014	1.005	1.015	1.026	

Notes:

Neighborhood: R461-R464			Before	After		
Total Accounts:	1,144		Median: 101.4	100.2		
Total Sales:	46		Mean:	100.8	99.1	
% Sold:	4.0%		Wtd Mean:	99.1	97.7	
Land RMV:	\$21,641,900		AAD:	11	10	
Improvement RMV:	\$34,981,590		PRD:	1.017	1.014	
Average Price:	\$1,260,288		COD:	11	10	
Median Price:	\$1,093,450		RMV			
			% Change			
			Median:	\$1,103,630	-0.4%	\$1,098,960
History:	2018	2019	2020	2021	2022	2023
COD	8	9	7	6	10	10
PRD	0.998	1.018	1.008	1.007	1.021	1.014

Notes: R461, R462, R463, & R464

Neighborhood: R465			Before	After		
Total Accounts:			Median:			
Total Sales:			Mean:			
% Sold:			Wtd Mean:			
Land RMV:			AAD:			
Improvement RMV:			PRD:			
Average Price:			COD:			
Median Price:			RMV			
			% Change			
			Median:			
History:	2018	2019	2020	2021	2022	2023
COD	10	8	8	8	10	11
PRD	1.010	1.008	1.014	1.005	1.015	1.026

Notes: Grouped with R460. See R460 for histogram and statistics.

Neighborhood: R470-R472			Before	After		
Total Accounts:	1,603		Median: 97.9	99.8		
Total Sales:	61		Mean:	99.5	100.8	
% Sold:	3.8%		Wtd Mean:	97.9	100.0	
Land RMV:	\$23,154,130		AAD:	13	10	
Improvement RMV:	\$40,841,930		PRD:	1.016	1.008	
Average Price:	\$1,048,736		COD:	13	10	
Median Price:	\$988,000		RMV			
			% Change			
			Median:	\$ 951,630	1.8%	\$ 969,090
History:	2018	2019	2020	2021	2022	2023
COD	9	8	8	9	9	10
PRD	1.013	1.012	1.001	1.017	1.017	1.008

Notes: R470, R471, & R472

Neighborhood: R480-R482			Before	After		
Total Accounts:	973		Median: 87.2	99.9		
Total Sales:	36		Mean:	92.5	101.1	
% Sold:	3.7%		Wtd Mean:	92.7	100.5	
Land RMV:	\$17,228,000		AAD:	13	9	
Improvement RMV:	\$24,103,150		PRD:	0.998	1.006	
Average Price:	\$1,142,035		COD:	15	9	
Median Price:	\$1,119,968		RMV			
			% Change			
			Median:	\$1,032,040	10.3%	\$1,138,600
History:	2018	2019	2020	2021	2022	2023
COD	8	9	6	6	10	9
PRD	1.003	1.007	1.013	1.008	1.010	1.006

Notes: R480, R481, & R482.

Neighborhood: R490-R492			Before	After			
			Median: 103.5	100.1			
Total Accounts:	948		Mean: 103.5	99.5			
Total Sales:	30		Wtd Mean: 102.9	99.0			
% Sold:	3.2%		AAD: 12	10			
Land RMV:	\$12,809,500		PRD: 1.006	1.005			
Improvement RMV:	\$18,773,930		COD: 11	10			
Average Price:	\$1,063,172		RMV	% Change	RMV		
Median Price:	\$987,780		Median: \$1,064,620	-4.0%	\$1,021,990		
History:		2018	2019	2020	2021	2022	2023
COD	12	10	6	8	8	10	
PRD	1.016	1.015	1.007	1.020	1.014	1.005	

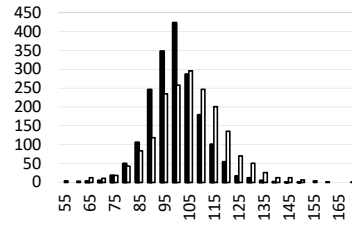
Notes: R490, R491, & R492

Neighborhood: R510 & R511			Before	After			
			Median: 96.3	99.3			
Total Accounts:	1,882		Mean: 97.2	100.8			
Total Sales:	76		Wtd Mean: 96.1	99.8			
% Sold:	4.0%		AAD: 8	8			
Land RMV:	\$30,268,500		PRD: 1.011	1.010			
Improvement RMV:	\$53,380,270		COD: 8	8			
Average Price:	\$1,102,612		RMV	% Change	RMV		
Median Price:	\$1,081,950		Median: \$999,495	3.1%	\$1,030,930		
History:		2018	2019	2020	2021	2022	2023
COD	7	7	7	7	8	8	
PRD	1.007	1.004	1.005	1.012	1.012	1.010	

Notes:

Condominiums

Total Accounts: 37,715
 Total Sales: 1,859
 % Sold: 4.9%
 Land RMV: \$0
 Improvement RMV: \$737,461,970
 Average Price: \$400,033
 Median Price: \$342,000



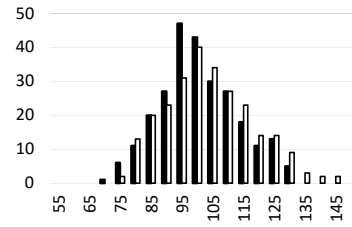
	Before	After	
Median:	102.3	99.3	
Mean:	102.9	99.7	
Wtd Mean:	102.3	99.2	
AAD:	11	8	
PRD:	1.006	1.005	
COD:	11	8	
	RMV	% Change	RMV
Median:	\$ 334,720	-3.3%	\$ 323,730

History:	2018	2019	2020	2021	2022	2023
COD	10	11	8	8	9	8
PRD	1.010	1.013	1.009	1.005	1.024	1.005

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

2-4 Plexes

Total Accounts: 8,674
 Total Sales: 259
 % Sold: 3.0%
 Land RMV: \$77,415,050
 Improvement RMV: \$91,362,680
 Average Price: \$649,937
 Median Price: \$620,800



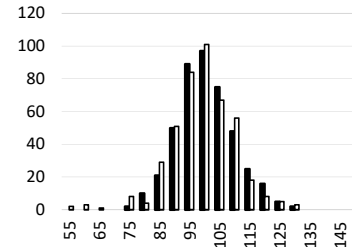
	Before	After	
Median:	100.2	99.7	
Mean:	101.7	100.7	
Wtd Mean:	101.2	100.3	
AAD:	12	10	
PRD:	1.005	1.004	
COD:	12	10	
	RMV	% Change	RMV
Median:	\$ 629,720	-0.6%	\$ 625,890

History:	2018	2019	2020	2021	2022	2023
COD	11	8	9	9	8	10
PRD	1.017	1.004	1.004	1.005	1.004	1.004

Notes:

Row Houses

Total Accounts: 6,538
 Total Sales: 440
 % Sold: 6.7%
 Land RMV: \$90,587,150
 Improvement RMV: \$116,963,200
 Average Price: \$470,823
 Median Price: \$408,388



	Before	After	
Median:	96.4	100.0	
Mean:	96.7	100.5	
Wtd Mean:	96.0	100.2	
AAD:	8	7	
PRD:	1.007	1.003	
COD:	8	7	
	Before RMV	% Change	After RMV
Median:	\$ 392,600	3.0%	\$ 404,560

History:	2018	2019	2020	2021	2022	2023
COD	6	6	6	6	6	7
PRD	1.005	1.006	1.004	1.004	1.006	1.003

Notes:

Commercial

200 Commercial Land



To help facilitate conversion to the Assessment and Tax Pro CAMA system, old commercial land studies were retired in 2017 and most commercial land moved temporarily to a trending valuation method. In 2022, just over 6,500 vacant and improved commercial parcels were on recalculating land tables and now close to 8,000 parcels are on recalculating studies. Commercial appraisal intends to continue making significant annual progress moving to recalculating studies that receive intensive annual review and calibration by an appraisal-analyst team.

The 2023 ratio analysis for vacant commercial land relied on a five-year sale set. Analysis of land sales considered property class, location, and valuation method. All stratifications showed similar time trend curves indicating no clear appreciation over the five-year period. Values for vacant commercial land appear flat. Therefore, sale prices required 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 2023.

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 this year, 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 this year 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.

Analysts studied a five-year sales sample for all commercial property types. Even with a multi-year sales set, there was inadequate sales activity to reflect the effects of the pandemic in some strata. Third party market reports strongly indicate a struggling office market particularly in Portland's Core, but sales activity post pandemic is limited. A 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 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 continued value increases elsewhere, particularly in east county locations like Gresham, Troutdale, and Wood Village. 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 quarterly or semi-annually. Ratio analysts determined that time had an effect on sale price in all neighborhoods and on all improved property types. 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 value appreciation beyond most other commercial property types.

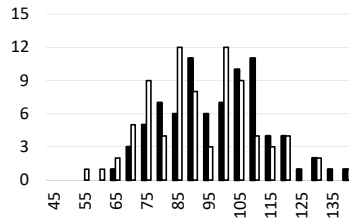
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Market studies are conducted on a time trended sale sample, which encompasses commercial property, warehouses, and manufactured home parks. Analysts excluded short sales and REO sales as atypical conditions of sale. Unless otherwise noted, conclusions in this section result from a representative sales sample from calendar 2018 through the first quarter of 2023. 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.

Manufactured home parks and recalculating warehouses saw significant value increases driven largely by strong rent growth and stable occupancy. There was also clear evidence the downtown core of Portland experienced value declines while areas outside of the core continue to see varying levels of value increase.

Generic Commercial - R93 Cost Recalculation

Total Accounts: 1,222
 Total Sales: 80
 % Sold: 6.5%
 Land RMV: \$25,100,210
 Improvement RMV: \$34,072,930
 Average Price: \$757,209
 Median Price: \$656,960



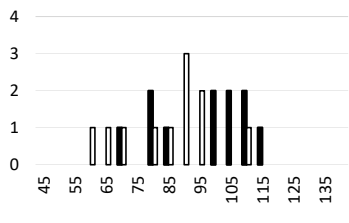
	Before	After	
Median:	91.6	99.6	
Mean:	92.7	98.1	
Wtd Mean:	93.3	97.7	
AAD:	14	13	
PRD:	0.994	1.004	
COD:	15	13	
	RMV	% Change	RMV
Median:	\$ 677,020	7.1%	\$ 724,880

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	13	15	13	13	15	13	15
PRD	1.020	1.008	1.019	1.016	1.020	1.004	

Notes:

Generic Shop - R93 Cost Recalculation

Total Accounts: 276
 Total Sales: 11
 % Sold: 4.0%
 Land RMV: \$4,965,950
 Improvement RMV: \$4,522,930
 Average Price: \$929,900
 Median Price: \$973,500



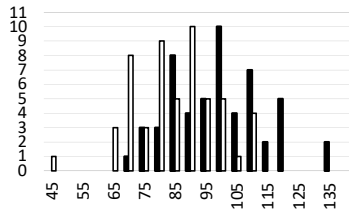
	Before	After	
Median:	91.5	99.6	
Mean:	84.7	95.7	
Wtd Mean:	81.7	92.8	
AAD:	11	12	
PRD:	1.037	1.031	
COD:	12	12	
	RMV	% Change	RMV
Median:	\$ 607,965	6.5%	\$ 647,730

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	0	0	14	12	15	12	15
PRD	0.000	0.000	0.960	0.987	0.981	1.031	

Notes: Zero values for historic data result from no sales or reappraisal for the year.

Industrial Warehouse - Income Recalculation

Total Accounts: 727
 Total Sales: 54
 % Sold: 7.4%
 Land RMV: \$102,332,250
 Improvement RMV: \$525,124,920
 Average Price: \$11,962,613
 Median Price: \$4,856,500



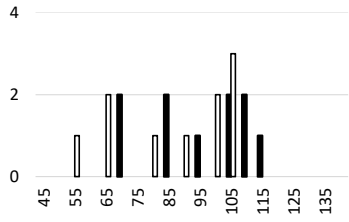
	Before	After	
Median:	85.8	99.3	
Mean:	84.9	99.1	
Wtd Mean:	81.7	97.1	
AAD:	11	12	
PRD:	1.039	1.021	
COD:	13	12	
	RMV	% Change	RMV
Median:	\$4,052,715	13.0%	\$ 4,579,240

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	0	Reappraisal	11	15	14	12	15
PRD	0.000	Reappraisal	0.961	0.937	1.056	1.021	

Notes: More than one model reported together; individually, median or mean ratio is at 100. Warehouse income recalculation was a new reporting category in 2019, hence zero values for prior historic data.

Small Retail - Income Recalculation

Total Accounts: 58
 Total Sales: 10
 % Sold: 17.2%
 Land RMV: \$3,719,590
 Improvement RMV: \$8,752,910
 Average Price: \$1,284,375
 Median Price: \$1,249,875



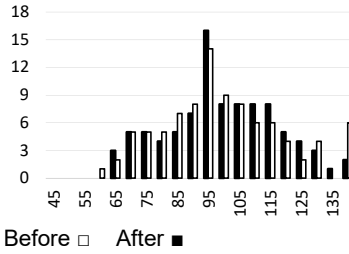
	Before	After	
Median:	94.5	100.2	
Mean:	87.7	95.3	
Wtd Mean:	89.5	97.1	
AAD:	16	15	
PRD:	0.980	0.981	
COD:	17	14	
	RMV	% Change	RMV
Median:	\$ 715,560	7.2%	\$ 767,270

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	0	0	0	0	0	14	15
PRD	0.000	0.000	0.000	0.000	0.000	0.981	

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: 1,870
 Total Sales: 92
 % Sold: 4.9%
 Land RMV: \$118,862,130
 Improvement RMV: \$1,930,910
 Average Price: \$1,359,172
 Median Price: \$803,750



	Before	After
Median:	97.3	98.0
Mean:	100.0	99.5
Wtd Mean:	96.8	96.6
AAD:	16	14
PRD:	1.033	1.030
COD:	17	15
	RMV	% Change
Median:	\$ 300,330	-0.1%
		RMV
		\$ 300,000

History:	2018	2019	2020	2021	2022	2023
COD	0	0	10	12	15	15
PRD	0.000	0.000	1.049	1.030	1.040	1.030

COD Std
20

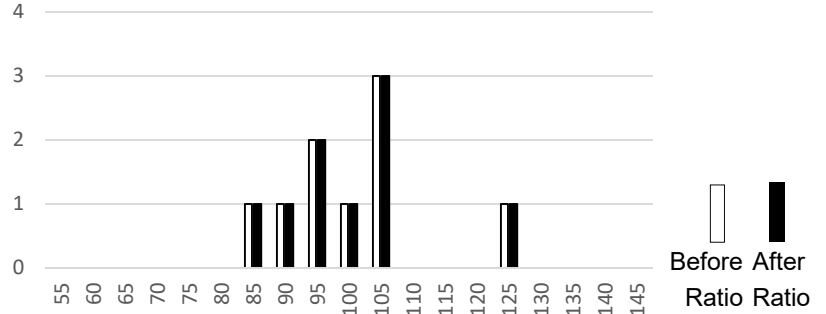
Notes: Zero values for historic data result from either no sales, reappraisal, or new methodology.

Vacant Land Trend

Commercial, Industrial, and Apartment Neighborhoods.

Summary Statistics:

Total Accounts	1,808
Total Sales	9
% Sold	0.5%
Trend/Trend Accounts	1,808
Trend/Recalc Accounts	0
Average Sale Price	\$ 432,222
Median Sale Price	\$ 330,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	100.3	8.3	8.3	101.1	103.0	100.6	0.981
After	100.3	8.3	8.3	101.1	103.0	100.6	0.981

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	100.3	1.00	1.00	100.3

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

History

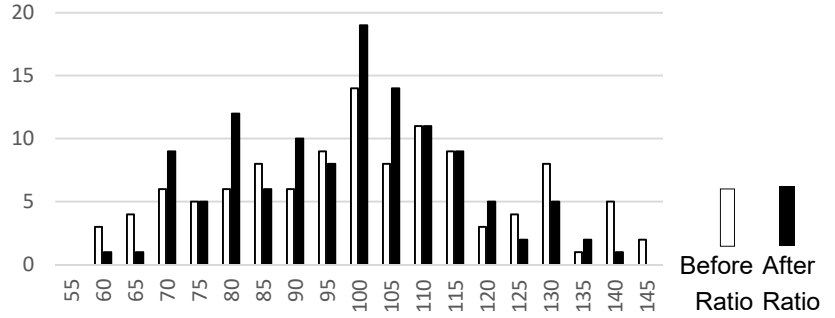
	2018	2019	2020	2021	2022	2023	
COD	na	na	12	22	22	8.3	COD Std 20
PRD	na	na	0.978	1.045	0.937	0.981	

Commercial Improved Trend

Office Property Type

Summary Statistics:

Total Accounts	2,076
Total Sales	120
% Sold	5.8%
Trend/Trend Accounts	1,423
Trend/Recalc Accounts	653
Average Sale Price	\$ 10,410,399
Median Sale Price	\$ 2,145,075



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	102.3	19	19	104.4	121.0	101.7	0.86
After	99.8	14	14	98.2	96.0	96.7	1.02

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	102.3	1.00	0.92	99.8

Notes:

History

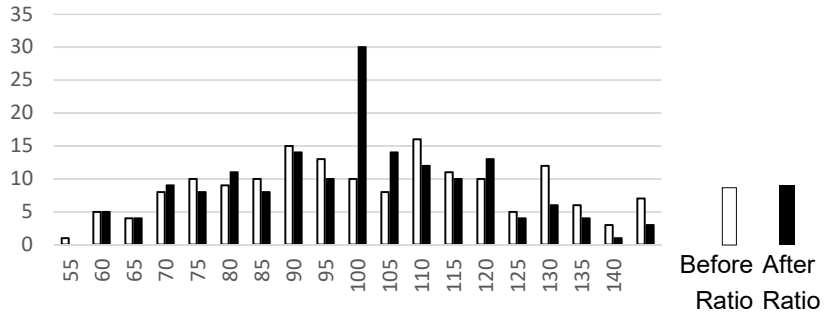
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	14	COD Std 15
PRD	na	na	na	na	na	1.02	

Commercial Improved Trend

Store Property Type

Summary Statistics:

Total Accounts	3,190
Total Sales	171
% Sold	5.4%
Trend/Trend Accounts	2,505
Trend/Recalc Accounts	685
Average Sale Price	\$ 1,922,634
Median Sale Price	\$ 1,588,950



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	103.4	20	20	104.2	103.9	101.2	1.00
After	99.9	16	16	100.7	102.2	98.4	0.99

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	104.2	1.00	1.01	99.9

Notes:

History:

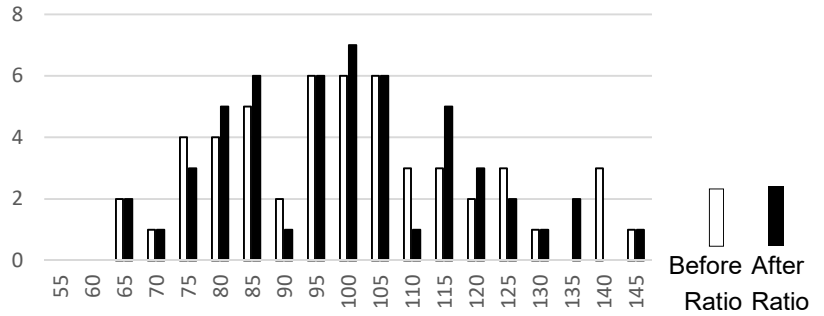
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	16	COD Std 15
PRD	na	na	na	na	na	0.99	

Commercial Improved Trend

Restaurant Property Type

Summary Statistics:

Total Accounts	961
Total Sales	53
% Sold	5.5%
Trend/Trend Accounts	775
Trend/Recalc Accounts	186
Average Sale Price	\$ 1,402,702
Median Sale Price	\$ 1,163,250



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	100.0	17	17	101.3	100.0	99.2	1.01
After	99.9	15	15	100.0	99.0	98.1	1.01

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	100.0	1.00	0.98	99.9

Notes:

History

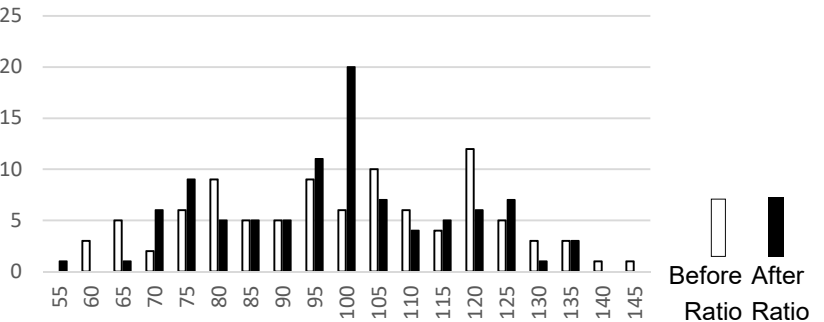
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	15	COD Std 15
PRD	na	na	na	na	na	1.01	

Commercial Improved Trend

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

Summary Statistics:

Total Accounts	5,297
Total Sales	97
% Sold	1.8%
Trend/Trend Accounts	4,168
Trend/Recalc Accounts	1,129
Average Sale Price	\$ 1,346,273
Median Sale Price	\$ 732,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	100.3	18	18	100.7	95.2	98.3	1.06
After	99.6	14	15	98.6	95.3	96.8	1.03

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	95.2	1.00	0.98	99.6

Notes:

History:

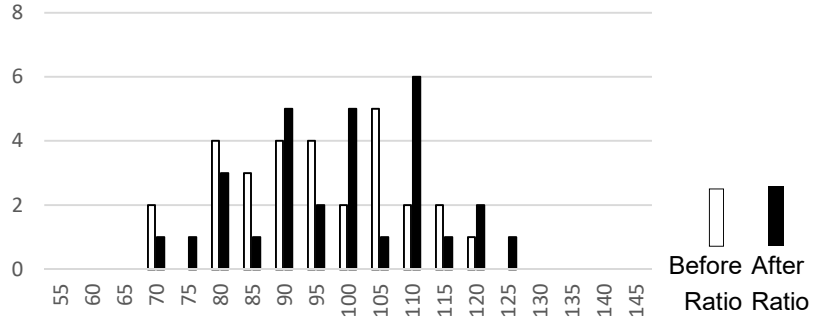
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	15	COD Std 15
PRD	na	na	na	na	na	1.03	

Warehouse Trend

CORE Warehouse

Summary Statistics:

Total Accounts	650
Total Sales	29
% Sold	4.5%
Trend/Trend Accounts	625
Trend/Recalc Accounts	25
Average Sale Price	\$ 3,010,448
Median Sale Price	\$ 2,075,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	96.7	11	12	94.7	88.0	93.8	1.08
After	99.6	12	12	98.1	91.0	97.1	1.08

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	96.7	1.00	1.06	99.6

Notes:

History

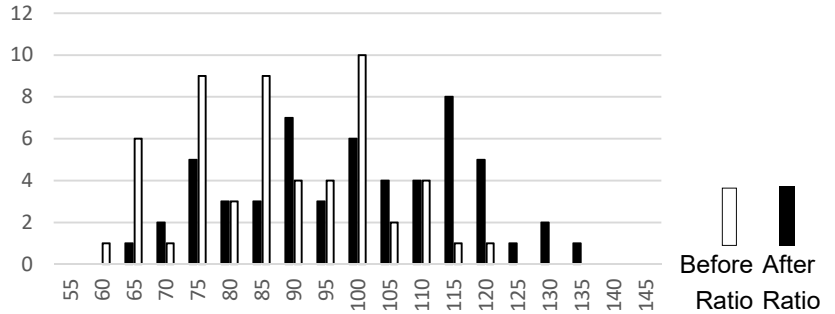
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	12	COD Std 15
PRD	na	na	na	na	na	1.08	

Warehouse Trend

Non-CORE Warehouse

Summary Statistics:

Total Accounts	1,879
Total Sales	55
% Sold	2.9%
Trend/Trend Accounts	1,474
Trend/Recalc Accounts	405
Average Sale Price	\$ 5,082,638
Median Sale Price	\$ 3,114,050



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	87.4	12	14	87.8	84.8	86.5	1.04
After	100.5	15	15	99.9	96.5	98.3	1.03

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	87.4	1.15	1.15	100.5

Notes:

History:

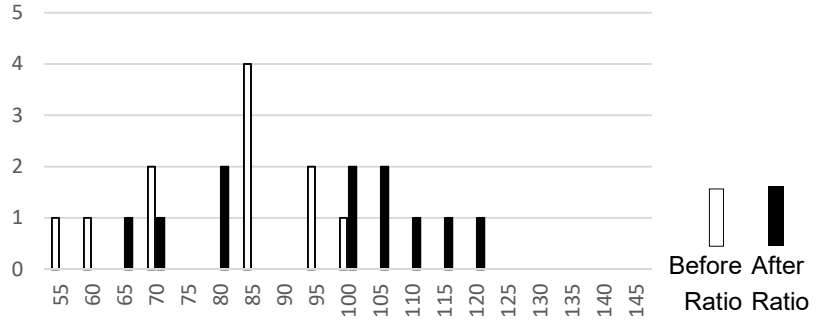
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	15	COD Std 15
PRD	na	na	na	na	na	1.03	

Shop Property Type

Shops Countywide

Summary Statistics:

Total Accounts	445
Total Sales	11
% Sold	2.5%
Trend/Trend Accounts	395
Trend/Recalc Accounts	50
Average Sale Price	\$ 810,009
Median Sale Price	\$ 577,800



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	83.7	11	14	81.1	82.0	79.7	0.99
After	99.6	14	14	95.9	97.0	94.2	0.99

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	83.7	1.19	1.19	99.6

Notes:

History

	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	14	COD Std 15
PRD	na	na	na	na	na	0.988	



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 2023.

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 three distinct time adjustments to sale prices, adjusting them to the assessment date on a quarterly or semiannual basis. Multifamily product in the core saw gradual appreciation over the first two years of the period before correcting and seeing softening values through the end of 2022. Multifamily property in east county saw robust value increases over the whole study period while mid-county saw modest value increases over the five-year period.

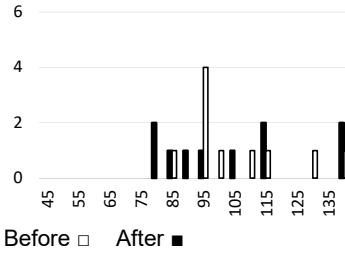
Annual recalculation of court-style multifamily property on income models continues to be successful. The multifamily appraisal team completed moving the inventory of court properties to a recalculating income model methodology developed for all court style multifamily property. Since moving away from 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 369 sales after interquartile trimming indicate a modest increase 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:	611
Total Sales:	10
% Sold:	1.6%
Land RMV:	\$7,542,400
Improvement RMV:	\$16,113,280
Average Price:	\$2,305,458
Median Price:	\$2,385,250



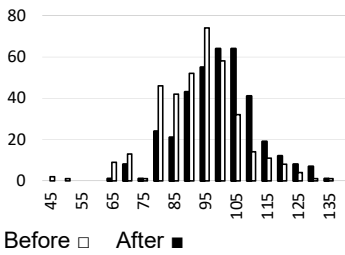
	Before	After	
Median:	98.3	99.7	
Mean:	107.8	106.0	
Wtd Mean:	105.8	102.6	
AAD:	14	20	
PRD:	1.019	1.033	
COD:	15	20	
	RMV	% Change	RMV
Median:	\$1,494,570	4.2%	\$1,557,190

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	12	15	12	21	12	20	12
PRD	1.033	1.014	1.015	1.021	0.989	1.033	

Notes: Small sale set yields inconclusive dispersion measures.

Court Apt - Income Recalculation

Total Accounts:	2,666
Total Sales:	369
% Sold:	13.8%
Land RMV:	\$373,311,020
Improvement RMV:	\$1,120,765,770
Average Price:	\$4,221,316
Median Price:	\$2,418,950



	Before	After	
Median:	93.9	100.4	
Mean:	92.8	99.6	
Wtd Mean:	88.7	95.9	
AAD:	10	10	
PRD:	1.046	1.039	
COD:	11	10	
	RMV	% Change	RMV
Median:	\$1,772,840	7.1%	\$1,898,505

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	0	Reappraisal	6	6	7	10	12
PRD	0.000	Reappraisal	1.011	1.011	1.006	1.039	

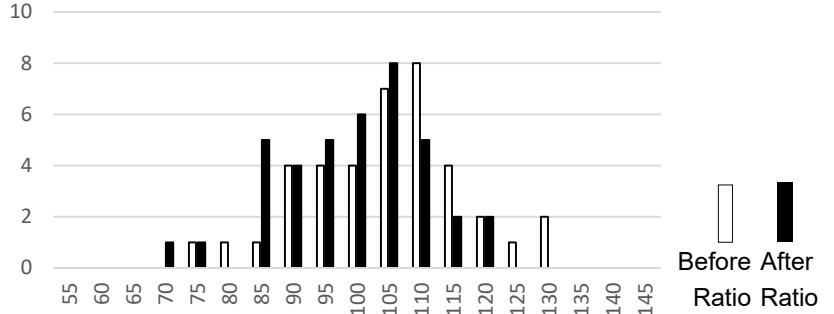
Notes: Court apartment income recalculation was a new reporting category in 2019, hence zero values for historic data.

Multifamily Trend

ANCORE Neighborhood - All Apartment Types

Summary Statistics:

Total Accounts	489
Total Sales	39
% Sold	8.0%
Trend/Trend Accounts	301
Trend/Recalc Accounts	188
Average Sale Price	\$ 26,545,078
Median Sale Price	\$ 7,905,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	106.3	10	9	104.8	109.0	104.1	0.962
After	100.2	9	9	99.3	102.0	98.6	0.974

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	106.3	1.00	0.93	100.2

Notes:

History

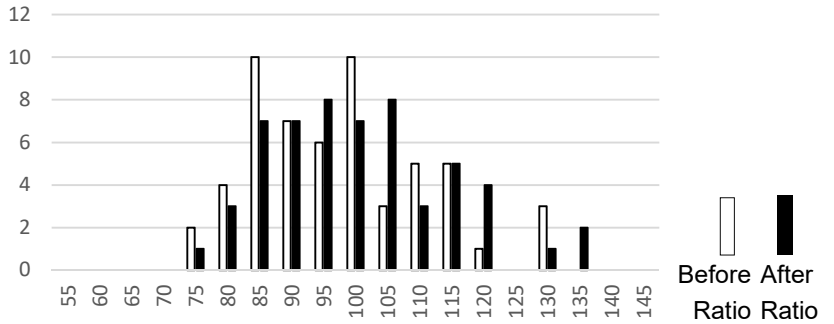
	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	9.2	COD Std 12
PRD	na	na	na	na	na	0.974	

Multifamily Trend

Non-ANCORE Neighborhoods - All Apartment Types

Summary Statistics:

Total Accounts	844
Total Sales	56
% Sold	6.6%
Trend/Trend Accounts	385
Trend/Recalc Accounts	459
Average Sale Price	\$ 10,312,521
Median Sale Price	\$ 5,788,250



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	96.3	11	11	98	96	97	1.017
After	98.9	11	11	100.3	99	99	1.016

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Mean	97.8	1.00	1.03	100.3

Notes:

History:

	2018	2019	2020	2021	2022	2023	
COD	na	na	na	na	na	11.5	COD Std 12
PRD	na	na	na	na	na	1.02	

707 Manufactured Home Parks

Analysts based concluded adjustments to Manufactured Home Parks on a small but reliable sale sample. Third party sources and other market indicators continue to corroborate strong appreciation for this property type. An income modeling effort planned for this property type is nearing completion.

Miscellaneous Property Types

109 Manufactured Homes

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

106 Floating Homes

Floating property accounts are also on annual recalculation methodology. After selecting the most representative three-year market sample, sale prices were time trended and analyzed across neighborhoods and property-type strata, but reported statistics are countywide.

021 Billboards

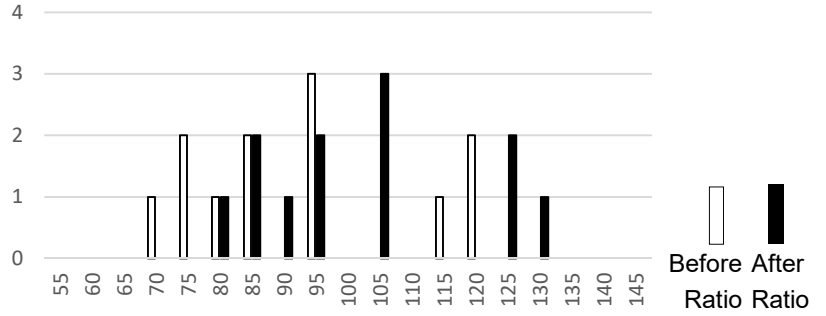
This property class is valued based on the DOR Cost Factor Manual.

Manufactured Home Parks

All manufactured home parks.

Summary Statistics:

Total Accounts	153
Total Sales	12
% Sold	7.8%
Trend/Trend Accounts	136
Trend/Recalc Accounts	17
Average SalePrice	\$ 4,493,934
Median Sale Price	\$ 3,082,500



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	91.0	14	15.0	93.2	91.0	91.9	1.025
After	100.0	14	14.4	101.9	99.0	100.6	1.029

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	91.0	1.10	1.10	100.0

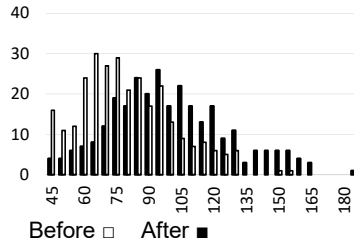
Notes:

History

	2018	2019	2020	2021	2022	2023	
COD	na	na	na	10	12	14	COD Std 12
PRD	na	na	na	1.049	1.042	1.029	

MFH- Manufactured Homes in Parks

Total Accounts: 4,845
 Total Sales: 289
 % Sold: 6.0%
 Land RMV: \$0
 Improvement RMV: \$29,771,730
 Average Price: \$105,235
 Median Price: \$106,400



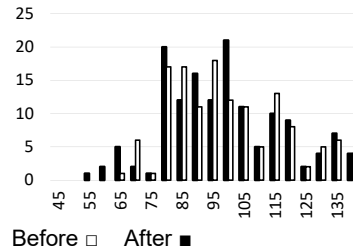
	Before	After
Median:	76.6	96.5
Mean:	79.8	100.4
Wtd Mean:	77.7	97.9
AAD:	17	22
PRD:	1.027	1.026
COD:	23	23
Median:	\$ 31,975	\$ 40,560
	RMV	% Change
		26.8%

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	28	25	22	22	23	22.8	25
PRD	1.032	1.066	1.038	1.047	1.017	1.026	

Notes:

Floating Property

Total Accounts: 1,827
 Total Sales: 156
 % Sold: 8.5%
 Land RMV: \$0
 Improvement RMV: \$32,102,250
 Average Price: \$207,179
 Median Price: \$188,749



	Before	After
Median:	99.9	99.5
Mean:	107.0	102.7
Wtd Mean:	99.6	99.3
AAD:	21	19
PRD:	1.074	1.034
COD:	21	19
Median:	\$ 206,450	\$ 213,800
	RMV	% Change
		3.6%

History:	2018	2019	2020	2021	2022	2023	COD Std
COD	16	22	19	18	21	18.6	25
PRD	1.060	1.114	1.088	1.057	1.069	1.034	

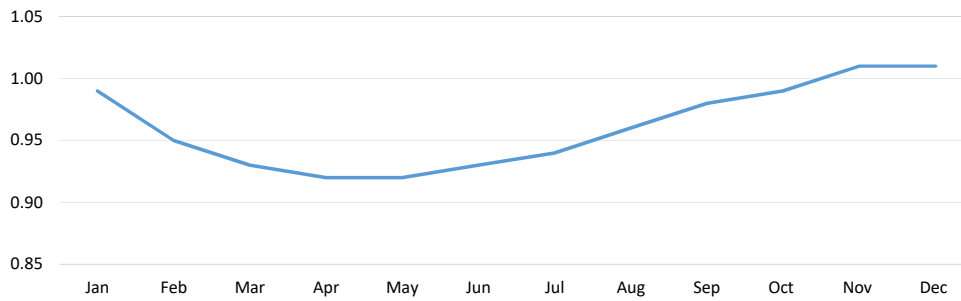
Notes:

Appendices

Time Trends

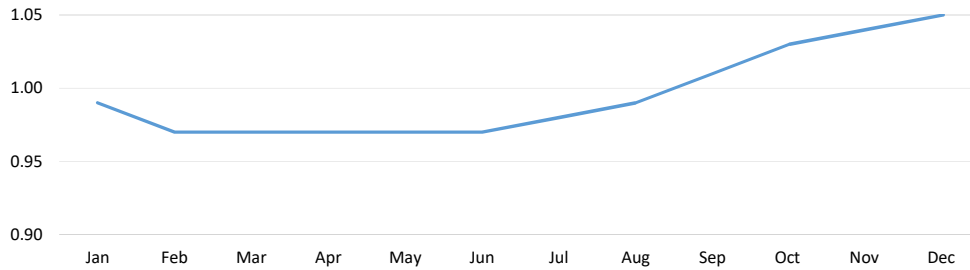
Outlier data points sometimes skew central tendencies and lines of best fit. Analysts apply significant judgement during time trend analysis particularly in noisy sale sets with erratic movements between adjacent periods. When no pattern is evident analysts may depart from central tendencies and/or the 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



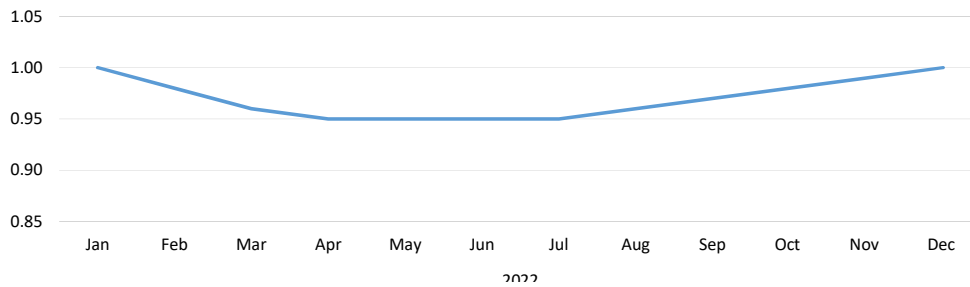
2022									
Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2022	Jan	529	1.00	0.99	1.00	0.99	0.99	-0.02	0.98
	Feb	522	0.96	0.95	0.95	0.95	0.95	-0.06	0.94
	Mar	758	0.94	0.93	0.93	0.93	0.93	-0.08	0.92
	Apr	753	0.92	0.91	0.92	0.92	0.92	-0.09	0.91
	May	800	0.92	0.92	0.92	0.92	0.92	-0.09	0.91
	Jun	768	0.94	0.93	0.94	0.93	0.93	-0.08	0.92
	Jul	613	0.95	0.94	0.94	0.94	0.94	-0.07	0.93
	Aug	627	0.97	0.97	0.97	0.96	0.96	-0.05	0.95
	Sep	510	0.98	0.97	0.97	0.97	0.98	-0.03	0.97
	Oct	485	0.99	0.99	0.99	0.99	0.99	-0.02	0.98
	Nov	448	1.01	1.01	1.00	1.01	1.01	0.00	1.00
	Dec	335	1.02	1.01	1.01	1.01	1.01	0.00	1.00

Condominiums - Core



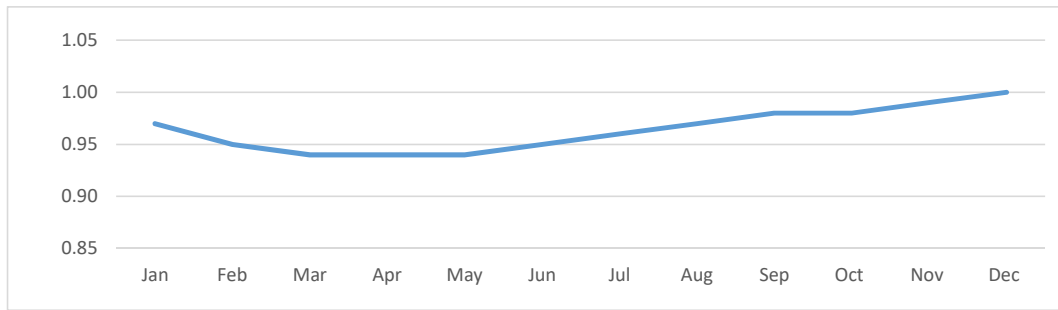
2022									
Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2022	Jan	78	0.99	0.99	0.99	0.99	0.99	-0.06	0.94
	Feb	115	0.97	0.97	0.96	0.97	0.97	-0.08	0.92
	Mar	108	0.98	0.97	0.97	0.97	0.96	-0.08	0.92
	Apr	81	0.97	0.98	0.96	0.97	0.96	-0.08	0.92
	May	98	0.97	0.98	0.96	0.97	0.97	-0.08	0.92
	Jun	77	0.98	0.97	0.98	0.97	0.98	-0.08	0.92
	Jul	62	0.97	0.98	0.97	0.98	0.99	-0.07	0.93
	Aug	71	1.01	0.99	1.00	0.99	1.01	-0.06	0.94
	Sep	48	1.02	1.03	1.01	1.01	1.02	-0.04	0.96
	Oct	51	1.00	1.01	0.99	1.03	1.04	-0.02	0.98
	Nov	41	1.06	1.09	1.05	1.04	1.04	-0.01	0.99
	Dec	31	1.06	1.07	1.05	1.05	1.05	0.00	1.00

Condominiums - Non-Core



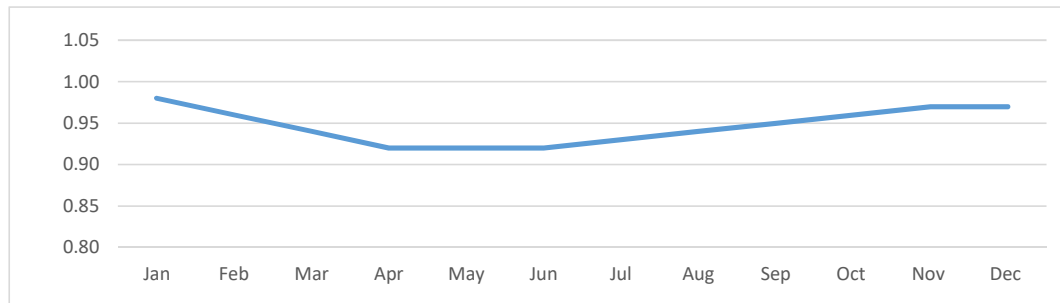
2022									
Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2022	Jan	64	0.98	0.98	0.98	1.00	1.00	0.00	1.00
	Feb	71	0.99	0.99	0.98	0.98	0.97	-0.02	0.98
	Mar	99	0.98	0.98	0.98	0.96	0.96	-0.04	0.96
	Apr	88	0.93	0.93	0.93	0.95	0.95	-0.05	0.95
	May	90	0.95	0.96	0.94	0.95	0.95	-0.05	0.95
	Jun	78	0.95	0.94	0.95	0.95	0.95	-0.05	0.95
	Jul	58	0.97	0.96	0.96	0.95	0.95	-0.05	0.95
	Aug	63	0.97	0.97	0.97	0.96	0.96	-0.04	0.96
	Sep	56	0.95	0.93	0.94	0.97	0.97	-0.03	0.97
	Oct	46	0.99	0.99	0.98	0.98	0.98	-0.02	0.98
	Nov	39	0.98	0.97	0.97	0.99	0.99	-0.01	0.99
	Dec	39	1.00	1.01	0.99	1.00	0.99	0.00	1.00

2-4 Plexes - All



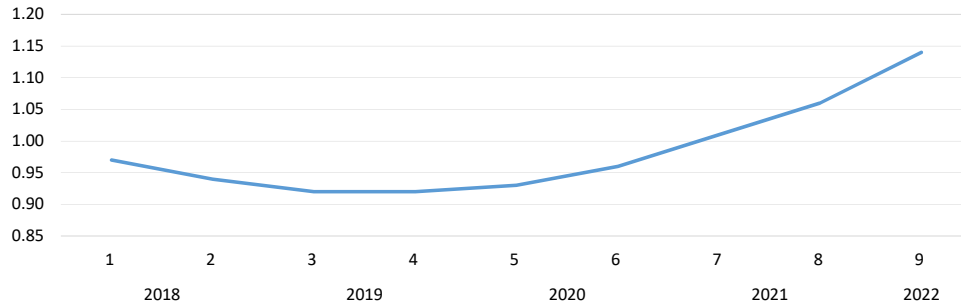
Year	Quarter	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2022	Jan	19	0.99	0.97	0.99	0.97	0.97	-0.03	0.97
	Feb	24	0.95	0.96	0.94	0.95	0.95	-0.05	0.95
	Mar	27	0.96	0.94	0.95	0.94	0.95	-0.06	0.94
	Apr	21	0.97	0.94	0.97	0.94	0.95	-0.06	0.94
	May	25	0.96	0.94	0.95	0.94	0.95	-0.06	0.94
	Jun	29	0.96	0.95	0.95	0.95	0.95	-0.05	0.95
	Jul	22	0.96	0.97	0.95	0.96	0.96	-0.04	0.96
	Aug	17	1.00	0.97	0.99	0.97	0.97	-0.03	0.97
	Sep	10	1.00	0.93	0.99	0.98	0.98	-0.02	0.98
	Oct	13	1.02	1.04	1.01	0.98	0.98	-0.02	0.98
	Nov	7	1.00	0.99	0.99	0.99	0.99	-0.01	0.99
	Dec	16	1.03	1.08	1.02	1.00	1.00	0.00	1.00

Row Houses - All



Year	Month	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2022	Jan	43	0.98	0.98	0.98	0.98	0.99	0.01	1.01
	Feb	44	0.96	0.97	0.96	0.96	0.96	-0.01	0.99
	Mar	45	0.94	0.96	0.94	0.94	0.94	-0.03	0.97
	Apr	38	0.91	0.91	0.91	0.92	0.92	-0.05	0.95
	May	46	0.91	0.90	0.90	0.92	0.92	-0.05	0.95
	Jun	34	0.95	0.94	0.94	0.92	0.92	-0.05	0.95
	Jul	33	0.94	0.92	0.93	0.93	0.93	-0.04	0.96
	Aug	37	0.95	0.94	0.95	0.94	0.94	-0.03	0.97
	Sep	33	0.97	0.96	0.96	0.95	0.95	-0.02	0.98
	Oct	27	0.97	0.98	0.96	0.96	0.96	-0.01	0.99
	Nov	25	0.96	0.96	0.96	0.97	0.97	0.00	1.00
	Dec	16	0.97	0.98	0.97	0.97	0.97	0.00	1.00

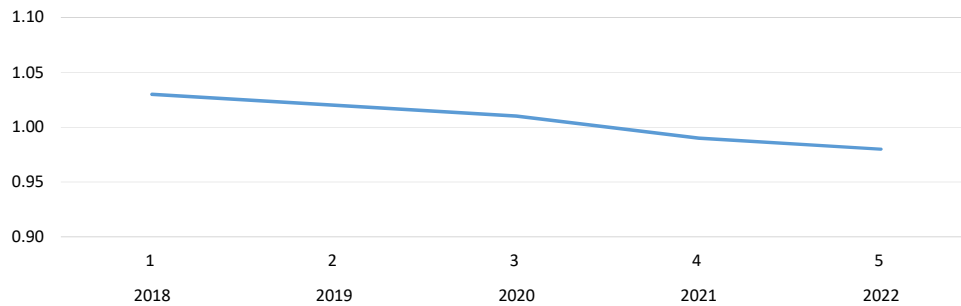
Core - Commercial



Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	3	0.95	0.97	0.89	0.97	0.97	-0.26	0.79
2018	2	8	0.85	0.83	0.92	0.94	0.94	-0.29	0.76
2019	3	7	1.05	1.05	0.97	0.92	0.92	-0.31	0.75
2019	4	16	0.95	0.90	0.81	0.92	0.92	-0.31	0.75
2020	5	7	0.99	1.04	0.85	0.93	0.93	-0.30	0.76
2020	6	1	0.91	0.91	0.91	0.96	0.96	-0.27	0.78
2021	7	7	1.01	1.00	0.89	1.01	1.01	-0.22	0.82
2021	8	14	1.06	1.00	1.06	1.06	1.06	-0.17	0.86
2022	9	16	1.04	1.08	1.03	1.14	1.14	-0.09	0.93
2022	10	30	1.26	1.31	1.32	1.23	1.23	0.00	1.00

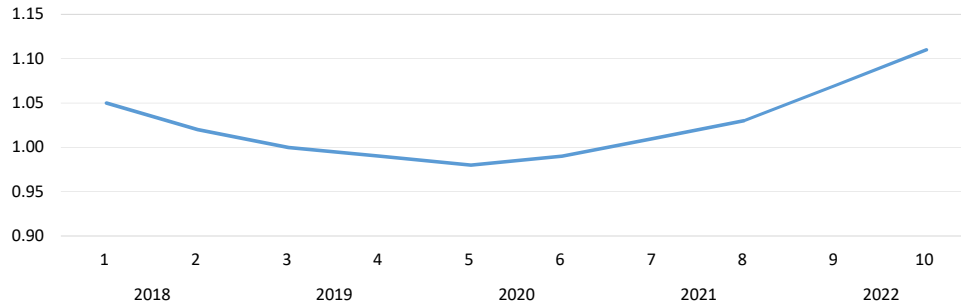
Not Whse - Not Shop - Not Multifamily

Core - Warehouse & Shop



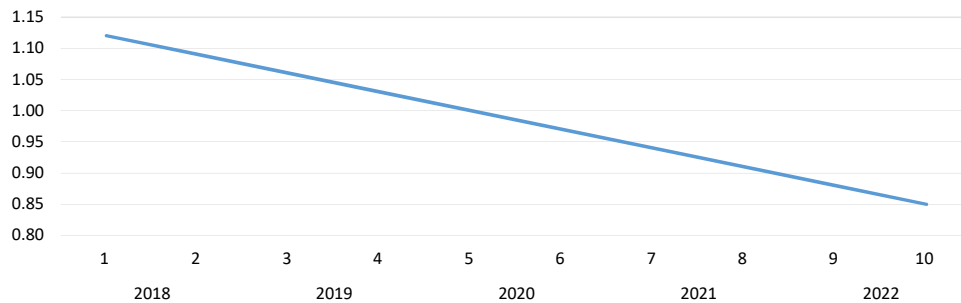
Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	6	1.01	1.03	0.96	1.03	1.03	0.05	1.05
2019	2	8	0.95	1.01	0.95	1.02	1.02	0.04	1.04
2020	3	4	1.05	1.06	1.12	1.01	1.01	0.03	1.03
2021	4	7	0.93	0.93	0.79	0.99	0.99	0.01	1.01
2022	5	10	0.97	1.00	0.98	0.98	0.98	0.00	1.00

Multifamily - Ancore



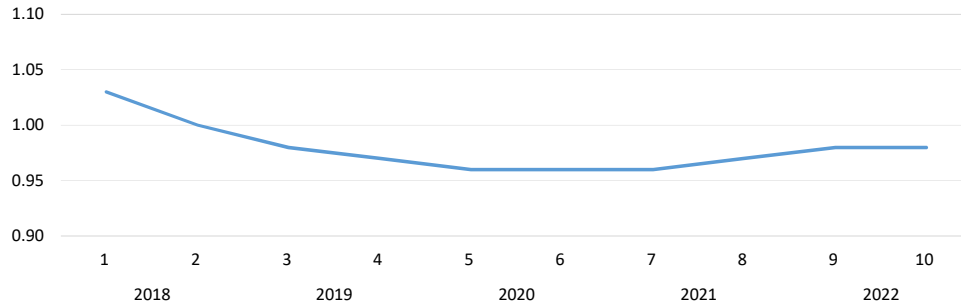
Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	8	0.99	1.02	0.98	1.05	1.05	-0.06	0.95
2018	2	6	1.04	1.01	1.16	1.02	1.02	-0.09	0.92
2019	3	2	1.06	1.06	1.24	1.00	1.00	-0.11	0.90
2019	4	4	1.06	1.08	1.06	0.99	0.99	-0.12	0.89
2020	5	2	0.91	0.91	0.90	0.98	0.98	-0.13	0.88
2020	6	8	0.98	0.98	0.94	0.99	0.99	-0.12	0.89
2021	7	5	0.99	0.95	0.94	1.01	1.01	-0.10	0.91
2021	8	8	0.99	1.01	1.01	1.03	1.03	-0.08	0.93
2022	9	7	1.10	1.13	1.03	1.07	1.07	-0.04	0.96
2022	10	4	1.09	1.10	0.99	1.11	1.11	0.00	1.00

Warehouse & Shop - Not Core



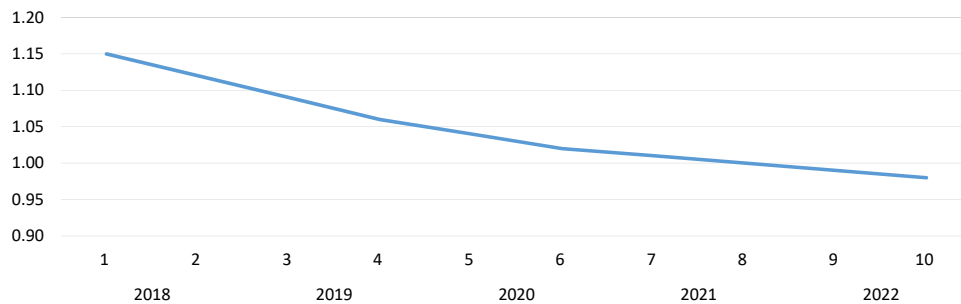
Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	10	1.04	1.00	1.22	1.12	1.12	0.27	1.32
2018	2	11	1.12	1.13	0.99	1.09	1.09	0.24	1.28
2019	3	5	1.16	1.19	1.14	1.06	1.06	0.21	1.25
2019	4	16	1.05	1.00	1.09	1.03	1.03	0.18	1.21
2020	5	9	1.06	1.07	1.05	1.00	1.00	0.15	1.18
2020	6	10	0.91	0.90	0.93	0.97	0.97	0.12	1.14
2021	7	18	0.95	0.97	0.90	0.94	0.94	0.09	1.11
2021	8	20	0.90	0.92	0.81	0.91	0.91	0.06	1.07
2022	9	12	0.84	0.81	0.84	0.88	0.88	0.03	1.04
2022	10	16	0.86	0.87	0.77	0.85	0.85	0.00	1.00

Commercial - No Office - Not Core



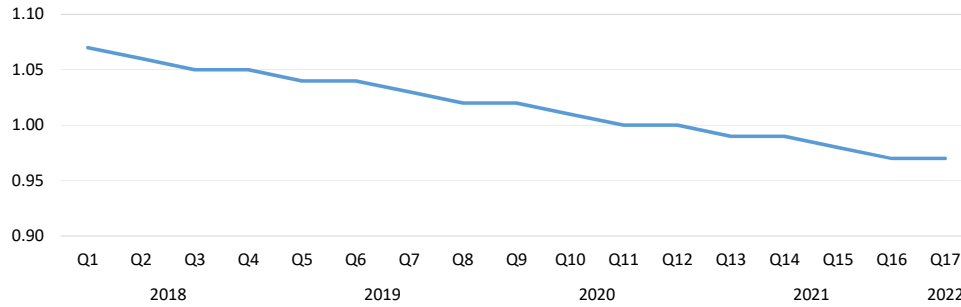
Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	32	1.05	1.03	1.04	1.03	1.04	0.05	1.05
	2	30	0.99	1.02	1.00	1.00	1.00	0.02	1.02
2019	3	17	1.02	1.00	1.04	0.98	0.98	0.00	1.00
	4	18	0.95	0.93	0.97	0.97	0.97	-0.01	0.99
2020	5	24	0.96	0.93	0.89	0.96	0.96	-0.02	0.98
	6	17	0.98	0.93	1.02	0.96	0.96	-0.02	0.98
2021	7	23	1.08	1.05	0.96	0.96	0.96	-0.02	0.98
	8	48	0.99	0.98	0.97	0.97	0.97	-0.01	0.99
2022	9	44	0.96	0.96	1.01	0.98	0.98	0.00	1.00
	10	36	0.97	0.94	0.94	0.98	0.98	0.00	1.00

Office - Not Core



Year	Half Year	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	1	8	0.97	1.07	1.01	1.15	1.19	0.17	1.17
	2	3	1.30	1.45	1.30	1.12	1.12	0.14	1.14
2019	3	13	1.06	1.07	0.89	1.09	1.09	0.11	1.11
	4	13	1.11	1.09	1.07	1.06	1.06	0.08	1.08
2020	5	2	1.15	1.15	1.21	1.04	1.04	0.06	1.06
	6	5	1.00	1.03	0.96	1.02	1.02	0.04	1.04
2021	7	7	0.88	0.89	0.88	1.01	1.01	0.03	1.03
	8	12	1.05	1.03	1.10	1.00	1.00	0.02	1.02
2022	9	17	0.90	0.88	0.92	0.99	0.99	0.01	1.01
	10	7	0.97	1.01	0.95	0.98	0.98	0.00	1.00

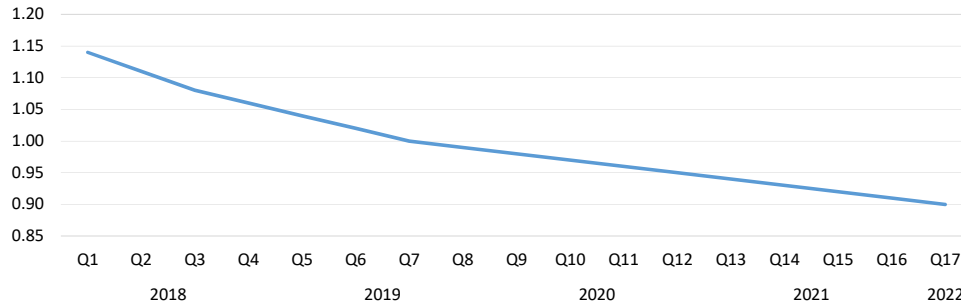
Multifamily - Mid County



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	Q1	14	1.04	1.03	1.02	1.07	1.07	0.12	1.13
	Q2	8	1.05	1.03	1.07	1.06	1.06	0.11	1.12
	Q3	7	1.13	1.09	1.12	1.05	1.05	0.10	1.11
	Q4	12	1.05	1.04	1.09	1.05	1.05	0.10	1.11
2019	Q5	9	1.04	1.06	1.04	1.04	1.04	0.09	1.09
	Q6	6	1.04	1.04	1.03	1.04	1.04	0.09	1.09
	Q7	8	1.04	1.03	1.05	1.03	1.03	0.08	1.08
	Q8	1	1.01	1.01	1.01	1.02	1.02	0.07	1.07
2020	Q9	5	0.97	0.96	0.99	1.02	1.02	0.07	1.07
	Q10	7	1.07	1.11	0.99	1.01	1.01	0.06	1.06
	Q11	9	0.99	0.99	0.97	1.00	1.00	0.05	1.05
	Q12	13	1.00	1.02	1.05	1.00	1.00	0.05	1.05
2021	Q13	18	1.04	1.04	1.01	0.99	0.99	0.04	1.04
	Q14	15	1.00	1.01	1.06	0.99	0.99	0.04	1.04
	Q15	26	0.97	0.98	0.87	0.98	0.98	0.03	1.03
	Q16	22	1.01	1.05	0.94	0.97	0.97	0.02	1.02
2022	Q17	14	0.92	0.89	0.94	0.97	0.97	0.02	1.02
	Q18	14	0.92	0.89	0.91	0.96	0.96	0.01	1.01
	Q19	10	0.90	0.90	0.88	0.95	0.95	0.00	1.00
	Q20	6	1.01	1.00	0.96	0.95	0.95	0.00	1.00

AN01-AN11 & AN17

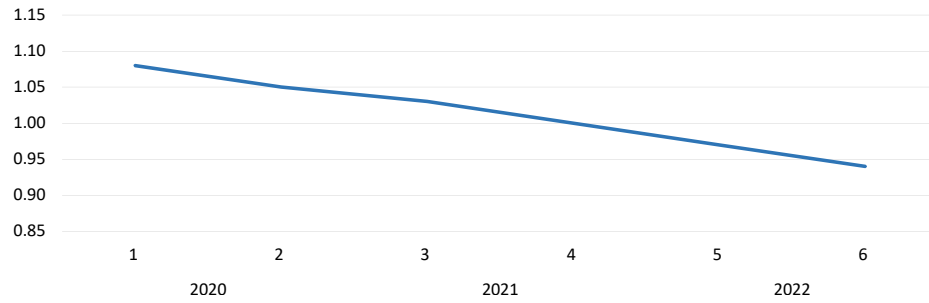
Multifamily - East County & All Manufactured Home Parks



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2018	Q1	9	1.07	1.05	1.05	1.14	1.14	0.27	1.31
	Q2	6	1.18	1.12	1.12	1.11	1.11	0.24	1.28
	Q3	10	1.16	1.19	1.13	1.08	1.08	0.21	1.24
	Q4	7	1.05	1.10	1.05	1.06	1.06	0.19	1.22
2019	Q5	4	1.02	1.04	1.02	1.04	1.04	0.17	1.20
	Q6	10	1.02	1.01	1.00	1.02	1.02	0.15	1.17
	Q7	7	1.01	0.92	0.97	1.00	1.00	0.13	1.15
	Q8	4	1.01	1.02	1.03	0.99	0.99	0.12	1.14
2020	Q9	5	1.02	1.05	0.96	0.98	0.98	0.11	1.13
	Q10	3	0.90	0.87	0.86	0.97	0.97	0.10	1.11
	Q11	2	0.95	0.95	0.95	0.96	0.96	0.09	1.10
	Q12	3	0.91	0.84	0.99	0.95	0.95	0.08	1.09
2021	Q13	7	1.01	0.99	1.02	0.94	0.94	0.07	1.08
	Q14	6	0.91	0.93	0.76	0.93	0.93	0.06	1.07
	Q15	6	0.94	0.96	0.90	0.92	0.92	0.05	1.06
2022	Q16	12	0.89	0.88	0.82	0.91	0.91	0.04	1.05
	Q17	8	1.02	1.06	1.00	0.90	0.90	0.03	1.03
	Q18	10	0.83	0.84	0.81	0.89	0.89	0.02	1.02
	Q19	8	0.94	0.95	0.92	0.88	0.88	0.01	1.01
	Q20	3	0.75	0.72	0.77	0.87	0.87	0.00	1.00

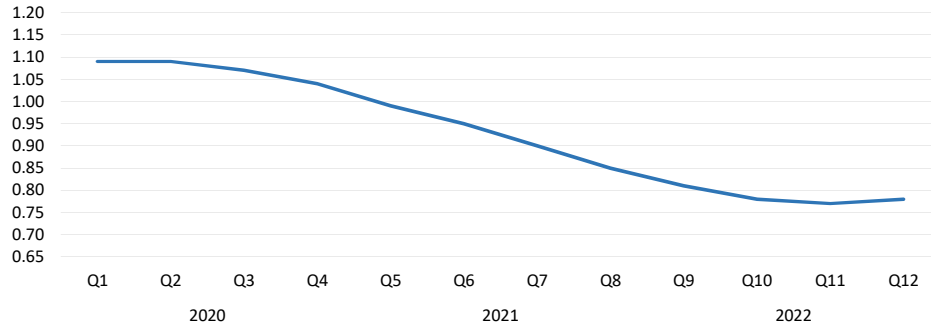
AN12-AN15

Generic Commercial - All



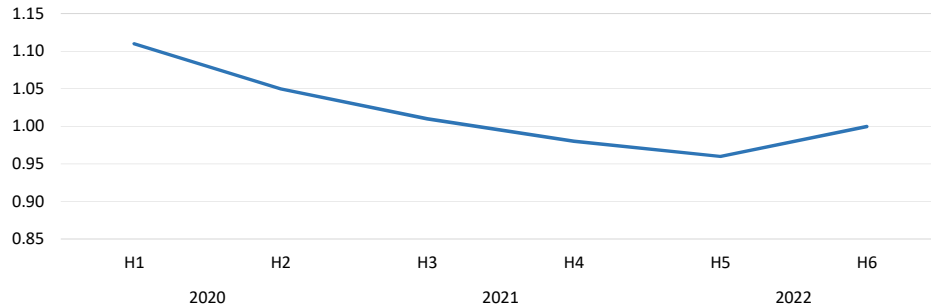
Year	Half Year	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2020	1	6	1.08	1.11	1.06	1.08	1.08	1.08	1.15
	2	9	1.05	1.10	1.04	1.05	1.05	1.05	1.12
2021	3	12	1.05	1.07	1.03	1.03	1.03	1.03	1.10
	4	17	0.98	1.04	0.96	1.00	1.00	1.00	1.06
2022	5	15	0.99	1.04	0.98	0.97	0.97	0.97	1.03
	6	10	0.93	0.87	0.91	0.94	0.94	0.94	1.00

Manufactured Homes



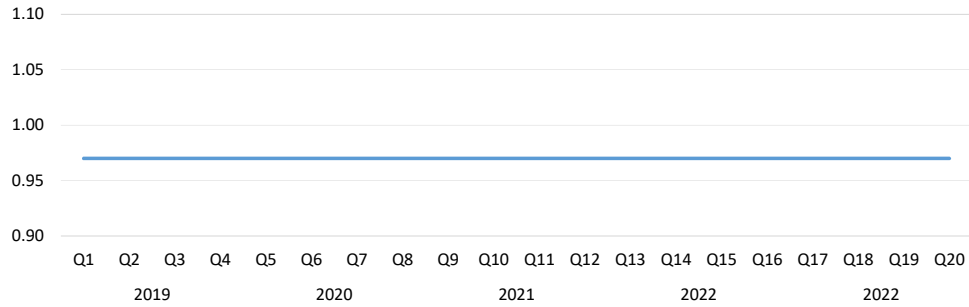
Year	Quarter	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2020	Q1	25	1.06	1.09	1.03	1.09	1.09	0.31	1.40
	Q2	16	1.09	1.07	1.08	1.09	1.09	0.31	1.40
	Q3	22	1.09	1.15	1.06	1.07	1.07	0.29	1.37
	Q4	23	0.91	0.89	0.88	1.04	1.04	0.26	1.33
2021	Q5	16	1.07	1.11	1.04	0.99	0.99	0.21	1.27
	Q6	25	0.93	0.87	0.89	0.95	0.95	0.17	1.22
	Q7	32	0.92	0.91	0.87	0.90	0.90	0.12	1.15
	Q8	25	0.90	0.95	0.87	0.85	0.85	0.07	1.09
2022	Q9	23	0.79	0.73	0.76	0.81	0.81	0.03	1.04
	Q10	27	0.82	0.74	0.79	0.78	0.78	0.00	1.00
	Q11	31	0.88	0.84	0.85	0.77	0.77	-0.01	0.99
	Q12	24	0.82	0.76	0.79	0.78	0.78	0.00	1.00

Floating Property



Year	Half Year	Sale Count	Mean Ratio	Median Ratio	GeoMean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2020	H1	15	1.13	1.11	1.12	1.11	1.13	0.11	1.11
	H2	44	1.13	1.05	1.10	1.05	1.06	0.05	1.05
2021	H3	29	1.14	1.16	1.11	1.01	1.01	0.01	1.01
	H4	32	1.00	0.91	0.97	0.98	0.98	-0.02	0.98
2022	H5	23	1.02	0.95	0.99	0.96	0.98	-0.04	0.96
	H6	13	1.09	1.04	1.05	1.00	1.00	0.00	1.00

Vacant Land - Commercial & Multifamily - All Neighborhoods



Year	Quarter	Sale Count	Mean Ratio	Median Ratio	Wtd Mean Ratio	Selected Ratio	Curve Ratio	Ratio Adjust	Sale Adjust
2019	Q1	5	1.05	1.00	1.06	0.97	0.99	0.00	1.00
	Q2	5	1.00	1.03	1.02	0.97	0.99	0.00	1.00
	Q3	9	0.96	0.95	0.95	0.97	0.99	0.00	1.00
	Q4	5	1.01	1.07	1.02	0.97	0.99	0.00	1.00
2020	Q5	3	0.91	0.92	0.91	0.97	0.99	0.00	1.00
	Q6	5	0.96	0.93	0.95	0.97	0.98	0.00	1.00
	Q7	5	1.12	1.13	1.13	0.97	0.98	0.00	1.00
	Q8	6	0.89	0.94	0.86	0.97	0.98	0.00	1.00
2021	Q9	4	1.01	0.96	0.98	0.97	0.98	0.00	1.00
	Q10	3	1.12	1.09	1.07	0.97	0.97	0.00	1.00
	Q11	7	0.92	0.87	0.94	0.97	0.97	0.00	1.00
	Q12	7	0.95	0.79	0.80	0.97	0.97	0.00	1.00
2022	Q13	6	0.99	0.96	0.95	0.97	0.97	0.00	1.00
	Q14	3	0.88	0.95	0.85	0.97	0.97	0.00	1.00
	Q15	7	1.05	1.06	1.05	0.97	0.96	0.00	1.00
2022	Q16	9	1.02	1.00	0.98	0.97	0.96	0.00	1.00
	Q17	3	0.89	0.85	0.86	0.97	0.96	0.00	1.00
	Q18	2	0.95	0.95	0.94	0.97	0.96	0.00	1.00
	Q19	2	1.05	1.05	0.99	0.97	0.95	0.00	1.00
	Q20	1	0.96	0.96	0.96	0.97	0.95	0.00	1.00

2023 Supplemental Appraisal Ratio Office Study - CORE Neighborhood.

Market Data:

Local rents, vacancy rates, expenses and cap rates were collected and analyzed from numerous third party and primary sources.

Properties

A group of properties were randomly selected as typical & representative to appraise.

The benchmark properties were analyzed using the market data collected to derive an indicated market change (appraised sale ratio). These appraisal ratios were included in ratio analysis along with actual sales to arrive at adjustments for the year.

Instrument Number	Account #	2022 Roll RMV	Appraised Value	%Change	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20231003	R245911	\$7,876,950	\$3,854,830	-51.06%	OH	The Dayton Building	\$24.00	\$25.00	30.0%	15.0%	\$5.19	7.66%
PO20231009	R246324	\$98,107,440	\$53,330,690	-45.64%	OH	Pacific Center	\$32.00	\$32.00	25.0%	15.0%	\$8.16	7.08%
PO20231018	R246771	\$20,749,160	\$13,004,950	-37.32%	OL	Lincoln Place	\$28.00		30.0%		\$5.87	7.16%
PO20231005	R245968	\$5,854,790	\$4,539,650	-22.46%	OH	Willamette Building	\$24.00	\$16.00	30.0%	20.0%	\$5.47	7.32%
PO20231000	R140652	\$85,800,090	\$61,079,380	-28.81%	OH	Brewery Blocks	\$38.00	\$35.00	15.0%	10.0%	\$9.12	7.01%
PO20231001	R182253, R182248	\$105,701,540	\$77,593,970	-26.59%	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$9.08	7.14%
PO20231004	R245943, R245944, R245945	\$108,841,400	\$98,488,800	-9.51%	OH	Terrace Tower / One Financial Center	\$38.00	\$30.00	20.0%	15.0%	\$9.82	7.03%
PO20231019	R140369	\$7,359,210	\$6,770,800	-8.00%	OI	NBP MERCHANT HOTEL LLC	\$20.00	\$20.00	30.0%	15.0%	\$4.63	8.16%
PO20231012	R141143	\$7,981,240	\$9,707,930	21.63%	OL	Film Exchange	\$35.00		15.0%		\$10.41	6.91%
PO20231017	R246752	\$13,939,800	\$9,372,180	-32.77%	OL	Morrison Plaza	\$22.00		30.0%		\$5.22	7.66%
PO20231021	R149940, R149938	\$9,951,690	\$6,359,320	-36.10%	OI	Plow Works Building	\$24.00	\$28.00	15.0%	15.0%	\$4.79	7.26%
PO20231022	R150400	\$4,841,210	\$3,667,160	-24.25%	OI	Axiomatic Building	\$26.00		15.0%		\$6.63	7.66%
PO20231015	R246059	\$13,905,600	\$6,790,040	-51.17%	OL	George Lawrence Building	\$24.00		20.0%		\$6.09	7.66%
PO20231007	R246298	\$74,280,310	\$48,387,300	-34.86%	OH	Commonwealth Building	\$32.00	\$22.00	25.0%	15.0%	\$7.48	7.11%
PO20231006	R246116	\$32,332,730	\$22,034,500	-31.85%	OH	Yeon Building	\$28.00	\$30.00	30.0%	20.0%	\$6.12	7.01%
PO20231010	R246433	\$279,866,960	\$199,188,030	-28.83%	OH	Fox Tower	\$40.00	\$30.00	15.0%	10.0%	\$8.72	6.77%
PO20231008	R246319	\$6,966,000	\$5,209,040	-25.22%	OH	610 Building	\$24.00	\$20.00	30.0%	20.0%	\$5.06	7.27%
PO20231013	R150115, R150116	\$3,817,080	\$2,913,110	-23.68%	OL	Cully Building	\$26.00	\$18.00	15.0%	15.0%	\$3.89	7.34%
PO20231023	R176867	\$8,965,170	\$5,986,740	-33.22%	OI	North Custom Blocks	\$30.00	\$28.00	15.0%	15.0%	\$6.03	7.21%
PO20231020	R141456	\$11,605,160	\$7,877,700	-32.12%	OI	The Falcon Building	\$20.00		30.0%		\$5.37	8.66%
PO20231016	R246595, R552462	\$11,617,430	\$8,847,650	-23.84%	OL	Telegram Building	\$26.00	\$24.00	25.0%	10.0%	\$5.02	6.81%
PO20231011	R246454, R246453	\$56,585,980	\$48,020,100	-15.14%	OH	Union Bank Building	\$32.00	\$35.00	25.0%	25.0%	\$8.54	7.16%
PO20231014	R150498, R150499	\$5,741,210	\$5,143,010	-10.42%	OL	Northwest Fence & Wire Works	\$30.00		15.0%		\$6.31	7.22%
PO20231002	R245907	\$12,719,000	\$9,555,780	-24.87%	OH	811 @ The Waterfront	\$28.00	\$25.00	30.0%	15.0%	\$7.27	6.97%

Total Accounts: 24

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
R010	1	Rural	20	8	-1.1%	99.8	11
R011	1	Non-Homogeneous	15	8	-1.1%	99.8	11
R020	1	Rural	20	8	-1.1%	99.8	11
R030	1	Rural	20	8	-1.1%	99.8	11
R040	1	Non-Homogeneous	15	7	-1.0%	100.4	11
R041	1	Non-Homogeneous	15	7	1.9%	99.8	11
R042	1	Homogeneous	10	6	2.8%	99.6	11
R043	1	Homogeneous	10	7	3.7%	99.8	12
R044	1	Homogeneous	10	7	2.6%	100.0	12
R045	1	Homogeneous	10	4	0.0%	100.2	12
R046	1	Homogeneous	10	7	-0.6%	99.7	12
R047	1	Homogeneous	10	6	-0.7%	100.1	13
R049	1	Homogeneous	10	6	1.1%	99.8	13
R051	1	Non-Homogeneous	15	5	-1.7%	100.2	13
R052	1	Homogeneous **	10	5	-1.7%	100.2	13
R053	1	Homogeneous	10	6	-1.1%	100.1	13
R054	1	Homogeneous	10	8	-2.5%	100.0	14
R055	1	Homogeneous	10	7	2.8%	100.4	14
R056	1	Homogeneous	10	6	2.3%	99.1	14
R057	1	Homogeneous	10	6	-2.2%	100.0	14
R060	1	Homogeneous	10	8	1.3%	99.6	15
R061	1	Homogeneous	10	6	-1.6%	100.0	15
R062	1	Non-Homogeneous	15	8	2.1%	99.8	15
R063	1	Homogeneous	10	6	-0.1%	99.6	15
R070	2	Non-Homogeneous	15	7	-0.8%	99.8	16
R071	2	Non-Homogeneous	15	6	0.9%	99.5	16
R072	2	Homogeneous	10	7	0.0%	99.8	16
R073	2	Homogeneous	10	7	-3.6%	100.0	16
R074	2	Homogeneous	10	8	-2.3%	99.9	17
R075	2	Homogeneous	10	8	-1.2%	100.4	17
R076	2	Homogeneous	10	8	-2.3%	99.5	17
R077	2	Homogeneous	10	8	0.0%	100.2	17
R079	2	Homogeneous	10	7	-2.0%	99.8	18
R080	2	Homogeneous	10	7	-2.0%	99.6	18
R081	2	Homogeneous	10	7	-1.8%	100.3	18
R083	2	Homogeneous	10	7	-1.2%	100.3	18
R084	2	Homogeneous	10	8	-0.3%	99.7	19
R085	2	Homogeneous	10	7	-0.8%	99.6	19
R086	2	Homogeneous	10	6	-1.4%	99.9	19
R087	2	Homogeneous	10	6	-0.7%	100.1	19
R088	2	Homogeneous	10	5	-5.0%	99.7	20
R089	2	Homogeneous	10	7	-4.4%	100.2	20
R090	2	Rural	20	8	-1.1%	99.8	11,20
R091	2	Homogeneous	10	9	-1.3%	100.0	20
R092	2	Non-Homogeneous	15	7	3.5%	99.8	21
R093	2	Homogeneous**	10	7	-0.1%	99.6	21
R095	2	Non-Homogeneous	15	6	3.2%	99.6	21
R096	2	Homogeneous	10	5	-0.6%	100.1	21
R098	2	Homogeneous	10	8	-0.3%	99.9	22

** Groups that have both homogeneous and non-homogeneous neighborhoods are considered non-homogeneous for the study.

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
R099	2	Homogeneous	10	8	0.6%	99.8	22
R100	2	Homogeneous	10	7	-0.3%	100.4	22
R101	3	Homogeneous	10	8	4.0%	100.3	22
R102	3	Homogeneous	10	8	1.4%	99.6	23
R103	2	Homogeneous	10	8	-1.9%	99.6	23
R104	2	Homogeneous	10	7	-3.8%	100.1	23
R105	2	Non-Homogeneous	15	7	-1.4%	99.6	23
R106	2	Non-Homogeneous	15	7	-0.1%	99.6	21,24
R110	4	Non-Homogeneous	15	6	-5.6%	100.0	24
R111	3	Non-Homogeneous	15	8	-1.4%	99.7	24
R112	3	Non-Homogeneous	15	8	2.3%	100.0	24
R113	3	Non-Homogeneous	15	10	-0.4%	99.6	25
R114	4	Non-Homogeneous	15	9	0.5%	100.0	25
R115	3	Non-Homogeneous	15	7	-5.4%	100.1	25
R116	3	Non-Homogeneous	15	7	-3.4%	99.7	25
R117	3	Homogeneous	10	7	1.4%	100.0	26
R118	3	Homogeneous	10	8	3.6%	99.6	26
R119	3	Non-Homogeneous	15	7	4.1%	99.8	26
R120	3	Homogeneous	10	6	-0.6%	100.2	26
R121	3	Non-Homogeneous	15	8	2.2%	99.5	27
R122	3	Homogeneous**	10	8	3.1%	100.0	27
R123	3	Non-Homogeneous	15	8	3.1%	100.0	27
R124	3	Homogeneous	10	8	-2.6%	99.8	27
R130	3	Homogeneous	10	6	0.6%	100.2	28
R131	3	Homogeneous	10	8	-3.1%	99.6	28
R132	3	Non-Homogeneous	15	9	-1.3%	99.7	28
R133	3	Homogeneous	10	7	-3.9%	100.2	28
R134	3	Homogeneous	10	8	-3.4%	99.7	29
R135	3	Homogeneous	10	8	-2.5%	100.2	29
R136	3	Homogeneous	10	7	-5.7%	99.5	29
R137	3	Homogeneous	10	7	-1.1%	100.1	29
R138	3	Homogeneous	10	7	-4.3%	99.6	30
R139	3	Homogeneous	10	7	-1.1%	100.2	30
R140	3	Non-Homogeneous	15	8	0.3%	99.6	30
R141	3	Homogeneous	10	10	-4.3%	99.6	30
R142	3	Non-Homogeneous	15	7	-2.6%	99.6	31
R150	4	Non-Homogeneous	15	7	-0.8%	99.8	16,31
R151	4	Non-Homogeneous	15	8	-4.3%	100.1	31
R152	4	Non-Homogeneous	15	9	-2.9%	100.4	31
R153	4	Non-Homogeneous	15	9	-1.8%	99.8	32
R154	4	Non-Homogeneous	15	8	-1.1%	100.0	32
R155	4	Homogeneous	10	7	-0.6%	100.2	32
R160	4	Non-Homogeneous	15	7	-0.8%	99.8	16,32
R161	4	Non-Homogeneous	15	9	-0.1%	100.1	33
R163	4	Homogeneous	10	7	-2.2%	99.9	33
R164	4	Non-Homogeneous	15	9	0.0%	99.6	33
R165	4	Homogeneous	10	9	-1.9%	99.7	33
R167	4	Homogeneous	10	6	3.8%	99.7	34
R168	4	Non-Homogeneous	15	9	-3.2%	99.7	34

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Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
R170	4	Non-Homogeneous	15	8	1.6%	99.7	34
R171	4	Non-Homogeneous	15	8	0.4%	99.9	34
R172	4	Homogeneous	10	8	2.4%	99.7	35
R173	4	Non-Homogeneous	15	6	-5.6%	100.0	24,35
R180	4	Rural	20	7	-0.8%	99.8	16,35
R181	4	Homogeneous	10	8	-0.9%	99.9	35
R182	4	Non-Homogeneous	15	9	-1.7%	99.8	36
R183	4	Homogeneous	10	7	-2.0%	100.4	36
R184	4	Homogeneous	10	8	-1.9%	99.8	36
R185	4	Homogeneous**	10	8	-0.2%	100.4	36
R186	4	Homogeneous	10	8	-1.9%	100.2	37
R187	4	Non-Homogeneous	15	8	-0.2%	100.4	36,37
R188	4	Non-Homogeneous	15	8	-0.8%	100.1	37
R189	4	Homogeneous	10	9	-0.1%	100.0	37
R210	4	Rural	20	7	-2.4%	99.8	38
R211	4	Non-Homogeneous	15	7	-2.4%	99.8	38
R220	4	Rural	20	7	-2.4%	99.8	38
R230	4	Rural	20	7	-2.4%	99.8	38
R310	6	Non-Homogeneous	15	8	4.0%	99.6	38
R320	5	Non-Homogeneous	15	7	2.6%	99.6	38
R330	5	Non-Homogeneous	15	8	0.7%	99.7	38
R340	5	Non-Homogeneous	15	9	-2.8%	99.7	39
R350	5	Non-Homogeneous	15	8	4.7%	100.1	39
R360	5	Non-Homogeneous	15	9	5.5%	99.9	39
R370	5	Non-Homogeneous	15	9	4.5%	99.9	39
R380	5	Non-Homogeneous	15	11	0.0%	99.7	40
R400	5	Homogeneous	10	7	4.0%	99.4	40
R410	5	Non-Homogeneous	15	8	1.7%	99.7	40
R420	5	Homogeneous	10	9	1.6%	99.8	40
R430	5	Non-Homogeneous	15	8	0.0%	100.2	41
R440	5	Non-Homogeneous	15	10	4.7%	99.6	41
R450	6	Non-Homogeneous	15	9	-1.2%	100.2	41
R460	6	Homogeneous**	10	11	-1.7%	100.3	41
R461	6	Non-Homogeneous	15	10	-0.4%	100.2	42
R462	6	Non-Homogeneous	15	10	-0.4%	100.2	42
R463	6	Non-Homogeneous	15	10	-0.4%	100.2	42
R464	6	Non-Homogeneous	15	10	-0.4%	100.2	42
R465	6	Non-Homogeneous	15	11	-1.7%	100.3	41,42
R470	6	Homogeneous**	10	10	1.8%	99.8	42
R471	6	Homogeneous**	10	10	1.8%	99.8	42
R472	6	Non-Homogeneous	15	10	1.8%	99.8	42
R480	6	Non-Homogeneous	15	9	10.3%	99.9	42
R481	6	Homogeneous**	10	9	10.3%	99.9	42
R482	6	Non-Homogeneous	15	9	10.3%	99.9	42
R490	6	Non-Homogeneous	15	10	-4.0%	100.1	43
R491	6	Non-Homogeneous	15	10	-4.0%	100.1	43
R492	6	Non-Homogeneous	15	10	-4.0%	100.1	43
R510	6	Non-Homogeneous	15	8	3.1%	99.3	43
R511	6	Rural	20	8	3.1%	99.3	43

** Groups that have both homogeneous and non-homogeneous neighborhoods are considered non-homogeneous for the study.

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
Condominiums		Non-Homogeneous	15	8	-3.3%	99.3	45
2-4 Plexes		Non-Homogeneous	15	10	-0.6%	99.7	45
Row Houses		Non-Homogeneous	15	7	3.0%	100.0	45
Generic Commercial		Commercial	15	13	7.1%	99.6	49
Generic Shops		Commercial	15	12	6.5%	99.6	49
Industrial Warehouses		Commercial	15	12	13.0%	99.3	49
Small Retail		Commercial	15	14	7.2%	100.2	49
Vacant Land - Non Residential		Vacant Land	20	15	-0.1%	99.5	50
5-20 Units		Multi-Family	12	20	4.2%	99.7	58
Court Apts		Multi-Family	12	10	7.1%	100.4	58
MFH homes in Parks		Non-Homogeneous	25	23	26.8%	100.4	63
Floating Property		Non-Homogeneous	25	19	3.6%	99.5	63

Summary of Trend Study Areas

Study Area	COD Std	COD 2023	Land Trend	Imp Trend	After Ratio	Page
Vacant Land	20	19	1.00	1.00	100.3	51
Offices	15	14	1.00	0.92	99.8	52
Stores	15	16	1.00	1.01	99.9	52
Restaurants	15	15	1.00	0.98	99.9	53
Other Improved Commercial: Auto, Hotel, Nursing, Parking, Misc.	15	15	1.00	0.98	99.6	53
Warehouse - CORE	15	12	1.00	1.06	99.6	54
Warehouse - Non-CORE	15	15	1.15	1.15	100.5	54
Shops	15	14	1.19	1.19	99.6	55
Multifamily - ANCORE	12	9	1.00	0.93	100.2	59
Multifamily - Non-ANCORE	12	11	1.00	1.03	100.3	59
Manufactured Home Parks	12	14	1.10	1.10	100.0	62

** Groups that have both homogeneous and non-homogeneous neighborhoods are considered non-homogeneous for the study.

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
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	106	Residential	Personal Property	Houseboats/Boathouses
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



Neighborhood Map Index - 2023

Note: Map Boundaries Overlap with Adjacent Maps

Division of Assessment, Recording and Taxation

NBO Num	See Map	NBO Num	See Map	NBO Num	See Map	NBO Num	See Map	NBO Num	See Map	NBO Num	See Map	NBO Num	See Map
R010	11	R061	7	R090	8	R116	5	R142	5	R183	1	R420	3
R011	11	R062	10	R091	8	R117	5	R150	6	R184	1	R430	3
R020	10	R063	10	R092	8	R118	5	R151	6	R185	1	R440	2
R030	9	R070	7	R093	8	R119	5	R152	6	R186	1	R450	2
R040	9	R071	6	R095	8	R120	4	R153	5	R187	1	R460	2
R041	9	R072	7	R096	8	R121	4	R154	6	R188	1	R461	2
R042	9	R073	7	R098	8	R122	5	R155	5	R189	6	R462	2
R043	9	R074	7	R099	8	R123	4	R160	6	R210	1	R463	2
R044	9	R075	5	R100	4	R124	4	R161	6	R211	1	R464	2
R045	9	R076	7	R101	4	R130	5	R163	1	R220	1	R465	2
R046	9	R077	7	R102	4	R131	5	R164	6	R230	1	R470	2
R047	9	R079	7	R103	4	R132	5	R165	6	R310	3	R471	2
R049	9	R080	7	R104	5	R133	5	R167	6	R320	3	R472	2
R051	8	R081	8	R105	4	R134	5	R168	5	R330	3	R480	2
R052	9	R083	7	R106	4	R135	5	R170	5	R340	3	R481	2
R053	8	R084	7	R110	5	R136	5	R171	5	R350	3	R482	2
R054	8	R085	8	R111	5	R137	5	R172	5	R360	3	R490	2
R055	8	R086	8	R112	5	R138	5	R173	5	R370	3	R491	2
R056	9	R087	8	R113	5	R139	5	R180	1	R380	3	R492	2
R057	8	R088	8	R114	5	R140	5	R181	1	R400	3	R510	2
R060	10	R089	7	R115	5	R141	5	R181	1	R410	3	R511	2

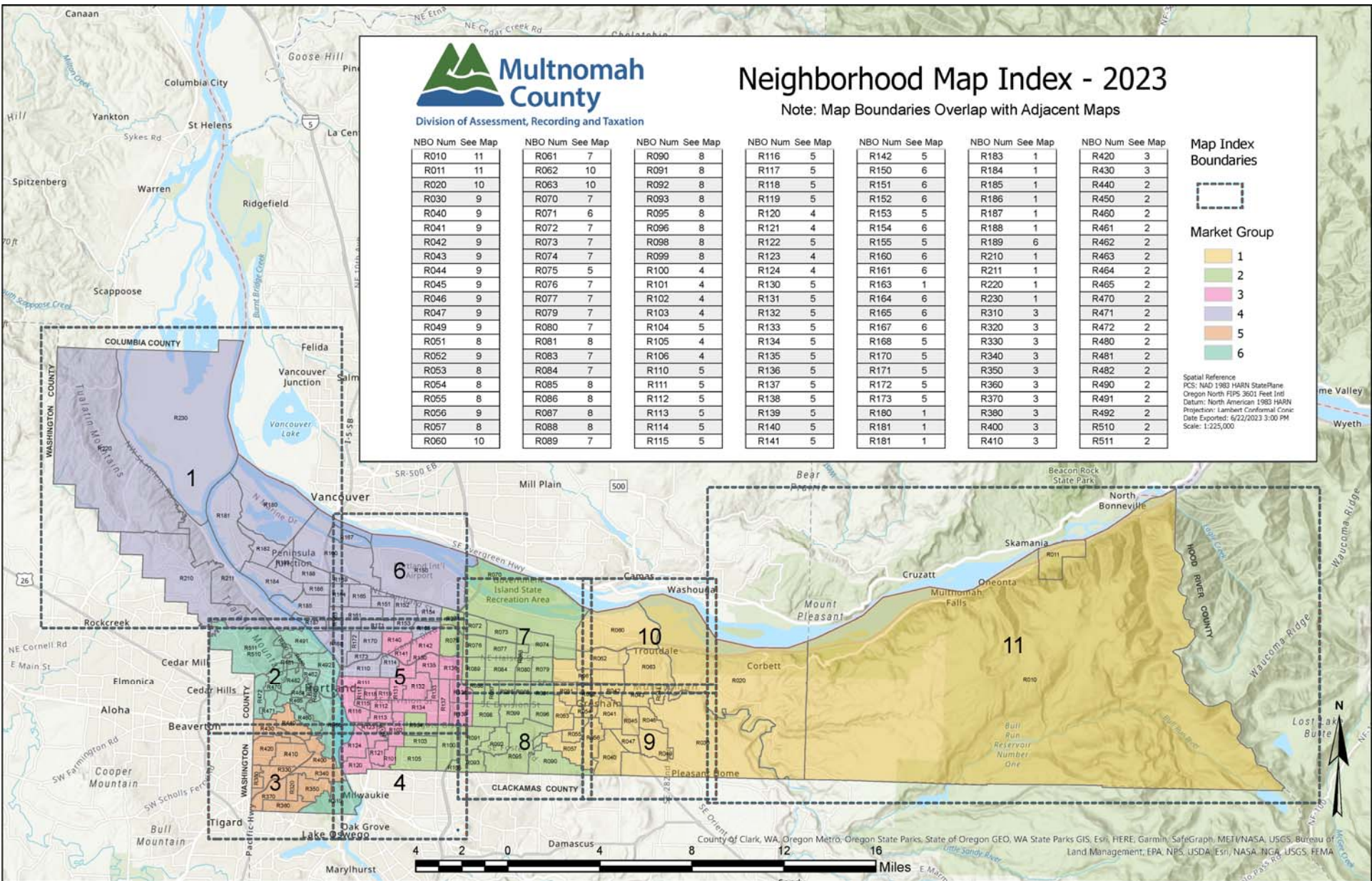
Map Index Boundaries



Market Group

- 1
- 2
- 3
- 4
- 5
- 6

Spatial Reference
 PCS: NAD 1983 HARN StatePlane
 Oregon North FIPS 3601 Feet Intl
 Datum: North American 1983 HARN
 Projection: Lambert Conformal Conic
 Date Exported: 6/22/2023 3:00 PM
 Scale: 1:225,000



County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA Esri, NASA, NGA, USGS, FEMA



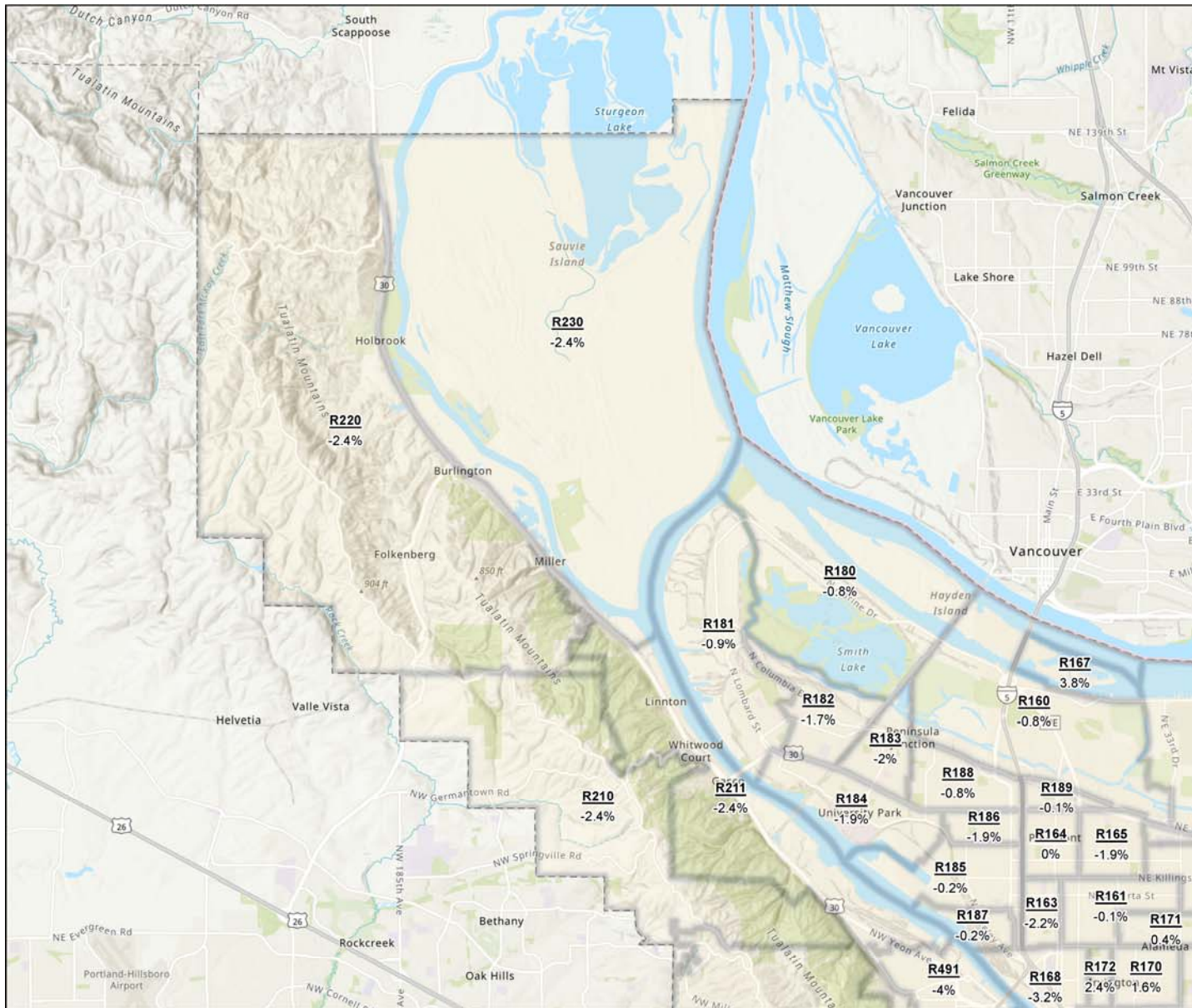
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 1 of 11



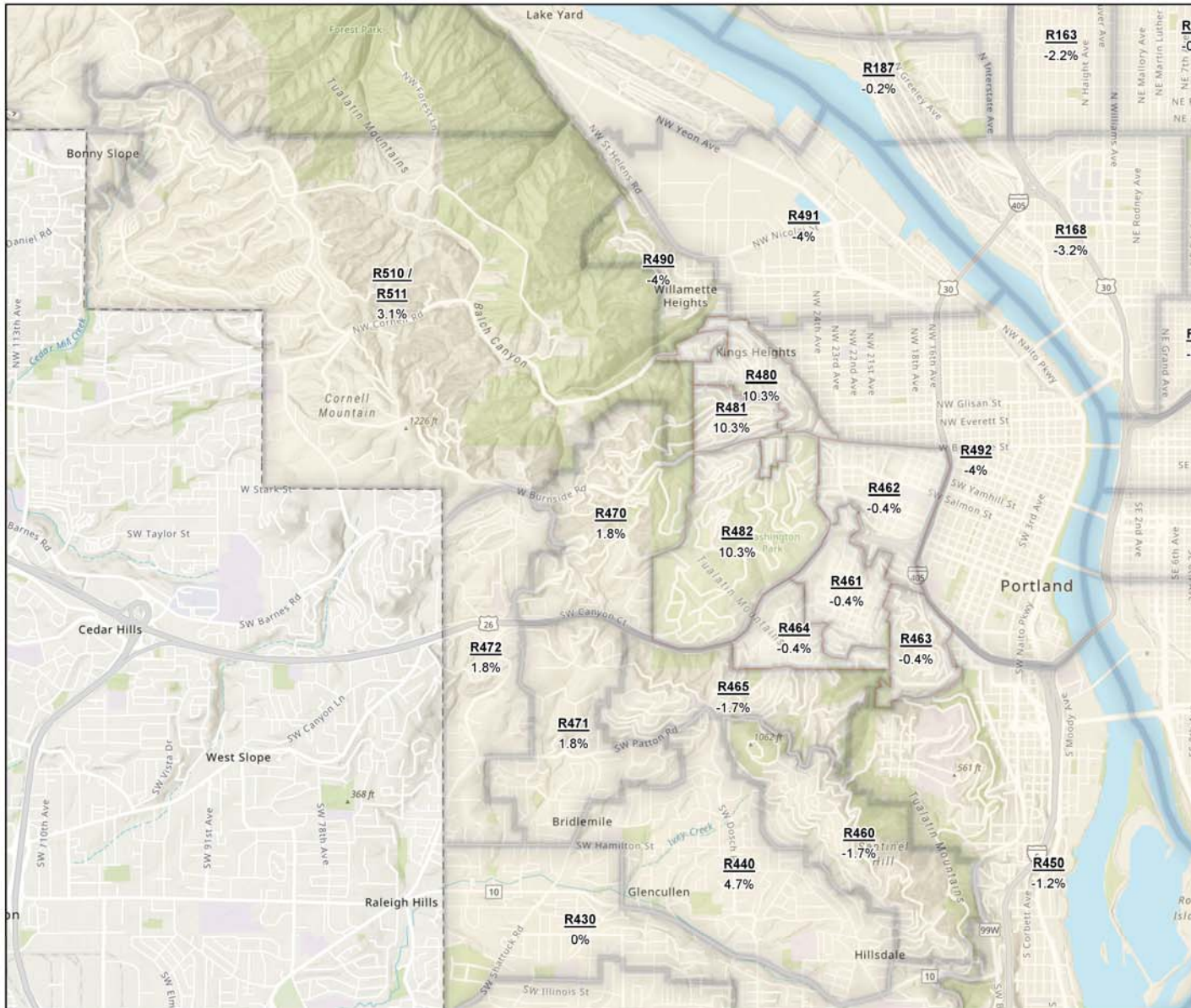
Location Map



0 0.5 1 2 3 4 Miles

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Esrri, NASA, NGA, USGS, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NWS, Esri, USGS, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA,



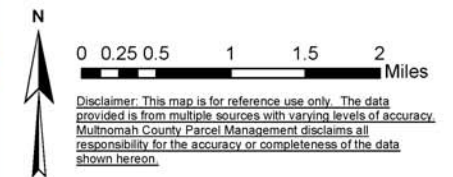
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 2 of 11

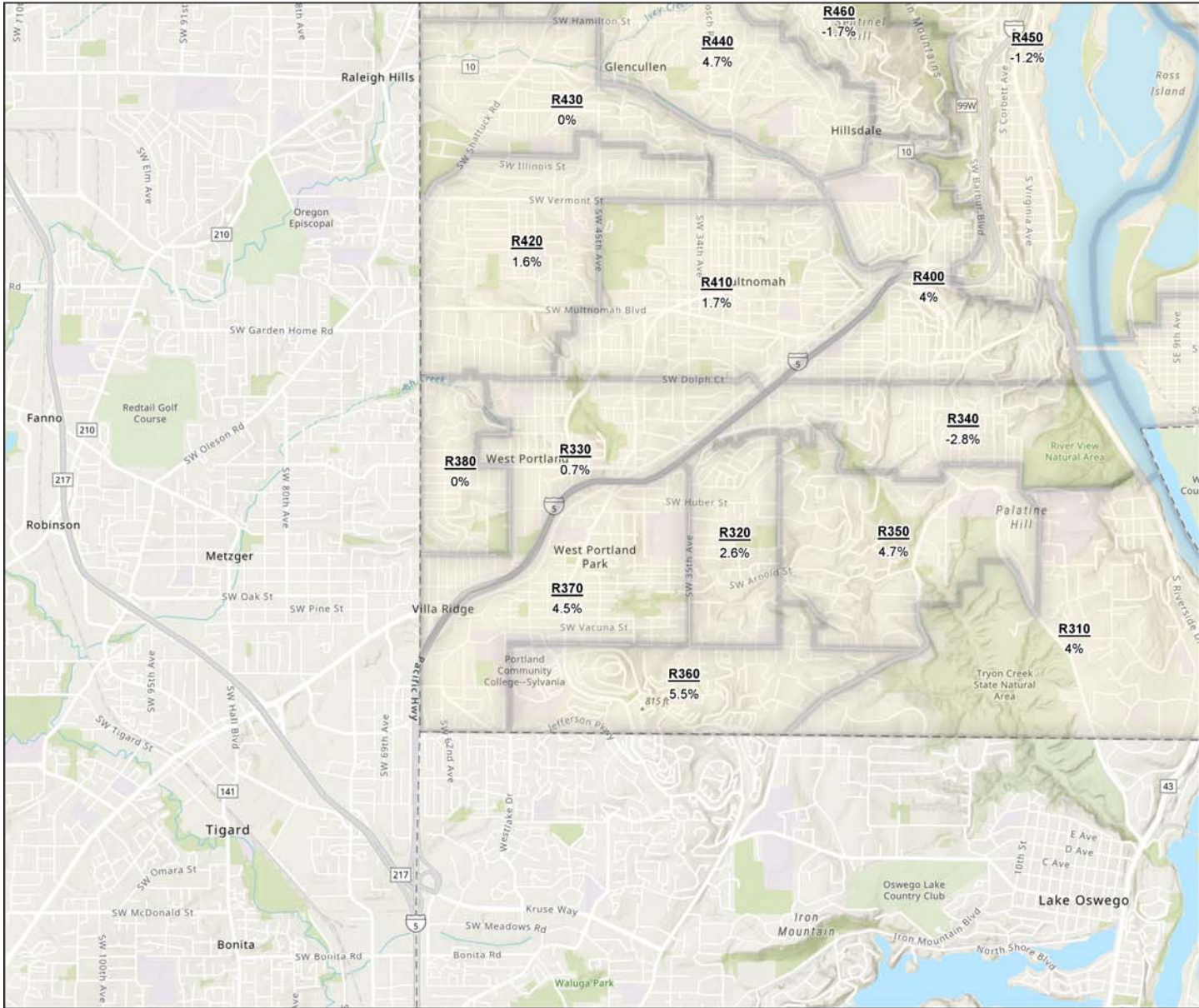


Location Map



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Esri, NASA, NGA, USGS, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USGS, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS



Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 3 of 11



Location Map



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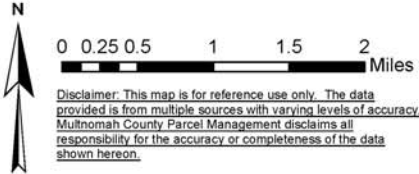
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 4 of 11

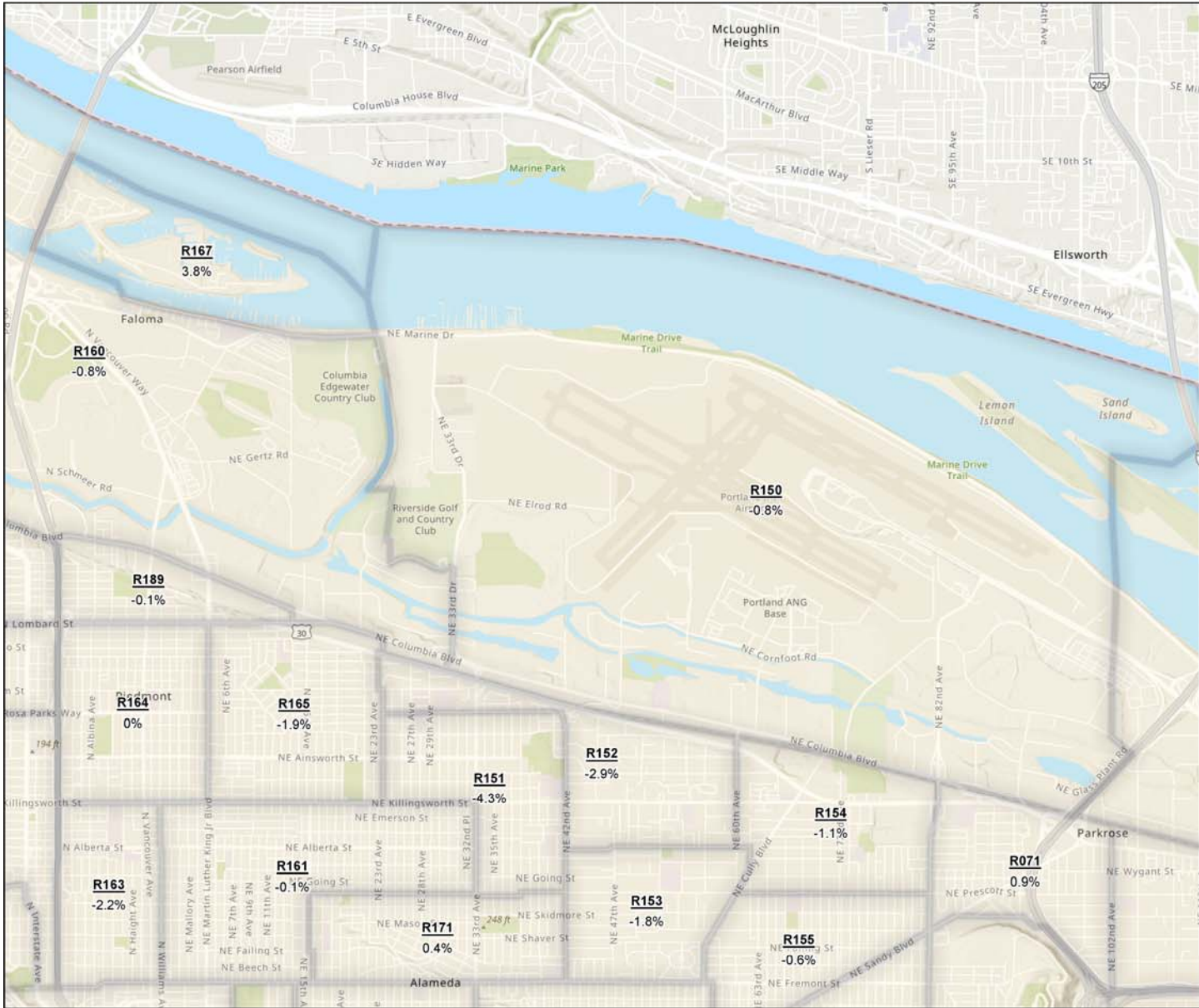


Location Map



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Esrri, NASA, NGA, USGS, Oregon Metro, Oregon State Parks, State of Oregon GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, HERE, NOAA, USGS, Bureau of Land Management, EPA, NPS, USDA, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS



Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 6 of 11



Location Map



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Esri, NASA, NGA, USGS, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, INPS, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land



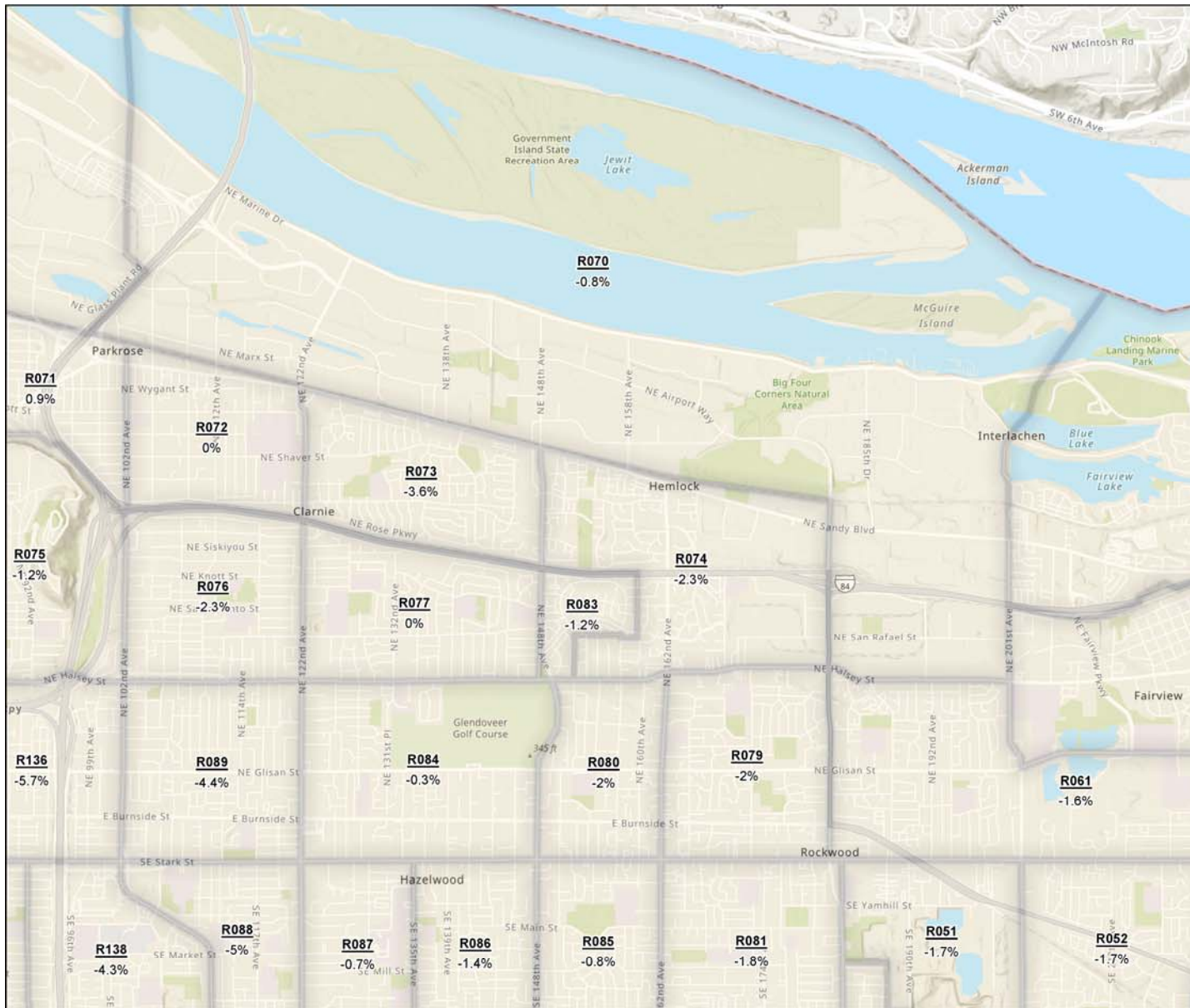
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 7 of 11



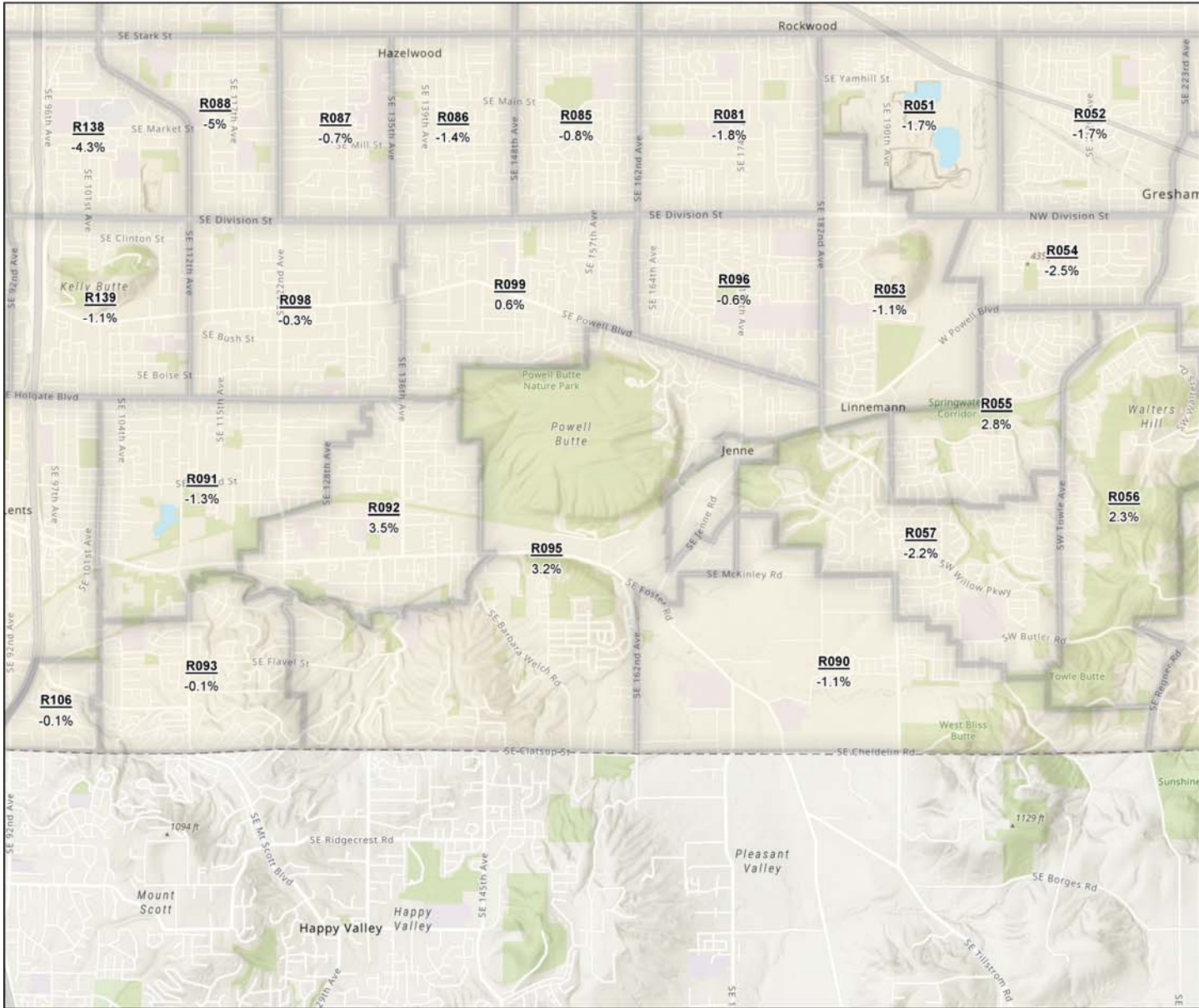
Location Map



0 0.25 0.5 1 1.5 2 Miles

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Esri, NASA, NGA, USGS, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land



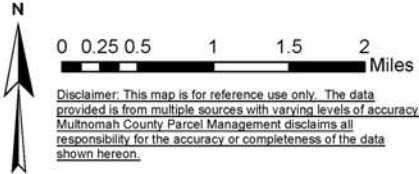
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 8 of 11

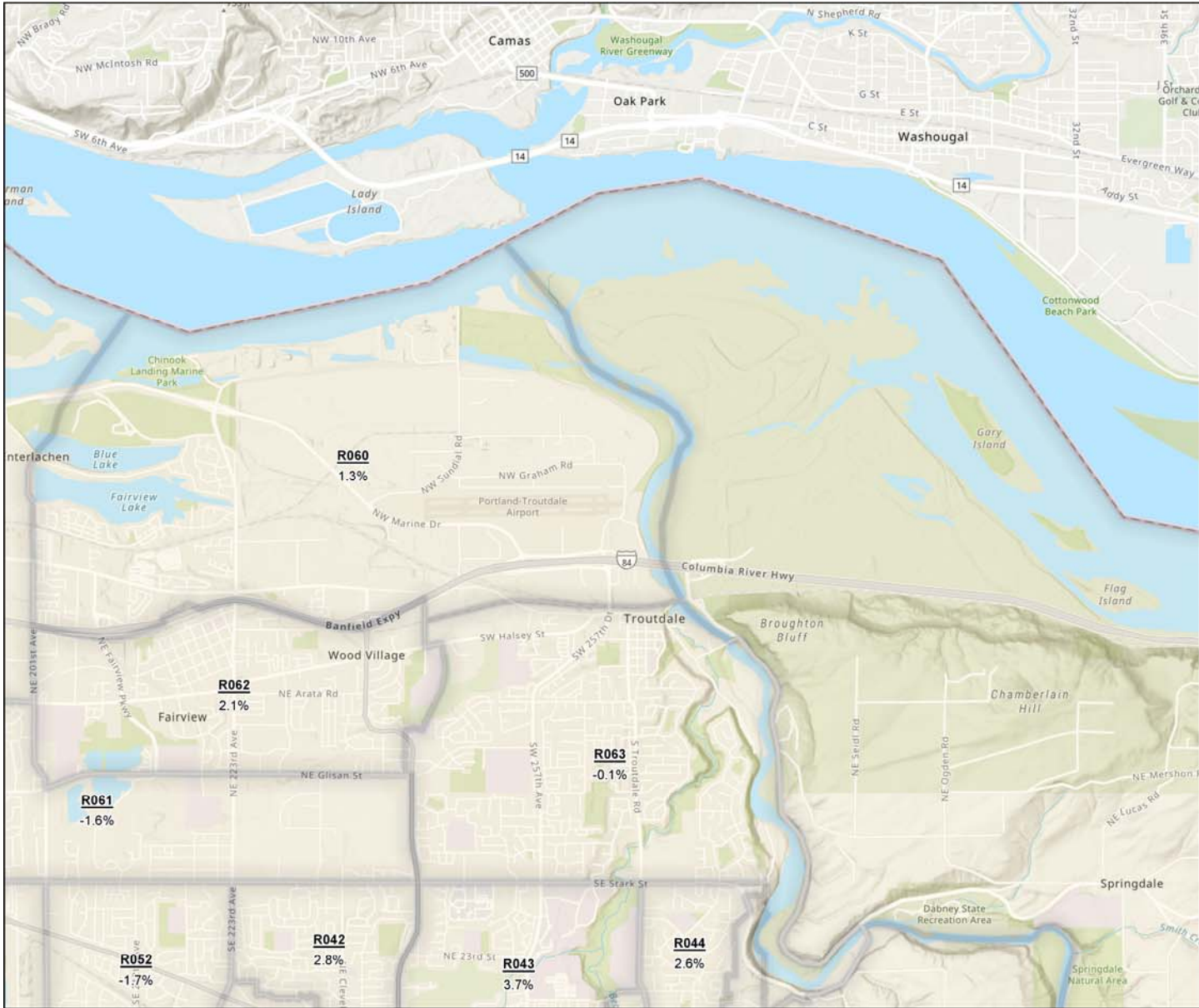


Location Map



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Esrri, NASA, NGA, USGS, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, Esri, USGS



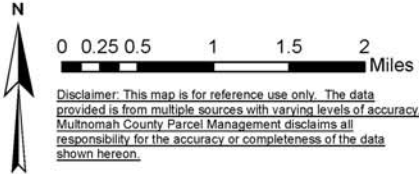
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

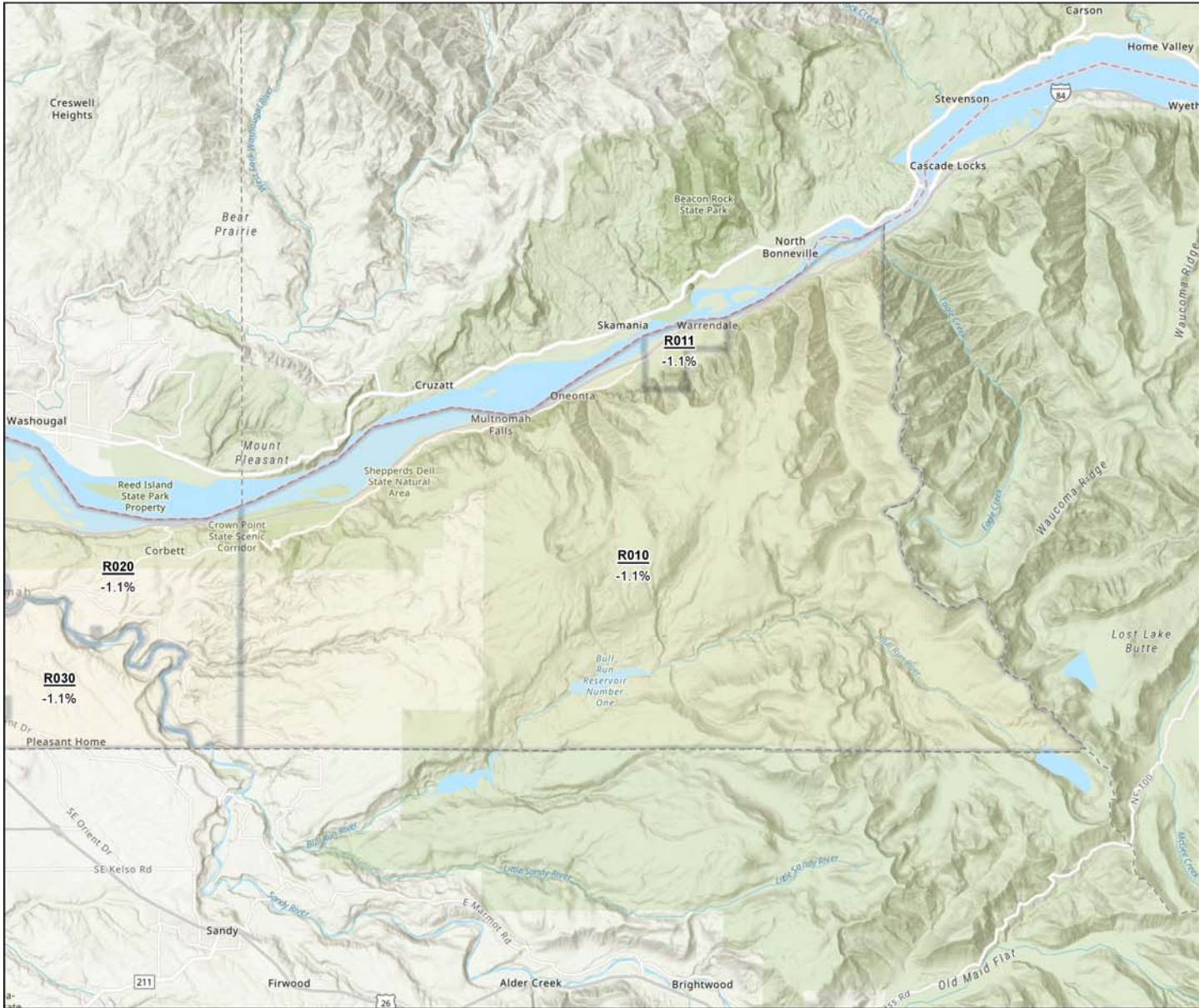
Map 10 of 11



Location Map



Esri, NASA, NGA, USGS, County of Clark, WA, Oregon Metro, Oregon State Parks, WA State Parks GIS, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land



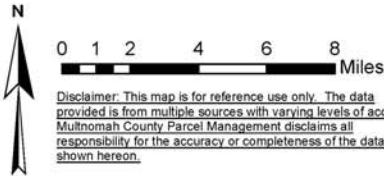
Division of Assessment, Recording and Taxation

Median Residential Value Change - 2023

Map 11 of 11



Location Map



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Multnomah County

Division of Assessment, Recording and Taxation

Multifamily Property - 2023

Recalculation Median % Change

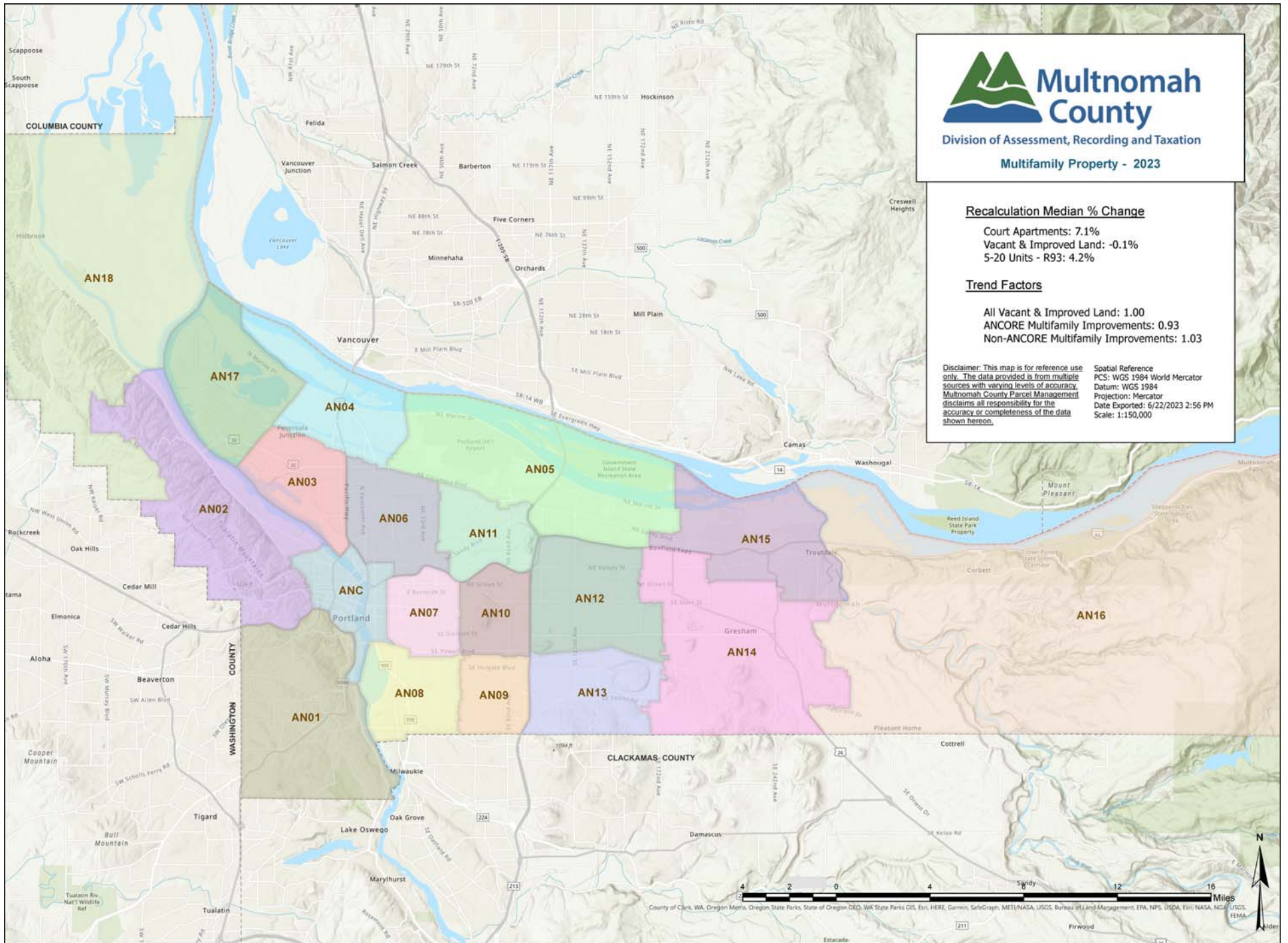
Court Apartments: 7.1%
Vacant & Improved Land: -0.1%
5-20 Units - R93: 4.2%

Trend Factors

All Vacant & Improved Land: 1.00
ANCORE Multifamily Improvements: 0.93
Non-ANCORE Multifamily Improvements: 1.03

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Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
Date Exported: 6/22/2023 2:56 PM
Scale: 1:150,000





Recalculation Median % Change

Generic Commercial - R93: 7.1%
 Generic Shops - R93: 6.5%
 Vacant and Improved Land: -0.1%

Trend Factors

All Vacant & Improved Land: 1.00

Office Property Type: Median Trend Factor: 0.92
 Store Property Type: Median Trend Factor: 1.01
 Restaurant Property Type: Median Trend Factor: 0.98

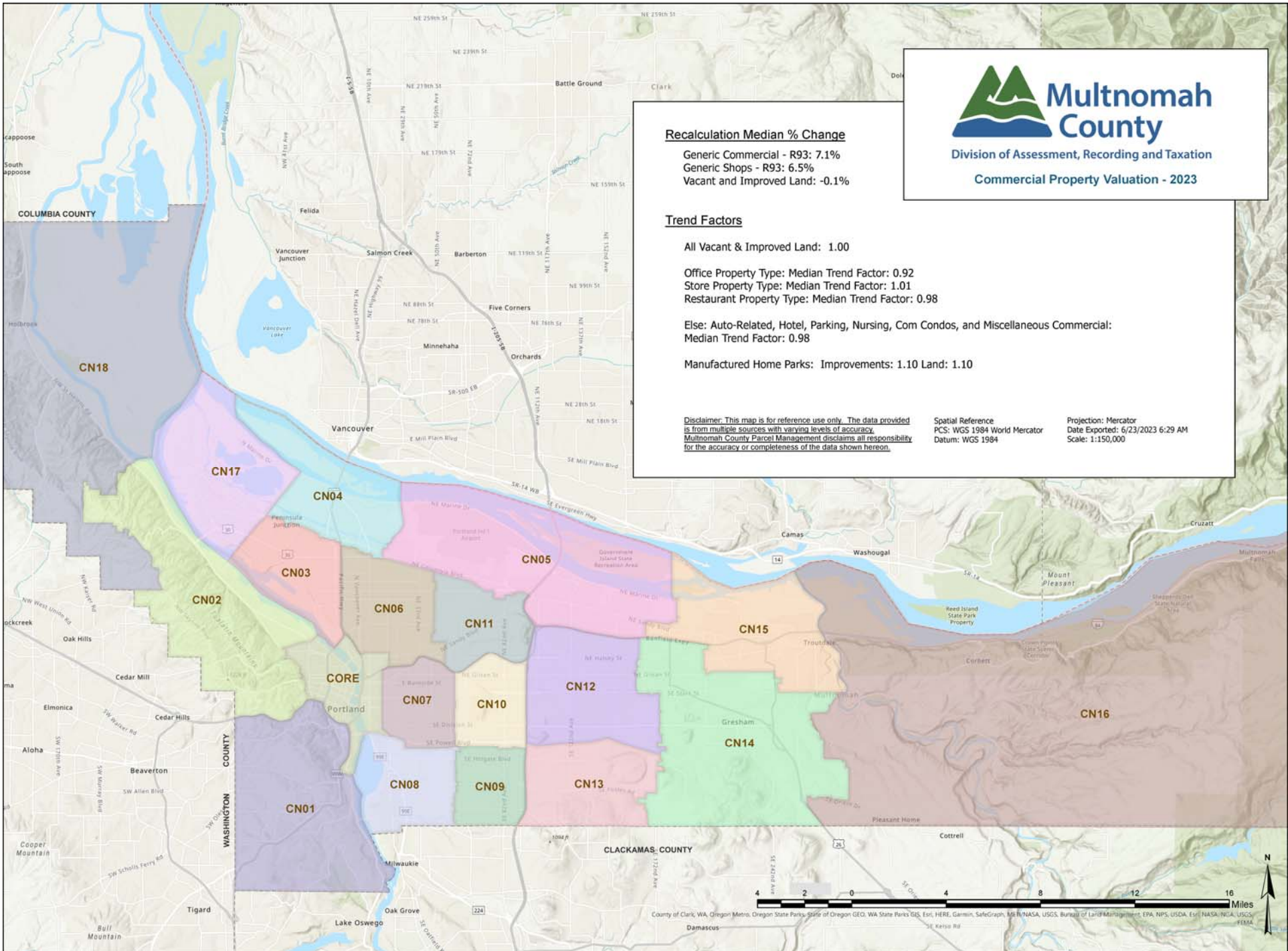
Else: Auto-Related, Hotel, Parking, Nursing, Com Condos, and Miscellaneous Commercial:
 Median Trend Factor: 0.98

Manufactured Home Parks: Improvements: 1.10 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

Industrial Property Valuation - 2023

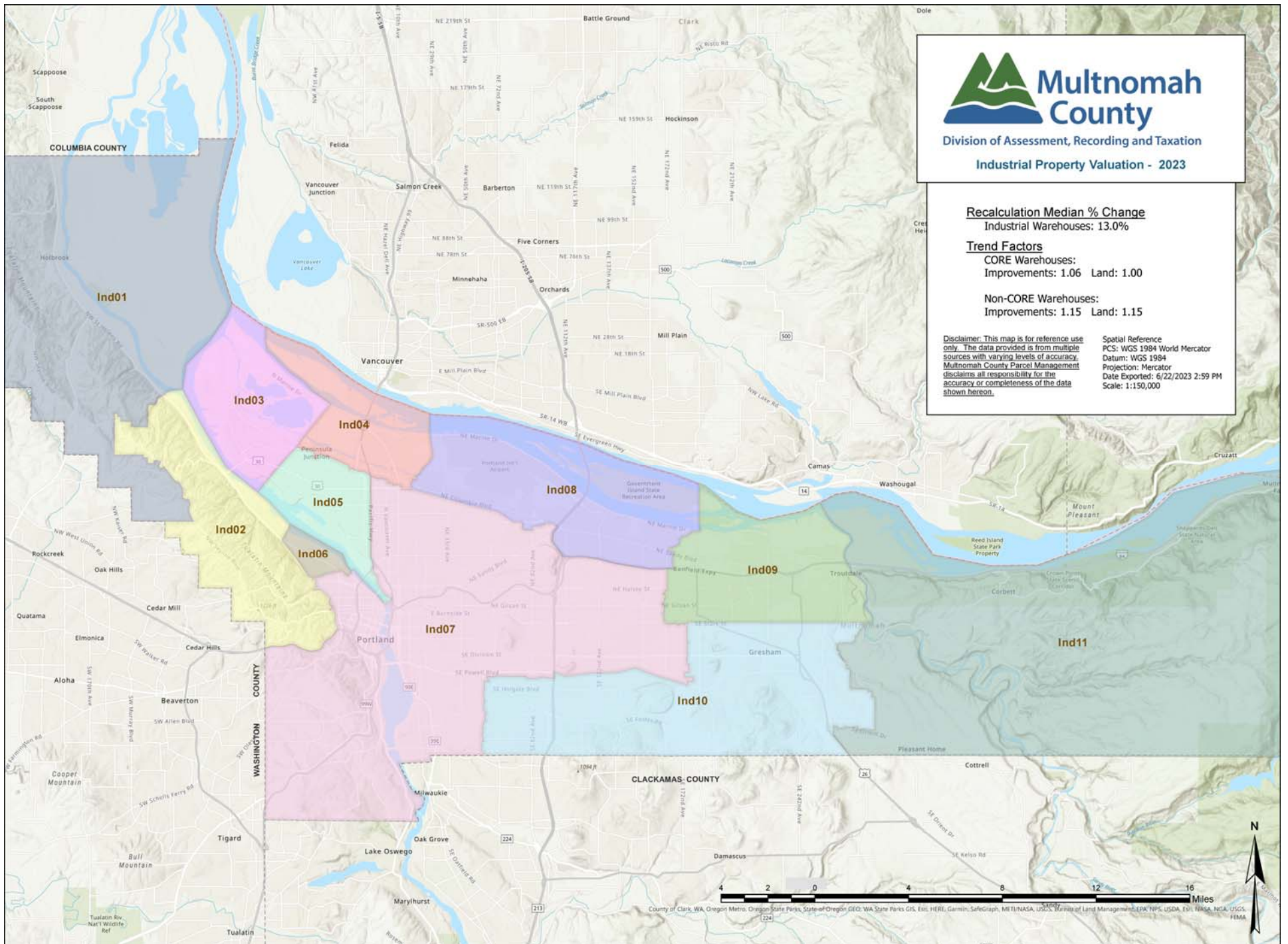
Recalculation Median % Change
Industrial Warehouses: 13.0%

Trend Factors
CORE Warehouses:
Improvements: 1.06 Land: 1.00

Non-CORE Warehouses:
Improvements: 1.15 Land: 1.15

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Spatial Reference
PCS: WGS 1984 World Mercator
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