



2025 Sales Ratio Study

Division of Assessment, Recording, and Taxation



CERTIFICATION
2025 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.

Date 6/26/2025

Michael Vaughn, Assessor

Date 6/26/2025

Steven Daubert, Senior Appraisal Data Analyst

Date 6/26/2025

Eric Holm, Senior Appraisal Data Analyst

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Introduction

Purpose of the Ratio Study

The purpose of the ratio study is:

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

Study Format

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

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

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

The division of the County geographically into its 79 single-family residential neighborhoods, 21 condominium 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 F 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 recalculation models. Non-recalculated properties receive a traditional market trend adjustment. As a result, the detailed study pages that follow may include more than one analysis for the same property type. Both adjustment methods apply annual trending or indexing factors and do not involve physical reappraisal of individual properties.

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

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

Prior to market adjustments, ratio indicators are used to measure the relationship between last-certified appraised values and sale prices during the assessment year. Because those relationships may not remain constant throughout the year, analysts adjust for time (changing market conditions) when sufficient data exists and a pattern is evident. For property categories with adequate sales, analysts may plot monthly or quarterly sale ratios to develop time trends; semi-annual and annual analyses are also used if monthly or quarterly sale ratios produce no pattern or erratic time adjustment patterns, and 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 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 2025 single-family residential market study. Single-family residential all showed a pattern of modest value appreciation through the first quarter of 2024 followed by modest declines through the first quarter of 2025. A total of 5,005 residential sales underwent market analysis after the identification and removal of 139 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 previously certified and the newly concluded median RMVs for all unchanged accounts within the neighborhood group. Percent-of-change calculations reflect only unchanged properties sold and unsold, excluding new property. Because sale ratios and change ratios are drawn from different data sets, they may not always move up or down in tandem.

This report includes COD and PRD history for each where available. When reporting neighborhoods grouped for analysis, this history presented is that of any previous market study group that the neighborhood belonged to in the past. This may differ from the current neighborhood study group. Implementation of newly constituted residential neighborhoods in 2024 disrupted this history for single family residences, but will continue building going forward.

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

102 Condominiums

New neighborhoods specific to residential condominiums were studied and implemented for the 2025 assessment. Updates included delineation of current market areas, as well as the addition of consistent coding for improvement type, style, and amenities, which allowed analysts new stratification possibilities for this year's study.

Market conditions studies by class, market area, and improvement styles concluded two distinct quarterly time adjustments. High-rise condominiums, which exist primarily but not exclusively in the distressed downtown core area of Portland, saw a decline in sale prices relative to certified values over the course of calendar year 2024. In contrast, condominium properties outside of the high-rise category saw little value change over the year countywide.

Market analysis of condominiums incorporated a sample of 1,239 sales. A total of 33 outliers were removed from analysis using Interquartile Range (IQR) trimming. Analysis and adjustment of residential condominiums occurs by market area, complex, and improvement type, but the report of resulting adjustments and statistics are on a countywide basis.

400 Tract/Non-Deferral EFU Land

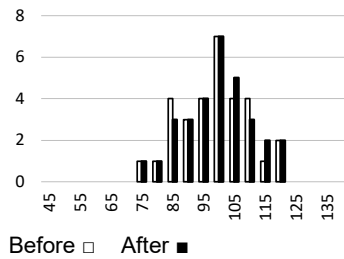
See 100 Residential Vacant Land.

401 Tract, Improved

See 101 Residential Improved Properties.

Neighborhood: G1009

Total Accounts: 2,796
 Total Sales: 31
 % Sold: 1.1%
 Land RMV: \$9,639,310
 Improvement RMV: \$10,025,000
 Average Price: \$646,995
 Median Price: \$574,300



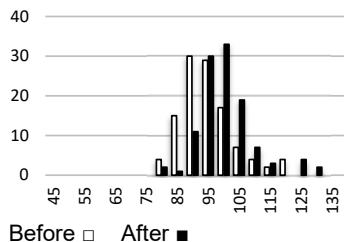
	Before	After
Median:	98.3	100.4
Mean:	98.4	99.6
Wtd Mean:	96.8	98.0
AAD:	9	9
PRD:	1.017	1.016
COD:	9	8
	RMV	% Change
Median:	\$ 650,630	0.8%
		\$ 655,800

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.008	1.016

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

Neighborhood: RB1020

Total Accounts: 4,082
 Total Sales: 112
 % Sold: 2.7%
 Land RMV: \$26,763,070
 Improvement RMV: \$30,300,260
 Average Price: \$507,724
 Median Price: \$497,380



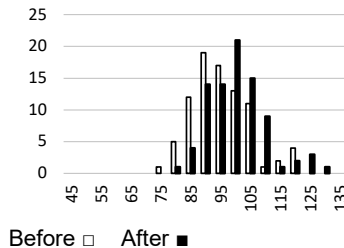
	Before	After
Median:	93.6	99.5
Mean:	94.9	100.3
Wtd Mean:	95.0	100.3
AAD:	7	6
PRD:	0.999	1.000
COD:	7	6
	RMV	% Change
Median:	\$ 463,020	5.5%
		\$ 488,630

History:	2020	2021	2022	2023	2024	2025
COD					7	6
PRD					1.003	1.000

Notes:

Neighborhood: RB1021

Total Accounts: 3,538
 Total Sales: 85
 % Sold: 2.4%
 Land RMV: \$19,273,940
 Improvement RMV: \$19,915,880
 Average Price: \$458,448
 Median Price: \$435,501



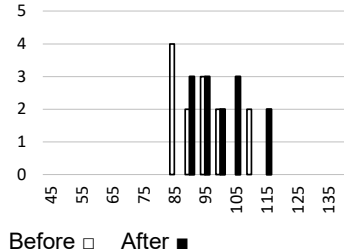
	Before	After
Median:	94.3	99.6
Mean:	95.0	100.5
Wtd Mean:	95.1	100.6
AAD:	8	7
PRD:	0.999	0.999
COD:	8	7
	RMV	% Change
Median:	\$ 411,260	5.4%
		\$ 433,440

History:	2020	2021	2022	2023	2024	2025
COD					9	7
PRD					1.000	0.999

Notes:

Neighborhood: RB1022

Total Accounts: 704
 Total Sales: 13
 % Sold: 1.8%
 Land RMV: \$3,814,400
 Improvement RMV: \$4,910,570
 Average Price: \$676,638
 Median Price: \$604,000



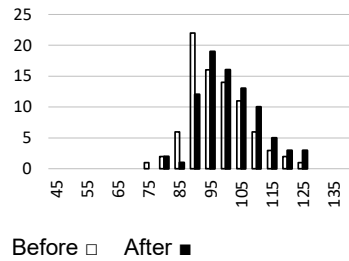
	Before	After
Median:	94.3	99.9
Mean:	94.4	99.9
Wtd Mean:	93.9	99.2
AAD:	7	7
PRD:	1.005	1.007
COD:	7	7
	RMV	% Change
Median:	\$ 550,710	5.8%
		\$ 582,855

History:	2020	2021	2022	2023	2024	2025
COD					9	7
PRD					1.002	1.007

Notes:

Neighborhood: RB1023

Total Accounts: 3,406
 Total Sales: 84
 % Sold: 2.5%
 Land RMV: \$17,857,700
 Improvement RMV: \$18,300,610
 Average Price: \$426,171
 Median Price: \$418,500



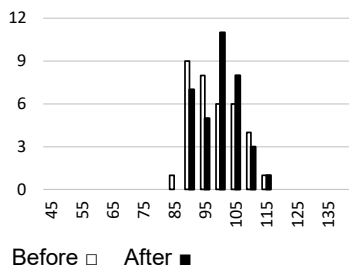
	Before	After
Median:	96.3	99.9
Mean:	97.3	101.4
Wtd Mean:	97.1	101.0
AAD:	8	8
PRD:	1.002	1.004
COD:	8	8
	RMV	% Change
Median:	\$ 408,605	3.8%
		RMV
		\$ 424,255

History:	2020	2021	2022	2023	2024	2025
COD					6	8
PRD					1.002	1.004

Notes:

Neighborhood: RB1030

Total Accounts: 1,229
 Total Sales: 35
 % Sold: 2.8%
 Land RMV: \$7,350,500
 Improvement RMV: \$7,850,130
 Average Price: \$433,864
 Median Price: \$440,000



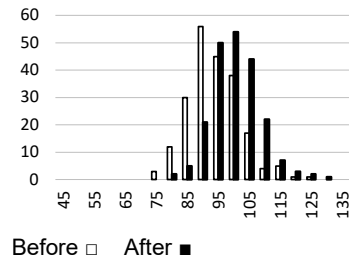
	Before	After
Median:	96.6	100.4
Mean:	98.2	100.0
Wtd Mean:	98.3	100.1
AAD:	6	6
PRD:	0.999	0.999
COD:	7	6
	RMV	% Change
Median:	\$ 420,270	1.4%
		RMV
		\$ 425,970

History:	2020	2021	2022	2023	2024	2025
COD					6	6
PRD					0.996	0.999

Notes:

Neighborhood: RB1031

Total Accounts: 7,239
 Total Sales: 212
 % Sold: 2.9%
 Land RMV: \$48,135,630
 Improvement RMV: \$59,535,800
 Average Price: \$505,284
 Median Price: \$484,900



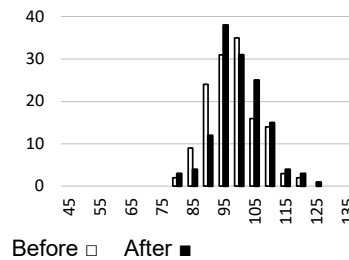
	Before	After
Median:	92.9	99.9
Mean:	93.8	100.6
Wtd Mean:	93.8	100.5
AAD:	6	6
PRD:	1.000	1.001
COD:	7	6
	RMV	% Change
Median:	\$ 451,660	7.1%
		RMV
		\$ 483,560

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					0.999	1.001

Notes:

Neighborhood: RB1032

Total Accounts: 5,348
 Total Sales: 136
 % Sold: 2.5%
 Land RMV: \$30,567,890
 Improvement RMV: \$37,317,540
 Average Price: \$499,716
 Median Price: \$490,168



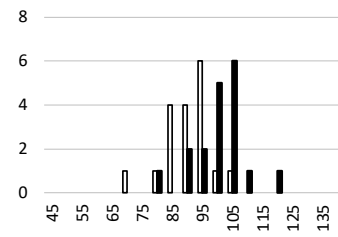
	Before	After
Median:	97.7	99.6
Mean:	97.9	100.0
Wtd Mean:	97.8	99.9
AAD:	6	6
PRD:	1.001	1.001
COD:	7	6
	RMV	% Change
Median:	\$ 485,655	1.9%
		RMV
		\$ 494,785

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					1.001	1.001

Notes:

Neighborhood: RB1040

Total Accounts: 512
 Total Sales: 18
 % Sold: 3.5%
 Land RMV: \$5,423,800
 Improvement RMV: \$8,295,350
 Average Price: \$756,133
 Median Price: \$765,215



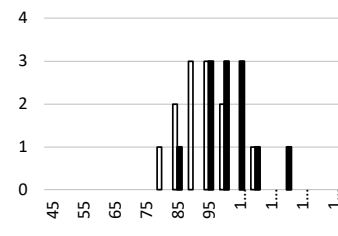
	Before	After
Median:	90.1	100.1
Mean:	90.5	100.7
Wtd Mean:	90.7	100.8
AAD:	6	6
PRD:	0.998	0.999
COD:	7	6
	RMV	% Change
Median:	\$ 699,460	11.0%
		RMV
		\$ 776,495

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					1.006	0.999

Notes:

Neighborhood: RB1041

Total Accounts: 646
 Total Sales: 12
 % Sold: 1.9%
 Land RMV: \$3,155,100
 Improvement RMV: \$3,652,140
 Average Price: \$565,862
 Median Price: \$537,500



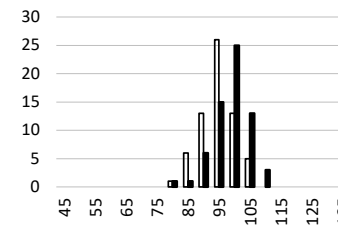
	Before	After
Median:	91.4	99.7
Mean:	91.9	100.5
Wtd Mean:	91.6	100.2
AAD:	6	6
PRD:	1.003	1.003
COD:	7	6
	RMV	% Change
Median:	\$ 514,875	8.9%
		RMV
		\$ 560,680

History:	2020	2021	2022	2023	2024	2025
COD					6	6
PRD					1.001	1.003

Notes:

Neighborhood: RB1043

Total Accounts: 1,520
 Total Sales: 64
 % Sold: 4.2%
 Land RMV: \$15,686,450
 Improvement RMV: \$19,272,650
 Average Price: \$553,687
 Median Price: \$541,920



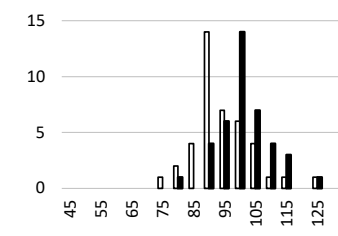
	Before	After
Median:	95.6	99.7
Mean:	94.8	98.8
Wtd Mean:	94.6	98.7
AAD:	4	4
PRD:	1.002	1.001
COD:	4	4
	RMV	% Change
Median:	\$ 553,600	3.1%
		RMV
		\$ 570,765

History:	2020	2021	2022	2023	2024	2025
COD					5	4
PRD					1.006	1.001

Notes:

Neighborhood: RB1045

Total Accounts: 1,121
 Total Sales: 41
 % Sold: 3.7%
 Land RMV: \$12,629,350
 Improvement RMV: \$14,716,080
 Average Price: \$657,346
 Median Price: \$658,000



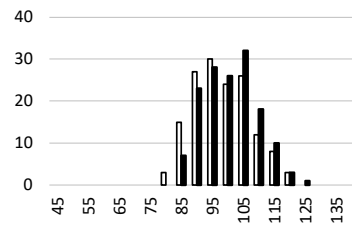
	Before	After
Median:	92.5	99.8
Mean:	94.3	101.9
Wtd Mean:	94.0	101.5
AAD:	7	7
PRD:	1.003	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 590,975	7.4%
		RMV
		\$ 634,560

History:	2020	2021	2022	2023	2024	2025
COD					6	7
PRD					1.001	1.004

Notes:

Neighborhood: RB1046

Total Accounts: 5,170
 Total Sales: 148
 % Sold: 2.9%
 Land RMV: \$33,371,000
 Improvement RMV: \$38,192,460
 Average Price: \$480,973
 Median Price: \$450,645



Before □ After ■

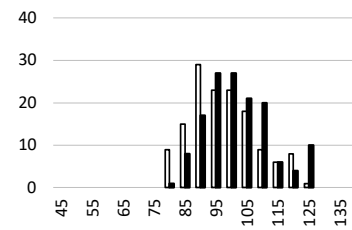
	Before	After
Median:	97.3	100.2
Mean:	98.2	100.6
Wtd Mean:	98.3	100.5
AAD:	7	7
PRD:	0.999	1.001
COD:	8	7
	RMV	% Change
Median:	\$ 445,340	2.2%
		\$ 455,245

History:	2020	2021	2022	2023	2024	2025
COD					7	7
PRD					0.998	1.001

Notes:

Neighborhood: RB1050

Total Accounts: 6,222
 Total Sales: 141
 % Sold: 2.3%
 Land RMV: \$29,755,300
 Improvement RMV: \$29,472,860
 Average Price: \$413,702
 Median Price: \$412,080



Before □ After ■

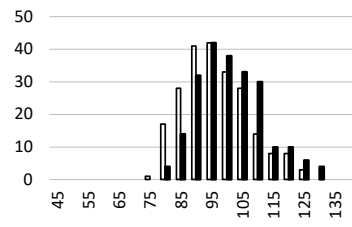
	Before	After
Median:	96.4	100.1
Mean:	97.5	101.9
Wtd Mean:	97.3	101.5
AAD:	9	8
PRD:	1.002	1.004
COD:	9	8
	RMV	% Change
Median:	\$ 391,630	4.3%
		\$ 408,440

History:	2020	2021	2022	2023	2024	2025
COD					9	8
PRD					1.002	1.004

Notes:

Neighborhood: RB1051

Total Accounts: 7,220
 Total Sales: 223
 % Sold: 3.1%
 Land RMV: \$48,452,500
 Improvement RMV: \$49,664,940
 Average Price: \$437,377
 Median Price: \$424,099



Before □ After ■

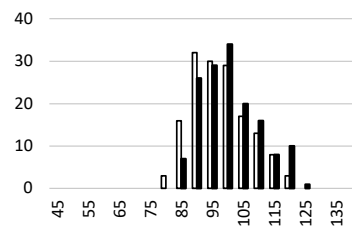
	Before	After
Median:	95.6	100.1
Mean:	96.5	101.2
Wtd Mean:	95.9	100.6
AAD:	9	9
PRD:	1.006	1.006
COD:	9	9
	RMV	% Change
Median:	\$ 402,210	5.1%
		\$ 422,540

History:	2020	2021	2022	2023	2024	2025
COD					10	9
PRD					1.012	1.006

Notes:

Neighborhood: RB1052

Total Accounts: 5,191
 Total Sales: 151
 % Sold: 2.9%
 Land RMV: \$36,854,380
 Improvement RMV: \$39,861,030
 Average Price: \$507,751
 Median Price: \$490,000



Before □ After ■

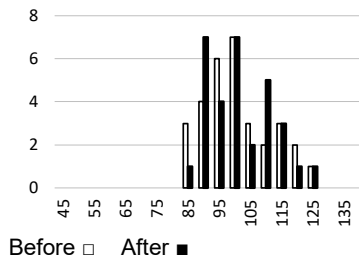
	Before	After
Median:	96.6	99.5
Mean:	97.2	100.8
Wtd Mean:	96.6	100.1
AAD:	7	7
PRD:	1.006	1.007
COD:	8	7
	RMV	% Change
Median:	\$ 459,560	4.3%
		\$ 479,270

History:	2020	2021	2022	2023	2024	2025
COD					8	7
PRD					1.007	1.007

Notes:

Neighborhood: RB2053

Total Accounts: 1,688
 Total Sales: 31
 % Sold: 1.8%
 Land RMV: \$6,843,500
 Improvement RMV: \$7,477,640
 Average Price: \$459,425
 Median Price: \$439,350



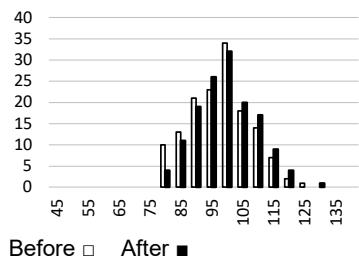
	Before	After
Median:	99.8	99.8
Mean:	101.0	101.3
Wtd Mean:	100.1	100.6
AAD:	9	8
PRD:	1.009	1.007
COD:	9	8
	RMV	% Change
Median:	\$ 450,670	1.1%
		\$ 455,530

History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.002	1.007

Notes:

Neighborhood: RB2054

Total Accounts: 4,243
 Total Sales: 143
 % Sold: 3.4%
 Land RMV: \$32,949,200
 Improvement RMV: \$37,350,300
 Average Price: \$499,119
 Median Price: \$487,830



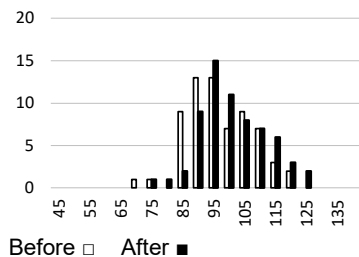
	Before	After
Median:	98.8	99.5
Mean:	97.8	99.5
Wtd Mean:	96.9	98.5
AAD:	8	8
PRD:	1.009	1.010
COD:	8	8
	RMV	% Change
Median:	\$ 470,100	1.3%
		\$ 476,160

History:	2020	2021	2022	2023	2024	2025
COD					10	8
PRD					1.014	1.010

Notes:

Neighborhood: RB2060

Total Accounts: 2,543
 Total Sales: 65
 % Sold: 2.6%
 Land RMV: \$13,834,000
 Improvement RMV: \$15,058,980
 Average Price: \$443,291
 Median Price: \$433,620



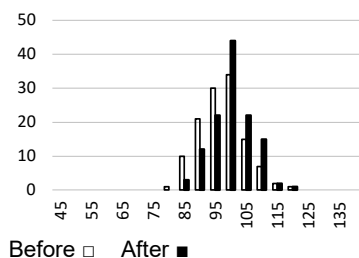
	Before	After
Median:	95.7	99.7
Mean:	97.1	101.2
Wtd Mean:	96.2	100.3
AAD:	8	8
PRD:	1.009	1.009
COD:	9	8
	RMV	% Change
Median:	\$ 430,060	4.0%
		\$ 447,080

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.002	1.009

Notes:

Neighborhood: RB2061

Total Accounts: 4,952
 Total Sales: 121
 % Sold: 2.4%
 Land RMV: \$24,705,360
 Improvement RMV: \$27,449,370
 Average Price: \$431,495
 Median Price: \$425,000



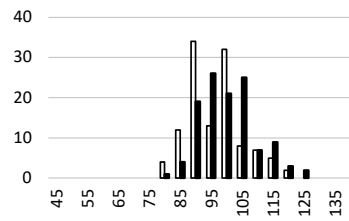
	Before	After
Median:	97.2	100.0
Mean:	97.3	100.1
Wtd Mean:	97.2	99.9
AAD:	6	5
PRD:	1.001	1.002
COD:	6	5
	RMV	% Change
Median:	\$ 411,395	2.2%
		\$ 420,585

History:	2020	2021	2022	2023	2024	2025
COD					9	5
PRD					1.005	1.002

Notes:

Neighborhood: RB2062

Total Accounts: 3,724
 Total Sales: 117
 % Sold: 3.1%
 Land RMV: \$25,987,200
 Improvement RMV: \$32,654,130
 Average Price: \$500,457
 Median Price: \$494,700



Before □ After ■

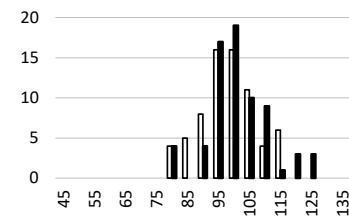
History:	2020	2021	2022	2023	2024	2025
COD					6	7
PRD					1.000	1.002

	Before	After
Median:	95.0	99.7
Mean:	96.4	100.3
Wtd Mean:	96.3	100.1
AAD:	7	7
PRD:	1.001	1.002
COD:	8	7
	RMV	% Change
Median:	\$ 462,790	3.1%
		RMV
	\$ 476,960	

Notes:

Neighborhood: RB2063

Total Accounts: 2,677
 Total Sales: 70
 % Sold: 2.6%
 Land RMV: \$15,319,500
 Improvement RMV: \$16,200,070
 Average Price: \$446,854
 Median Price: \$429,625



Before □ After ■

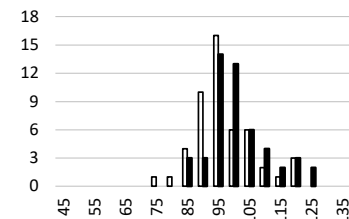
History:	2020	2021	2022	2023	2024	2025
COD					7	7
PRD					1.002	1.003

	Before	After
Median:	98.1	100.3
Mean:	97.9	101.1
Wtd Mean:	97.6	100.8
AAD:	7	7
PRD:	1.003	1.003
COD:	7	7
	RMV	% Change
Median:	\$ 424,670	2.5%
		RMV
		\$ 435,125

Notes:

Neighborhood: RB2064

Total Accounts: 1,969
 Total Sales: 50
 % Sold: 2.5%
 Land RMV: \$11,232,050
 Improvement RMV: \$9,500,450
 Average Price: \$410,973
 Median Price: \$408,000



Before □ After ■

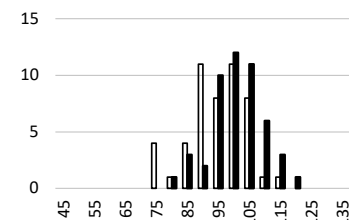
History:	2020	2021	2022	2023	2024	2025
COD					8	7
PRD					1.007	1.006

	Before	After
Median:	94.5	99.6
Mean:	96.8	101.5
Wtd Mean:	96.1	100.9
AAD:	7	7
PRD:	1.007	1.006
COD:	8	7
	RMV	% Change
Median:	\$ 394,760	5.4%
		RMV
		\$ 416,050

Notes:

Neighborhood: RB2065

Total Accounts: 2,282
 Total Sales: 49
 % Sold: 2.1%
 Land RMV: \$11,441,000
 Improvement RMV: \$14,881,630
 Average Price: \$536,428
 Median Price: \$520,000



Before □ After ■

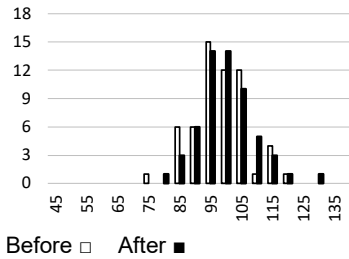
History:	2020	2021	2022	2023	2024	2025
COD					7	7
PRD					1.006	1.006

	Before	After
Median:	96.0	100.0
Mean:	94.8	100.7
Wtd Mean:	94.2	100.1
AAD:	7	7
PRD:	1.006	1.006
COD:	7	7
	RMV	% Change
Median:	\$ 504,885	6.8%
		RMV
		\$ 539,210

Notes:

Neighborhood: RB3070

Total Accounts: 1,800
 Total Sales: 58
 % Sold: 3.2%
 Land RMV: \$13,607,100
 Improvement RMV: \$13,415,380
 Average Price: \$469,614
 Median Price: \$472,450



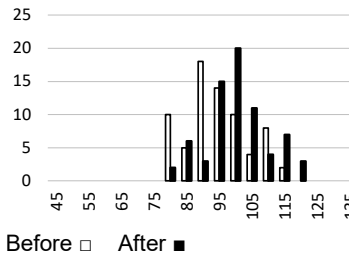
	Before	After
Median:	98.0	99.5
Mean:	98.3	100.0
Wtd Mean:	97.5	99.2
AAD:	7	7
PRD:	1.008	1.008
COD:	7	7
	RMV	% Change
Median:	\$ 450,265	1.6%
		\$ 457,350

History:	2020	2021	2022	2023	2024	2025
COD					6	7
PRD					1.006	1.008

Notes:

Neighborhood: RB3071

Total Accounts: 3,574
 Total Sales: 71
 % Sold: 2.0%
 Land RMV: \$17,584,580
 Improvement RMV: \$20,053,380
 Average Price: \$532,739
 Median Price: \$508,980



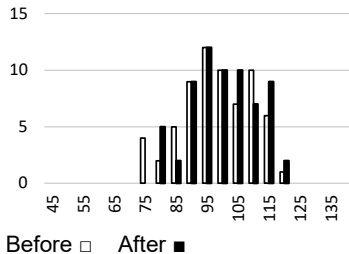
	Before	After
Median:	93.2	99.8
Mean:	94.4	100.4
Wtd Mean:	93.6	99.5
AAD:	8	7
PRD:	1.009	1.009
COD:	8	7
	RMV	% Change
Median:	\$ 480,370	5.9%
		\$ 508,640

History:	2020	2021	2022	2023	2024	2025
COD					9	7
PRD					1.007	1.009

Notes:

Neighborhood: RB3072

Total Accounts: 2,035
 Total Sales: 66
 % Sold: 3.2%
 Land RMV: \$17,163,850
 Improvement RMV: \$17,897,890
 Average Price: \$536,468
 Median Price: \$549,798



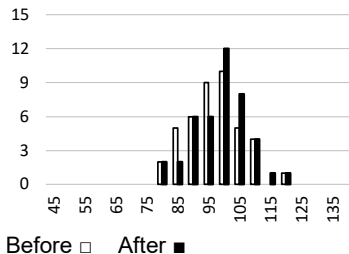
	Before	After
Median:	97.6	100.0
Mean:	98.2	100.2
Wtd Mean:	97.1	99.0
AAD:	9	9
PRD:	1.011	1.012
COD:	9	9
	RMV	% Change
Median:	\$ 498,360	1.9%
		\$ 507,945

History:	2020	2021	2022	2023	2024	2025
COD					7	9
PRD					1.010	1.012

Notes:

Neighborhood: RB3073

Total Accounts: 1,744
 Total Sales: 42
 % Sold: 2.4%
 Land RMV: \$11,993,800
 Improvement RMV: \$14,003,270
 Average Price: \$629,468
 Median Price: \$616,634



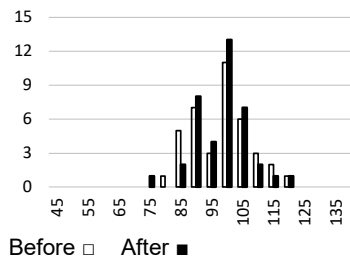
	Before	After
Median:	97.0	100.0
Mean:	96.5	99.3
Wtd Mean:	95.6	98.3
AAD:	7	7
PRD:	1.009	1.010
COD:	7	7
	RMV	% Change
Median:	\$ 604,910	2.1%
		\$ 617,860

History:	2020	2021	2022	2023	2024	2025
COD					8	7
PRD					1.014	1.010

Notes:

Neighborhood: RB3074

Total Accounts: 1,337
 Total Sales: 39
 % Sold: 2.9%
 Land RMV: \$10,643,200
 Improvement RMV: \$13,212,750
 Average Price: \$632,598
 Median Price: \$606,000



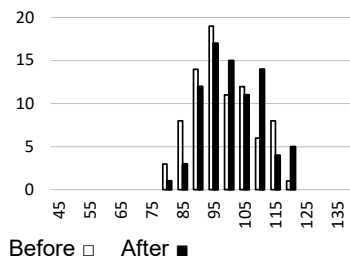
	Before	After
Median:	99.2	99.8
Mean:	98.0	98.4
Wtd Mean:	96.2	96.7
AAD:	7	7
PRD:	1.019	1.018
COD:	7	7
	RMV	% Change
Median:	\$ 598,985	0.5%
		\$ 601,905

History:	2020	2021	2022	2023	2024	2025
COD					7	7
PRD					1.010	1.018

Notes:

Neighborhood: RB3080

Total Accounts: 3,374
 Total Sales: 82
 % Sold: 2.4%
 Land RMV: \$29,852,500
 Improvement RMV: \$38,733,450
 Average Price: \$841,846
 Median Price: \$817,500



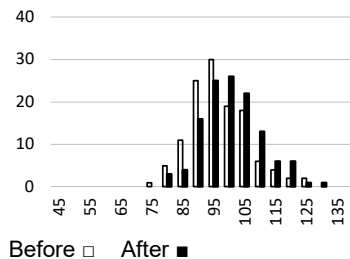
	Before	After
Median:	95.8	99.9
Mean:	98.1	100.9
Wtd Mean:	96.5	99.4
AAD:	8	8
PRD:	1.017	1.015
COD:	8	8
	RMV	% Change
Median:	\$ 761,170	2.7%
		\$ 782,025

History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.013	1.015

Notes:

Neighborhood: RB3081

Total Accounts: 4,639
 Total Sales: 123
 % Sold: 2.7%
 Land RMV: \$49,481,900
 Improvement RMV: \$69,197,360
 Average Price: \$969,269
 Median Price: \$885,000



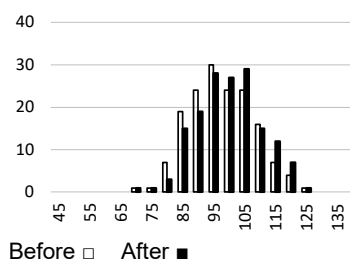
	Before	After
Median:	94.9	99.7
Mean:	96.6	100.6
Wtd Mean:	95.6	99.5
AAD:	7	8
PRD:	1.010	1.011
COD:	8	8
	RMV	% Change
Median:	\$ 857,280	3.9%
		\$ 890,920

History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.018	1.011

Notes:

Neighborhood: RB3082

Total Accounts: 5,716
 Total Sales: 158
 % Sold: 2.8%
 Land RMV: \$49,769,500
 Improvement RMV: \$54,462,370
 Average Price: \$670,739
 Median Price: \$652,900



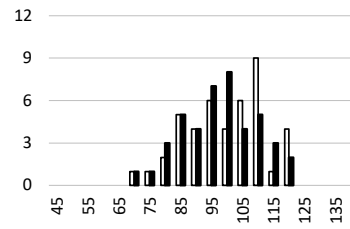
	Before	After
Median:	97.1	100.0
Mean:	97.4	99.8
Wtd Mean:	96.1	98.4
AAD:	8	8
PRD:	1.014	1.014
COD:	9	8
	RMV	% Change
Median:	\$ 610,850	2.1%
		\$ 623,380

History:	2020	2021	2022	2023	2024	2025
COD					9	8
PRD					1.016	1.014

Notes:

Neighborhood: RB3083

Total Accounts: 1,690
 Total Sales: 43
 % Sold: 2.5%
 Land RMV: \$12,304,950
 Improvement RMV: \$14,122,380
 Average Price: \$640,564
 Median Price: \$601,800



Before □ After ■

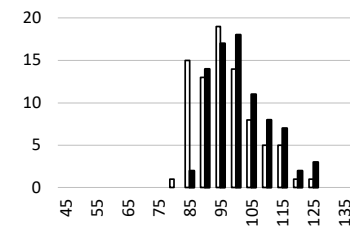
History:	2020	2021	2022	2023	2024	2025
COD					8	10
PRD					1.020	1.016

	Before	After
Median:	102.1	100.0
Mean:	99.5	97.4
Wtd Mean:	98.1	95.9
AAD:	10	10
PRD:	1.014	1.016
COD:	10	10
	RMV	% Change
Median:	\$ 577,490	-2.2%
		RMV
		\$ 564,880

Notes:

Neighborhood: RB3084

Total Accounts: 3,337
 Total Sales: 82
 % Sold: 2.5%
 Land RMV: \$23,116,450
 Improvement RMV: \$24,743,950
 Average Price: \$582,368
 Median Price: \$572,220



Before □ After ■

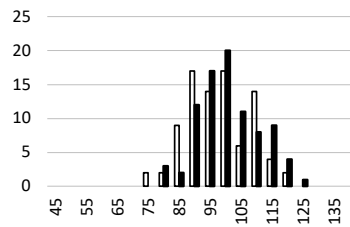
History:	2020	2021	2022	2023	2024	2025
COD					8	7
PRD					1.008	1.009

	Before	After
Median:	96.0	99.7
Mean:	97.0	101.1
Wtd Mean:	96.2	100.2
AAD:	8	7
PRD:	1.008	1.009
COD:	8	7
	RMV	% Change
Median:	\$ 530,930	4.3%
		RMV
		\$ 554,015

Notes:

Neighborhood: RB3085

Total Accounts: 3,126
 Total Sales: 87
 % Sold: 2.8%
 Land RMV: \$25,017,700
 Improvement RMV: \$30,516,780
 Average Price: \$640,770
 Median Price: \$608,850



Before □ After ■

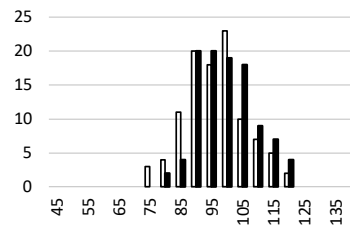
History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.013	1.013

	Before	After
Median:	97.1	99.7
Mean:	98.0	100.9
Wtd Mean:	96.7	99.6
AAD:	8	8
PRD:	1.013	1.013
COD:	8	8
	RMV	% Change
Median:	\$ 583,575	3.0%
		RMV
	\$ 600,960	

Notes:

Neighborhood: RB3090

Total Accounts: 4,374
 Total Sales: 103
 % Sold: 2.4%
 Land RMV: \$29,505,000
 Improvement RMV: \$32,148,250
 Average Price: \$606,271
 Median Price: \$586,398



Before □ After ■

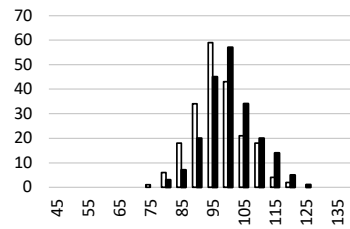
History:	2020	2021	2022	2023	2024	2025
COD					9	8
PRD					1.014	1.011

	Before	After
Median:	95.9	100.2
Mean:	96.4	99.8
Wtd Mean:	95.3	98.7
AAD:	8	8
PRD:	1.012	1.011
COD:	8	8
	RMV	% Change
Median:	\$ 565,860	3.3%
		RMV
	\$ 584,800	

Notes:

Neighborhood: RB3091

Total Accounts: 6,732
 Total Sales: 206
 % Sold: 3.1%
 Land RMV: \$50,694,300
 Improvement RMV: \$57,235,470
 Average Price: \$523,457
 Median Price: \$499,950



Before □ After ■

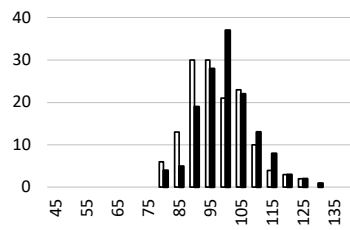
	Before	After
Median:	96.5	99.9
Mean:	96.8	100.6
Wtd Mean:	96.3	100.1
AAD:	6	6
PRD:	1.005	1.005
COD:	7	6
	RMV	% Change
Median:	\$ 482,530	3.9%
		\$ 501,330

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					1.007	1.005

Notes:

Neighborhood: RB3092

Total Accounts: 4,326
 Total Sales: 142
 % Sold: 3.3%
 Land RMV: \$33,124,530
 Improvement RMV: \$38,047,600
 Average Price: \$503,701
 Median Price: \$484,060



Before □ After ■

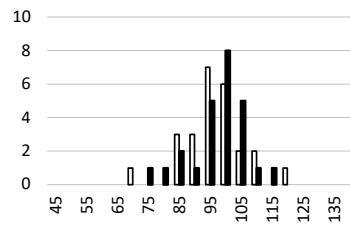
	Before	After
Median:	95.9	99.8
Mean:	97.3	100.2
Wtd Mean:	96.6	99.5
AAD:	8	7
PRD:	1.007	1.007
COD:	8	7
	RMV	% Change
Median:	\$ 452,860	2.2%
		\$ 462,770

History:	2020	2021	2022	2023	2024	2025
COD					9	7
PRD					1.009	1.007

Notes:

Neighborhood: G3093

Total Accounts: 1,019
 Total Sales: 25
 % Sold: 2.5%
 Land RMV: \$6,160,250
 Improvement RMV: \$7,404,960
 Average Price: \$559,436
 Median Price: \$509,850



Before □ After ■

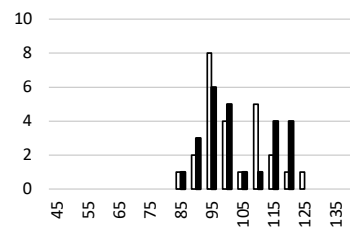
	Before	After
Median:	95.1	99.7
Mean:	96.1	98.4
Wtd Mean:	94.2	97.0
AAD:	7	6
PRD:	1.020	1.014
COD:	7	6
	RMV	% Change
Median:	\$ 443,530	2.1%
		\$ 452,700

History:	2020	2021	2022	2023	2024	2025
COD					10	6
PRD					1.014	1.014

Notes: G3093 includes neighborhoods RB3093, RB3094, & RB4148

Neighborhood: RB3100

Total Accounts: 721
 Total Sales: 25
 % Sold: 3.5%
 Land RMV: \$7,367,000
 Improvement RMV: \$11,539,570
 Average Price: \$735,783
 Median Price: \$694,000



Before □ After ■

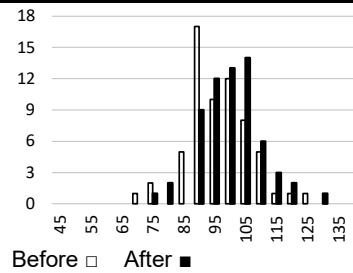
	Before	After
Median:	99.0	100.0
Mean:	101.7	103.3
Wtd Mean:	101.3	102.8
AAD:	9	9
PRD:	1.004	1.005
COD:	9	9
	RMV	% Change
Median:	\$ 655,730	2.3%
		\$ 670,510

History:	2020	2021	2022	2023	2024	2025
COD					10	9
PRD					1.012	1.005

Notes:

Neighborhood: RB3101

Total Accounts: 1,990
 Total Sales: 63
 % Sold: 3.2%
 Land RMV: \$24,237,800
 Improvement RMV: \$34,640,220
 Average Price: \$942,129
 Median Price: \$886,050



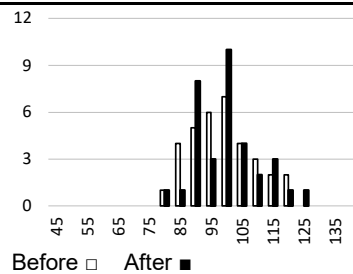
	Before	After
Median:	96.3	100.0
Mean:	96.6	100.5
Wtd Mean:	95.3	99.2
AAD:	8	8
PRD:	1.014	1.013
COD:	8	8
	RMV	% Change
Median:	\$ 812,500	3.7%
		RMV
		\$ 842,955

History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.021	1.013

Notes:

Neighborhood: RB3102

Total Accounts: 1,280
 Total Sales: 34
 % Sold: 2.7%
 Land RMV: \$10,045,940
 Improvement RMV: \$11,096,290
 Average Price: \$626,184
 Median Price: \$603,482



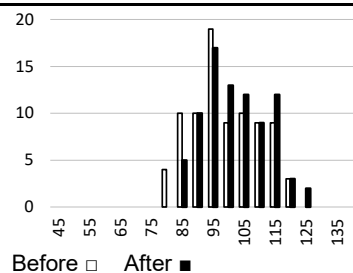
	Before	After
Median:	98.8	100.0
Mean:	98.6	100.0
Wtd Mean:	97.9	99.3
AAD:	8	8
PRD:	1.007	1.007
COD:	9	8
	RMV	% Change
Median:	\$ 567,150	1.3%
		RMV
		\$ 574,680

History:	2020	2021	2022	2023	2024	2025
COD					6	8
PRD					1.008	1.007

Notes:

Neighborhood: RB3103

Total Accounts: 2,645
 Total Sales: 83
 % Sold: 3.1%
 Land RMV: \$29,217,000
 Improvement RMV: \$40,532,040
 Average Price: \$832,264
 Median Price: \$767,000



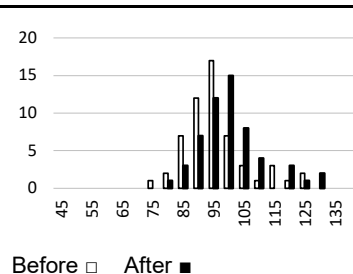
	Before	After
Median:	97.4	100.4
Mean:	99.2	102.3
Wtd Mean:	97.9	101.0
AAD:	9	9
PRD:	1.013	1.013
COD:	9	8
	RMV	% Change
Median:	\$ 722,620	3.0%
		RMV
		\$ 744,100

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.009	1.013

Notes:

Neighborhood: RB3104

Total Accounts: 2,340
 Total Sales: 56
 % Sold: 2.4%
 Land RMV: \$16,291,700
 Improvement RMV: \$17,685,580
 Average Price: \$607,136
 Median Price: \$583,750



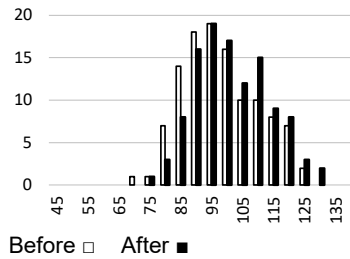
	Before	After
Median:	94.2	99.9
Mean:	95.8	100.6
Wtd Mean:	95.1	99.9
AAD:	8	8
PRD:	1.007	1.007
COD:	8	8
	RMV	% Change
Median:	\$ 559,030	4.6%
		RMV
		\$ 584,930

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.009	1.007

Notes:

Neighborhood: RB3105

Total Accounts: 4,818
 Total Sales: 113
 % Sold: 2.3%
 Land RMV: \$37,931,000
 Improvement RMV: \$44,295,100
 Average Price: \$727,404
 Median Price: \$725,000



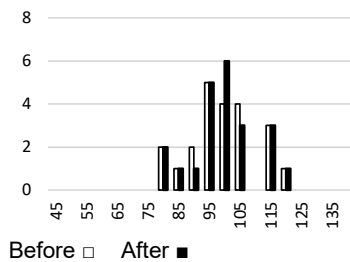
	Before	After
Median:	96.1	100.2
Mean:	98.1	101.4
Wtd Mean:	96.8	100.0
AAD:	10	10
PRD:	1.013	1.014
COD:	10	10
	RMV	% Change
Median:	\$ 683,900	2.9%
		RMV
	\$ 703,625	

History:	2020	2021	2022	2023	2024	2025
COD					7	10
PRD					1.011	1.014

Notes:

Neighborhood: RB3106

Total Accounts: 851
 Total Sales: 22
 % Sold: 2.6%
 Land RMV: \$6,865,100
 Improvement RMV: \$7,941,120
 Average Price: \$680,616
 Median Price: \$671,538



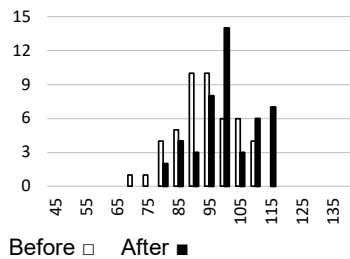
	Before	After
Median:	99.3	99.6
Mean:	99.1	98.9
Wtd Mean:	99.0	98.9
AAD:	8	8
PRD:	1.001	1.000
COD:	8	8
	RMV	% Change
Median:	\$ 661,625	0.3%
		RMV
	\$ 663,665	

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.001	1.000

Notes:

Neighborhood: RB3107

Total Accounts: 2,412
 Total Sales: 47
 % Sold: 1.9%
 Land RMV: \$14,075,900
 Improvement RMV: \$16,960,810
 Average Price: \$669,803
 Median Price: \$656,500



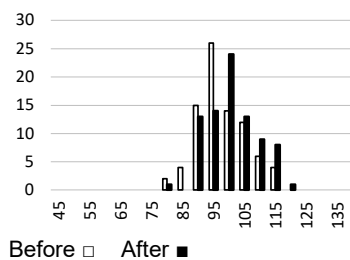
	Before	After
Median:	94.1	99.7
Mean:	94.1	100.0
Wtd Mean:	92.7	98.6
AAD:	8	8
PRD:	1.015	1.014
COD:	8	8
	RMV	% Change
Median:	\$ 596,120	5.6%
		RMV
		\$ 629,310

History:	2020	2021	2022	2023	2024	2025
COD					9	8
PRD					1.019	1.014

Notes:

Neighborhood: RB3108

Total Accounts: 2,287
 Total Sales: 83
 % Sold: 3.6%
 Land RMV: \$22,693,250
 Improvement RMV: \$28,208,350
 Average Price: \$611,825
 Median Price: \$584,000



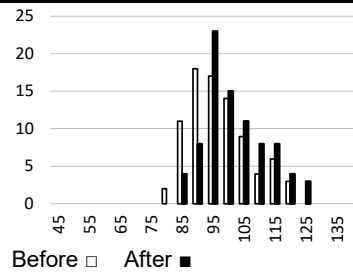
	Before	After
Median:	96.9	100.2
Mean:	97.6	100.9
Wtd Mean:	97.0	100.2
AAD:	6	6
PRD:	1.006	1.007
COD:	6	6
	RMV	% Change
Median:	\$ 562,650	3.4%
		\$ 581,595

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					1.012	1.007

Notes:

Neighborhood: RB3109

Total Accounts: 3,465
 Total Sales: 84
 % Sold: 2.4%
 Land RMV: \$22,666,080
 Improvement RMV: \$27,388,610
 Average Price: \$591,580
 Median Price: \$559,625



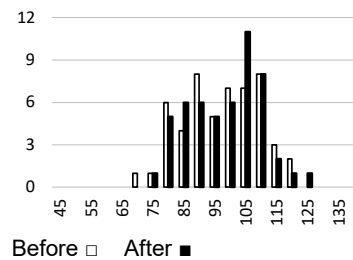
	Before	After
Median:	95.0	99.9
Mean:	97.2	101.8
Wtd Mean:	96.3	100.7
AAD:	8	8
PRD:	1.009	1.011
COD:	8	8
	RMV	% Change
Median:	\$ 545,110	4.4%
		RMV
		\$ 568,910

History:	2020	2021	2022	2023	2024	2025
COD					8	8
PRD					1.014	1.011

Notes:

Neighborhood: RB3110

Total Accounts: 1,585
 Total Sales: 52
 % Sold: 3.3%
 Land RMV: \$19,789,600
 Improvement RMV: \$29,833,480
 Average Price: \$1,001,231
 Median Price: \$892,050



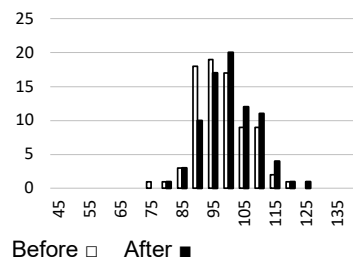
	Before	After
Median:	98.3	99.5
Mean:	97.5	97.9
Wtd Mean:	94.9	95.3
AAD:	10	10
PRD:	1.027	1.027
COD:	11	10
	RMV	% Change
Median:	\$ 860,450	0.7%
		RMV
		\$ 866,330

History:	2020	2021	2022	2023	2024	2025
COD					9	10
PRD					1.014	1.027

Notes:

Neighborhood: RB3111

Total Accounts: 3,122
 Total Sales: 80
 % Sold: 2.6%
 Land RMV: \$27,045,500
 Improvement RMV: \$31,538,520
 Average Price: \$738,255
 Median Price: \$680,340



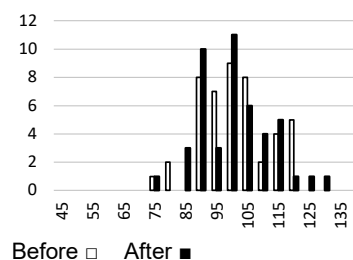
	Before	After
Median:	96.1	99.5
Mean:	97.6	100.3
Wtd Mean:	96.6	99.2
AAD:	7	7
PRD:	1.010	1.011
COD:	7	7
	RMV	% Change
Median:	\$ 673,575	2.8%
		RMV
		\$ 692,660

History:	2020	2021	2022	2023	2024	2025
COD					10	7
PRD					1.021	1.011

Notes:

Neighborhood: RB4140

Total Accounts: 1,591
 Total Sales: 46
 % Sold: 2.9%
 Land RMV: \$17,285,500
 Improvement RMV: \$31,416,280
 Average Price: \$1,067,512
 Median Price: \$913,365



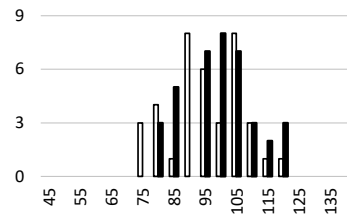
	Before	After
Median:	99.0	100.0
Mean:	100.7	100.8
Wtd Mean:	99.7	99.2
AAD:	9	9
PRD:	1.010	1.016
COD:	9	9
	RMV	% Change
Median:	\$ 928,280	0.5%
		RMV
		\$ 932,610

History:	2020	2021	2022	2023	2024	2025
COD					10	9
PRD					1.018	1.016

Notes:

Neighborhood: RB4141

Total Accounts: 1,518
 Total Sales: 38
 % Sold: 2.5%
 Land RMV: \$15,041,750
 Improvement RMV: \$25,151,910
 Average Price: \$1,074,166
 Median Price: \$929,660



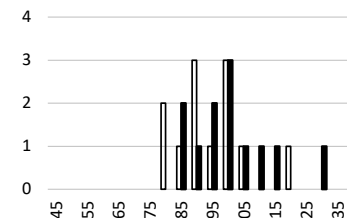
	Before	After
Median:	94.2	100.1
Mean:	95.1	99.4
Wtd Mean:	94.4	98.5
AAD:	9	9
PRD:	1.007	1.009
COD:	10	8
	RMV	% Change
Median:	\$ 926,860	5.1%
		\$ 974,520

History:	2020	2021	2022	2023	2024	2025
COD					11	8
PRD					1.020	1.009

Notes:

Neighborhood: RB4142

Total Accounts: 448
 Total Sales: 12
 % Sold: 2.7%
 Land RMV: \$4,706,000
 Improvement RMV: \$5,274,490
 Average Price: \$839,781
 Median Price: \$846,500



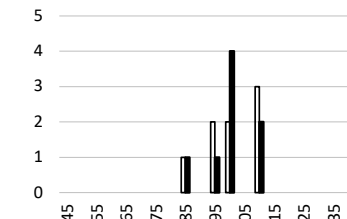
	Before	After
Median:	92.6	99.5
Mean:	94.0	101.3
Wtd Mean:	92.9	99.0
AAD:	8	9
PRD:	1.012	1.023
COD:	8	9
	RMV	% Change
Median:	\$ 788,790	8.6%
		\$ 856,620

History:	2020	2021	2022	2023	2024	2025
COD					13	9
PRD					1.068	1.023

Notes:

Neighborhood: RB4143

Total Accounts: 525
 Total Sales: 8
 % Sold: 1.5%
 Land RMV: \$3,329,900
 Improvement RMV: \$4,210,600
 Average Price: \$957,331
 Median Price: \$899,670



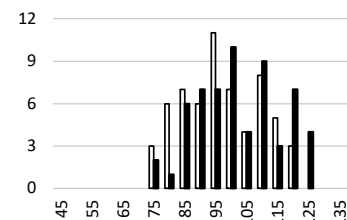
	Before	After
Median:	100.4	99.8
Mean:	100.4	99.5
Wtd Mean:	99.6	98.5
AAD:	6	5
PRD:	1.008	1.010
COD:	6	5
	RMV	% Change
Median:	\$ 918,790	-0.4%
		\$ 915,260

History:	2020	2021	2022	2023	2024	2025
COD					10	5
PRD					1.022	1.010

Notes:

Neighborhood: RB4144

Total Accounts: 1,885
 Total Sales: 60
 % Sold: 3.2%
 Land RMV: \$30,345,500
 Improvement RMV: \$47,634,400
 Average Price: \$1,317,623
 Median Price: \$1,106,300



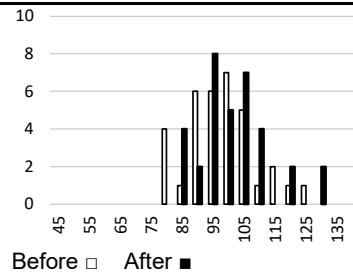
	Before	After
Median:	94.2	99.9
Mean:	97.1	102.0
Wtd Mean:	94.3	98.6
AAD:	11	11
PRD:	1.030	1.034
COD:	11	11
	RMV	% Change
Median:	\$ 1,101,870	4.6%
		\$ 1,153,025

History:	2020	2021	2022	2023	2024	2025
COD					12	11
PRD					1.019	1.034

Notes:

Neighborhood: RB4145

Total Accounts: 860
 Total Sales: 34
 % Sold: 4.0%
 Land RMV: \$15,237,000
 Improvement RMV: \$20,370,690
 Average Price: \$1,044,118
 Median Price: \$915,750



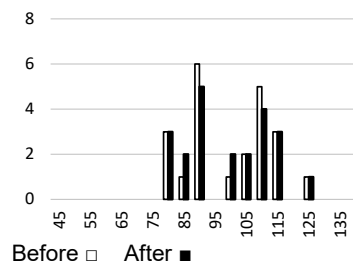
	Before	After
Median:	97.0	99.5
Mean:	97.6	101.4
Wtd Mean:	96.7	100.3
AAD:	9	9
PRD:	1.009	1.011
COD:	9	9
	RMV	% Change
Median:	\$ 968,180	4.0%
		RMV
		\$ 1,007,300

History:	2020	2021	2022	2023	2024	2025
COD					9	9
PRD					1.010	1.011

Notes:

Neighborhood: G4146

Total Accounts: 1,614
 Total Sales: 22
 % Sold: 1.4%
 Land RMV: \$9,579,550
 Improvement RMV: \$13,239,540
 Average Price: \$1,085,715
 Median Price: \$1,084,186



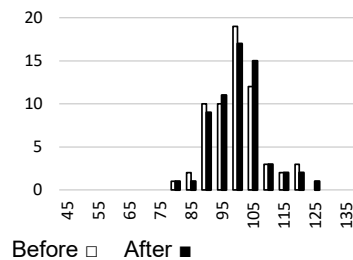
	Before	After
Median:	102.4	99.9
Mean:	99.1	98.9
Wtd Mean:	95.9	95.5
AAD:	12	12
PRD:	1.033	1.036
COD:	12	12
	RMV	% Change
Median:	\$ 880,165	-0.2%
		RMV
		\$ 878,500

History:	2020	2021	2022	2023	2024	2025
COD					12	12
PRD					1.024	1.036

Notes: G4146 includes neighborhoods RB4146 & RB4149

Neighborhood: RB4147

Total Accounts: 1,552
 Total Sales: 62
 % Sold: 4.0%
 Land RMV: \$26,229,500
 Improvement RMV: \$39,306,470
 Average Price: \$1,057,794
 Median Price: \$997,500



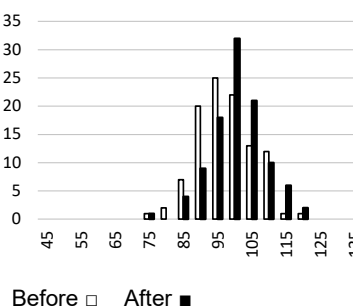
	Before	After
Median:	98.8	99.6
Mean:	99.5	100.1
Wtd Mean:	99.3	99.9
AAD:	6	6
PRD:	1.002	1.002
COD:	6	6
	RMV	% Change
Median:	\$1,000,160	0.8%
		RMV
		\$ 1,007,815

History:	2020	2021	2022	2023	2024	2025
COD					8	6
PRD					1.016	1.002

Notes:

Neighborhood: RB5130

Total Accounts: 2,591
 Total Sales: 104
 % Sold: 4.0%
 Land RMV: \$30,472,100
 Improvement RMV: \$33,507,430
 Average Price: \$602,938
 Median Price: \$580,000



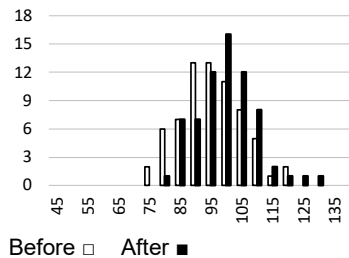
	Before	After
Median:	96.6	99.9
Mean:	97.3	103.4
Wtd Mean:	96.7	102.0
AAD:	7	9
PRD:	1.006	1.014
COD:	7	9
	RMV	% Change
Median:	\$ 577,980	2.9%
		RMV
		\$ 594,845

History:	2020	2021	2022	2023	2024	2025
COD					9	9
PRD					1.006	1.014

Notes:

Neighborhood: G5131

Total Accounts: 3,367
 Total Sales: 68
 % Sold: 2.0%
 Land RMV: \$21,709,150
 Improvement RMV: \$29,190,430
 Average Price: \$752,363
 Median Price: \$731,500



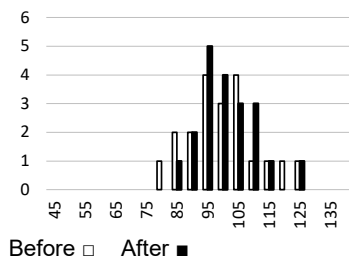
	Before	After
Median:	94.7	99.5
Mean:	95.3	99.9
Wtd Mean:	95.3	99.5
AAD:	8	7
PRD:	1.000	1.004
COD:	8	7
	RMV	% Change
Median:	\$ 675,260	5.5%
		RMV
		\$ 712,530

History:	2020	2021	2022	2023	2024	2025
COD						7
PRD						1.004

Notes: New for 2025, G5131 includes neighborhoods RB5131 & RB6121

Neighborhood: RB5132

Total Accounts: 827
 Total Sales: 20
 % Sold: 2.4%
 Land RMV: \$5,560,350
 Improvement RMV: \$7,252,000
 Average Price: \$630,758
 Median Price: \$579,600



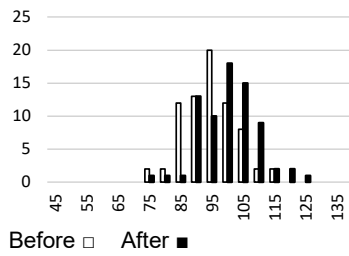
	Before	After
Median:	99.7	99.8
Mean:	100.4	101.0
Wtd Mean:	101.2	101.6
AAD:	9	8
PRD:	0.992	0.994
COD:	9	8
	RMV	% Change
Median:	\$ 600,320	0.7%
		RMV
		\$ 604,670

History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.006	0.994

Notes: RB5132 was grouped with RB5131 in 2024.

Neighborhood: RB5133

Total Accounts: 2,226
 Total Sales: 73
 % Sold: 3.3%
 Land RMV: \$22,583,900
 Improvement RMV: \$25,186,680
 Average Price: \$657,395
 Median Price: \$625,000



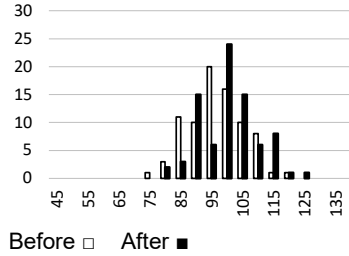
	Before	After
Median:	94.3	99.6
Mean:	94.4	100.2
Wtd Mean:	94.0	99.5
AAD:	7	7
PRD:	1.004	1.007
COD:	7	7
	RMV	% Change
Median:	\$ 620,230	5.7%
		RMV
		\$ 655,360

History:	2020	2021	2022	2023	2024	2025
COD					10	7
PRD					1.015	1.007

Notes:

Neighborhood: RB5134

Total Accounts: 3,358
 Total Sales: 81
 % Sold: 2.4%
 Land RMV: \$24,541,100
 Improvement RMV: \$34,512,650
 Average Price: \$735,559
 Median Price: \$682,000



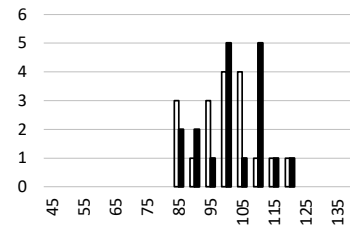
	Before	After
Median:	95.8	99.9
Mean:	96.6	100.4
Wtd Mean:	95.8	99.1
AAD:	7	7
PRD:	1.008	1.013
COD:	7	7
	RMV	% Change
Median:	\$ 648,270	4.3%
		RMV
		\$ 676,240

History:	2020	2021	2022	2023	2024	2025
COD					8	7
PRD					1.020	1.013

Notes:

Neighborhood: RB5135

Total Accounts: 844
 Total Sales: 18
 % Sold: 2.1%
 Land RMV: \$6,186,400
 Improvement RMV: \$9,208,920
 Average Price: \$858,685
 Median Price: \$832,500



Before □ After ■

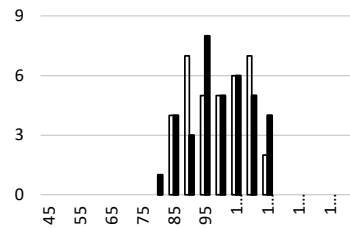
History:	2020	2021	2022	2023	2024	2025
COD					6	7
PRD					1.013	1.017

	Before	After
Median:	99.4	99.7
Mean:	99.5	101.3
Wtd Mean:	97.6	99.6
AAD:	8	7
PRD:	1.019	1.017
COD:	8	7
	RMV	% Change
Median:	\$ 716,000	2.8%
		RMV
	\$ 736,015	

Notes:

Neighborhood: RB5136

Total Accounts: 1,003
 Total Sales: 36
 % Sold: 3.6%
 Land RMV: \$10,933,400
 Improvement RMV: \$13,819,650
 Average Price: \$694,373
 Median Price: \$671,575



Before □ After ■

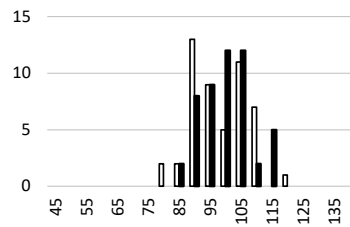
History:	2020	2021	2022	2023	2024	2025
COD					7	8
PRD					1.005	1.007

	Before	After
Median:	99.0	99.5
Mean:	99.4	99.7
Wtd Mean:	98.9	99.0
AAD:	8	8
PRD:	1.005	1.007
COD:	8	8
	RMV	% Change
Median:	\$ 628,820	0.9%
		RMV
	\$ 634,300	

Notes:

Neighborhood: RB6120

Total Accounts: 1,449
 Total Sales: 50
 % Sold: 3.5%
 Land RMV: \$16,110,000
 Improvement RMV: \$17,756,360
 Average Price: \$679,309
 Median Price: \$670,000



Before □ After ■

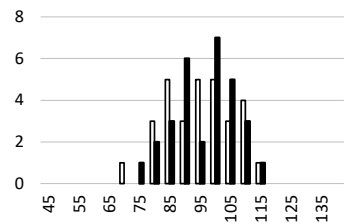
History:	2020	2021	2022	2023	2024	2025
COD					9	6
PRD					1.013	1.006

	Before	After
Median:	96.3	99.5
Mean:	97.9	100.3
Wtd Mean:	97.5	99.7
AAD:	7	6
PRD:	1.004	1.006
COD:	8	6
	RMV	% Change
Median:	\$ 673,030	1.7%
		RMV
		\$ 684,525

Notes:

Neighborhood: G6122

Total Accounts: 951
 Total Sales: 30
 % Sold: 3.2%
 Land RMV: \$10,140,750
 Improvement RMV: \$14,559,550
 Average Price: \$868,636
 Median Price: \$842,500



Before □ After ■

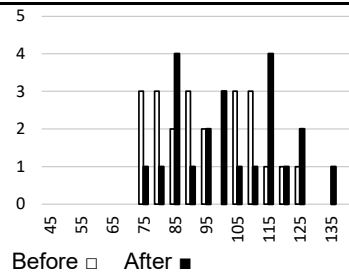
History:	2020	2021	2022	2023	2024	2025
COD						8
PRD						1.016

	Before	After
Median:	95.2	99.6
Mean:	94.9	96.3
Wtd Mean:	93.6	94.8
AAD:	9	8
PRD:	1.014	1.016
COD:	9	8
	RMV	% Change
Median:	\$ 766,550	1.7%
		RMV
	\$ 779,895	

Notes: New for 2025, G6122 includes neighborhoods RB6122 & RB6123

Neighborhood: G6124

Total Accounts: 643
 Total Sales: 22
 % Sold: 3.4%
 Land RMV: \$16,030,500
 Improvement RMV: \$30,932,730
 Average Price: \$2,130,557
 Median Price: \$1,809,000



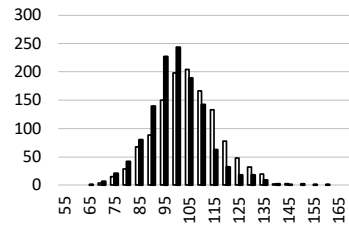
	Before	After
Median:	92.3	100.0
Mean:	96.0	102.5
Wtd Mean:	94.8	100.2
AAD:	14	14
PRD:	1.013	1.023
COD:	15	14
	RMV	% Change
Median:	\$1,757,570	6.6%
		RMV
		\$ 1,872,930

History:	2020	2021	2022	2023	2024	2025
COD					12	14
PRD					1.004	1.023

Notes: G6124 includes neighborhoods RB6124 & RB6125

Condominiums

Total Accounts: 39,229
 Total Sales: 1,239
 % Sold: 3.2%
 Land RMV: \$0
 Improvement RMV: \$496,449,840
 Average Price: \$400,472
 Median Price: \$336,600



Before □ After ■

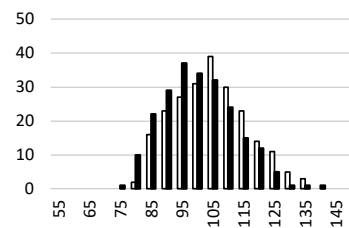
	Before	After
Median:	101.7	99.9
Mean:	102.0	100.3
Wtd Mean:	101.6	100.1
AAD:	10	9
PRD:	1.004	1.002
COD:	10	9
	RMV	% Change
Median:	\$ 328,700	-1.9%
		RMV
	\$ 322,590	

History:	2020	2021	2022	2023	2024	2025
COD	8	8	9	8	9	9
PRD	1.009	1.005	1.024	1.005	1.007	1.002

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

2-4 Plexes

Total Accounts: 8,523
 Total Sales: 224
 % Sold: 2.6%
 Land RMV: \$60,004,100
 Improvement RMV: \$82,642,380
 Average Price: \$638,782
 Median Price: \$593,505



Before □ After ■

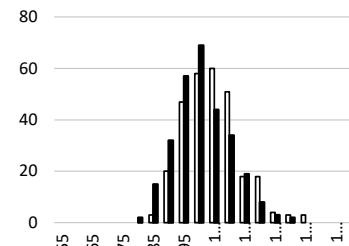
	Before	After
Median:	101.7	100.3
Mean:	102.1	100.5
Wtd Mean:	101.2	99.7
AAD:	10	10
PRD:	1.009	1.008
COD:	10	9
	RMV	% Change
Median:	\$ 647,920	-1.2%
		RMV
	\$ 639,890	

History:	2020	2021	2022	2023	2024	2025
COD	9	9	8	10	10	9
PRD	1.004	1.005	1.004	1.004	1.008	1.008

Notes:

Row Houses

Total Accounts: 6,769
 Total Sales: 285
 % Sold: 4.2%
 Land RMV: \$61,806,800
 Improvement RMV: \$67,242,730
 Average Price: \$451,584
 Median Price: \$400,400



Before □ After ■

	Before	After	
Median:	101.4	99.7	
Mean:	101.9	101.0	
Wtd Mean:	101.5	100.3	
AAD:	7	7	
PRD:	1.004	1.007	
COD:	7	7	
	Before RMV	% Change	After RMV
Median:	\$ 407,650	-0.7%	\$ 405,000

History:	2020	2021	2022	2023	2024	2025
COD	6	6	6	7	7	7
PRD	1.004	1.004	1.006	1.003	1.009	1.007

Notes:

Commercial

200 Commercial Land



The 2025 ratio analysis for vacant commercial land relied on a three-year sale set. Analysis of land sales considered property class, location, and valuation method. Time trend analysis for commercial vacant land was inconclusive; therefore, sale prices received no time trend. Recalculating land tables, reviewed annually by an appraisal team which makes targeted market adjustments to segments as needed, continue to be a success. Vacant land sales indicate acceptable ratio statistics, and there is no additional market adjustment made to vacant commercial land for 2025.

201 Commercial Improved Properties

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

Efforts to convert property data from trended methods to recalculating income models are continuing. 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. Models for small office and retail properties, industrial warehouses, and hotels are reported separately. Primary sales data for the hotel model was insufficient and unreliable. It is reported and adjusted by a supplemental income study that is included in the appendix.

Analysts studied a three-year sales sample for all commercial property types. Third party market reports continue to strongly indicate a struggling office market particularly in Portland's Core, but sales activity post pandemic is limited. An updated supplemental study for office property in Portland's Core was incorporated into both time and market analysis studies. The supplemental study for Core Office is in the addenda. Ratio appraisals from the supplemental office study provided additional data points and are used in the analysis like typical market sales. These sales are identifiable in sales lists by the deed type and instrument number that contain "PO" (Price Opinion).

Due to variations in property characteristics, sample size, and geographic influences, sales were stratified by property type and time trends analyzed annually. Three different time trends were applied to improved commercial property sale prices to adjust them to the assessment date. Commercial property in the downtown core saw consistent value decreases over time. Commercial property outside this distressed core area remained broadly flat over the three-year study period. Shop and warehouse properties saw significant appreciation in the first sampled year before reversing course.

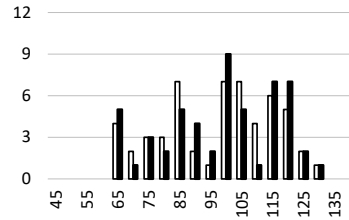
Market studies are conducted on a time trended sale sample. Analysts generally excluded short sales and REO sales as atypical conditions of sale except for in the Core office market where these sales are considered representative of current market conditions. Unless otherwise noted, conclusions in this section result from a representative sale sample from calendar year 2022 through 2024. After examining the sale set by neighborhood,

neighborhood groupings, property type groupings, and by property code, there was compelling evidence of differing value changes for commercial property types.

Market analysis broadly shows declining values in Portland's downtown Core and inner eastside for a range of property types. The rest of the county saw a mix of trends to be applied on property type, and market area groupings. The value declines indicated for Portland's Core bear out in primary data and in the supplemental office study.

Generic Commercial - R93 Cost Recalculation

Total Accounts: 1,144
 Total Sales: 54
 % Sold: 4.7%
 Land RMV: \$16,940,110
 Improvement RMV: \$18,276,450
 Average Price: \$679,597
 Median Price: \$609,000



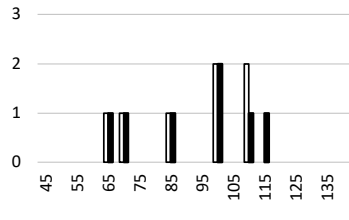
	Before	After
Median:	100.4	100.0
Mean:	97.8	98.1
Wtd Mean:	95.6	96.0
AAD:	15	15
PRD:	1.023	1.022
COD:	15	15
	RMV	% Change
Median:	\$ 645,480	0.2%
		\$ 646,770

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	13	13	15	13	17	15	15
PRD	1.019	1.016	1.020	1.004	1.037	1.022	

Notes:

Generic Shop - R93 Cost Recalculation

Total Accounts: 244
 Total Sales: 7
 % Sold: 2.9%
 Land RMV: \$5,899,880
 Improvement RMV: \$3,390,780
 Average Price: \$1,392,914
 Median Price: \$1,450,000



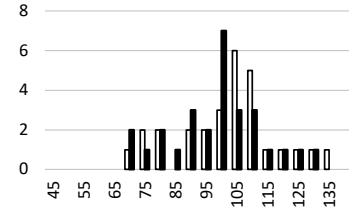
	Before	After
Median:	98.4	99.6
Mean:	90.9	92.2
Wtd Mean:	94.2	95.3
AAD:	15	15
PRD:	0.965	0.967
COD:	15	15
	RMV	% Change
Median:	\$ 617,155	1.5%
		\$ 626,525

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	14	12	15	12	13	15	15
PRD	0.960	0.987	0.981	1.031	0.981	0.967	

Notes:

Industrial Warehouse - Income Recalculation

Total Accounts: 1,019
 Total Sales: 28
 % Sold: 2.7%
 Land RMV: \$65,067,300
 Improvement RMV: \$289,055,800
 Average Price: \$13,454,564
 Median Price: \$4,371,500



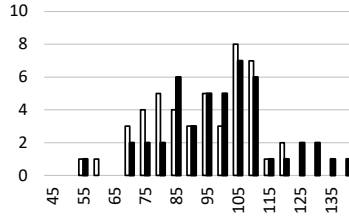
	Before	After
Median:	104.3	100.1
Mean:	102.2	98.5
Wtd Mean:	97.3	94.0
AAD:	12	11
PRD:	1.050	1.048
COD:	11	11
	RMV	% Change
Median:	\$3,776,980	-4.0%
		\$ 3,626,750

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	11	15	14	12	11	11	15
PRD	0.961	0.937	1.056	1.021	1.013	1.048	

Notes:

Commercial - Income Recalculation

Total Accounts: 592
 Total Sales: 47
 % Sold: 7.9%
 Land RMV: \$32,043,690
 Improvement RMV: \$42,615,540
 Average Price: \$1,609,203
 Median Price: \$1,260,000



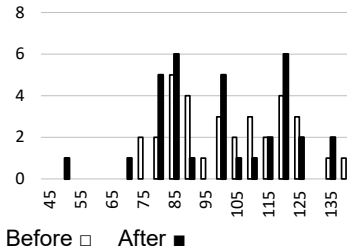
	Before	After
Median:	96.0	100.1
Mean:	93.5	99.7
Wtd Mean:	94.4	98.7
AAD:	13	14
PRD:	0.990	1.010
COD:	14	14
	RMV	% Change
Median:	\$1,062,320	6.0%
		\$ 1,125,900

History:	2020	2021	2022	2023	2024	2025	COD Std
COD						14	15
PRD						1.010	

Notes: Includes office and retail property on recalculating income models.

Vacant Land - Non-Residential Recalculation

Total Accounts: 2,153
 Total Sales: 33
 % Sold: 1.5%
 Land RMV: \$36,201,140
 Improvement RMV: \$80,210
 Average Price: \$1,264,050
 Median Price: \$677,775



	Before	After
Median:	100.5	100.1
Mean:	102.9	100.5
Wtd Mean:	94.2	87.0
AAD:	15	17
PRD:	1.092	1.155
COD:	15	17
	RMV	% Change
Median:	\$ 336,160	2.6%
		RMV
		\$ 344,940

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	10	12	15	15	18	17	20
PRD	1.049	1.030	1.040	1.030	1.033	1.155	

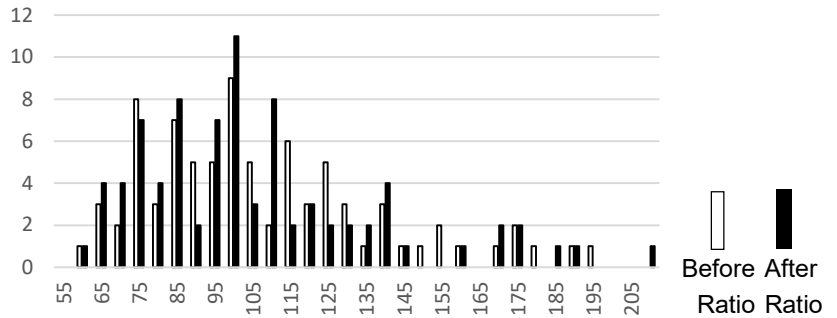
Notes: One low ratio skews PRD.

Commercial Improved Trend

Office Property Type In The Core Neighborhood

Summary Statistics:

Total Accounts	748
Total Sales	83
% Sold	11.1%
Trend/Trend Accounts	524
Trend/Recalc Accounts	224
Average Sale Price	\$ 14,611,559
Median Sale Price	\$ 5,544,570



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	101.4	25	25	109.4	96.0	104.9	1.14
After	99.6	24	24	105.9	94.0	101.6	1.13

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	101.4	1.00	0.97	99.6

Notes: Downtown Portland's office market is in acute distress. The path to recovery is expected to be lengthy and uneven.

History

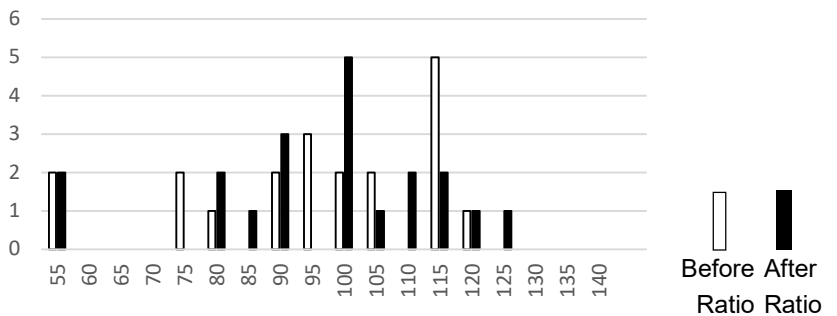
	2020	2021	2022	2023	2024	2025	
COD						24	COD Std 15
PRD						1.13	

Commercial Improved Trend

Office Property Type Outside The Core Neighborhood

Summary Statistics:

Total Accounts	855
Total Sales	20
% Sold	2.3%
Trend/Trend Accounts	435
Trend/Recalc Accounts	420
Average Sale Price	\$ 1,754,917
Median Sale Price	\$ 1,157,500



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	98.5	15	16	95.4	95.4	93.1	1.00
After	99.9	14	14	96.4	97.6	94.4	0.99

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	95.4	1.00	0.95	99.9

Notes:

History:

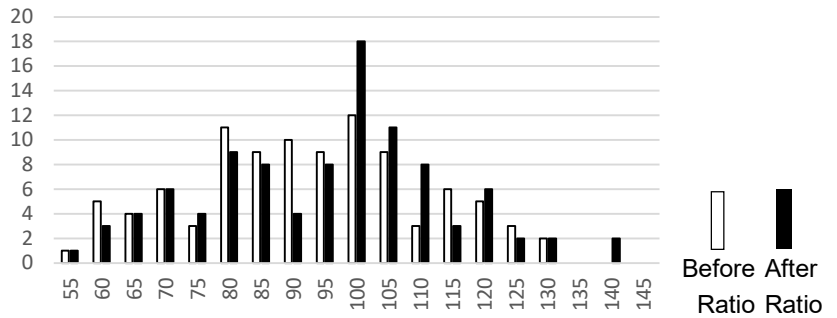
	2020	2021	2022	2023	2024	2025	
COD						14	COD Std 15
PRD						0.99	

Commercial Improved Trend

Store Property Type

Summary Statistics:

Total Accounts	3,187
Total Sales	99
% Sold	3.1%
Trend/Trend Accounts	2,430
Trend/Recalc Accounts	757
Average SalePrice	\$ 2,930,801
Median Sale Price	\$ 1,515,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	92.6	15	17	92.9	90.0	91.0	1.03
After	99.5	15	15	95.5	92.0	93.6	1.04

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	92.6	1.00	1.00	99.5

Notes:

History

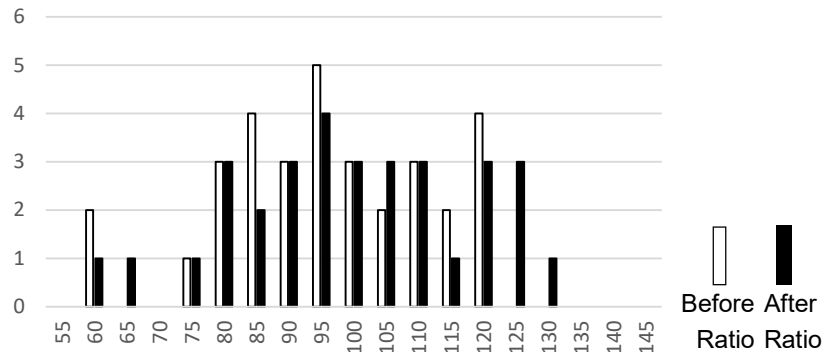
	2020	2021	2022	2023	2024	2025	
COD				16	17	15	COD Std 15
PRD				0.99	1.02	1.04	

Commercial Improved Trend

Restaurant Property Type

Summary Statistics:

Total Accounts	945
Total Sales	32
% Sold	3.4%
Trend/Trend Accounts	199
Trend/Recalc Accounts	746
Average Sale Price	\$ 1,379,859
Median Sale Price	\$ 1,454,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	95.6	13	13	96.0	94.5	94.6	1.02
After	99.1	15	15	99.6	97.7	98.0	1.02

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Mean	94.5	1.00	1.10	99.6

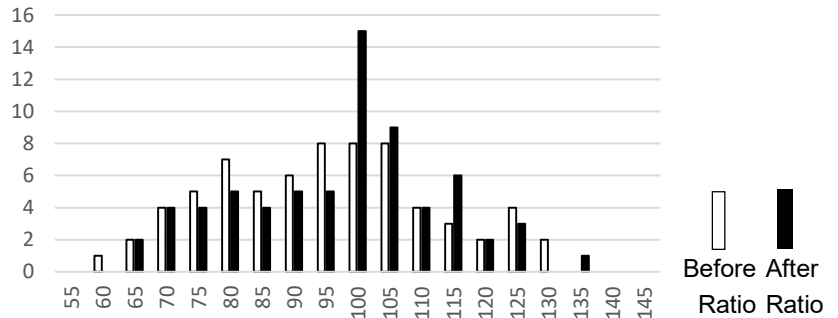
Notes: Select mean

History:

	2020	2021	2022	2023	2024	2025	
COD				15	17	15	COD Std 15
PRD				1.01	0.99	1.02	

Commercial Improved Trend**Else: Auto-Related, Parking, Nursing, Comm Condos, and Miscellaneous Commercial****Summary Statistics:**

Total Accounts	5,094
Total Sales	69
% Sold	1.4%
Trend/Trend Accounts	3,936
Trend/Recalc Accounts	1,158
Average Sale Price	\$ 1,886,855
Median Sale Price	\$ 808,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	95.3	14	15	95.0	92.0	93.4	1.03
After	99.9	12	12	97.1	93.0	95.7	1.04

Adjustment Conclusions:

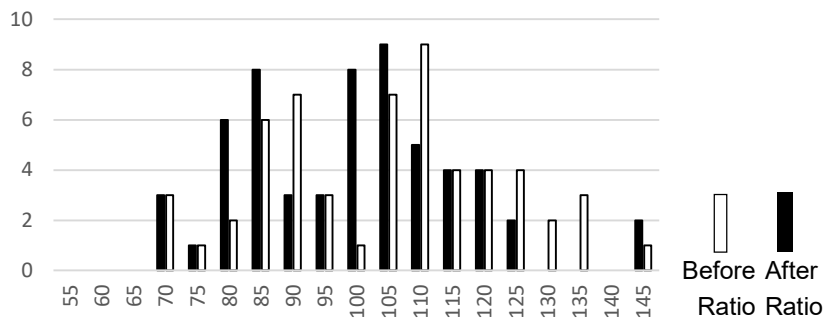
Selected Ratio	Before Ratio	Median Land Adjustment	Median Imp Adjustment	After Ratio
Median	95.3	1.00	1.05	99.9

Notes:**History**

	2020	2021	2022	2023	2024	2025	
COD				15	14	12	COD Std 15
PRD				1.03	1.07	1.04	

Commercial Improved Trend**Warehouse & Shop Trend****Summary Statistics:**

Total Accounts	2,633
Total Sales	58
% Sold	2.2%
Trend/Trend Accounts	2,072
Trend/Recalc Accounts	561
Average Sale Price	\$ 3,693,751
Median Sale Price	\$ 2,363,840



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	105.7	16	15	105.1	101.1	103.3	1.04
After	99.8	13	13	99.2	95.9	97.8	1.03

Adjustment Conclusions:

Selected Ratio	Before Ratio	Median Land Adjustment	Median Imp Adjustment	After Ratio
Median	105.7	1.00	0.87	99.8

Notes:**History:**

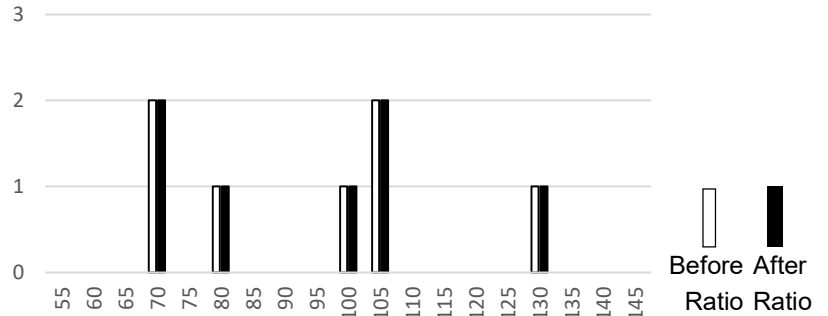
	2020	2021	2022	2023	2024	2025	
COD					17	13	COD Std 15
PRD					1.03	1.03	

Vacant Land Trend

Commercial, Industrial, and Apartment Neighborhoods

Summary Statistics:

Total Accounts	1,638
Total Sales	7
% Sold	0.4%
Trend/Trend Accounts	1,638
Trend/Recalc Accounts	0
Average Sale Price	\$ 1,145,000
Median Sale Price	\$ 210,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	101.5	17.4	17.2	94.0	78.0	91.7	1.205
After	101.5	17.4	17.2	94.0	78.0	91.7	1.205

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Imp Adjustment	After Ratio
Median	101.5	1.00	1.00	101.5

Notes: Central tendencies bracket 1.0. Small sample size skews PRD.

History

	2020	2021	2022	2023	2024	2025	
COD	12	22	22	8	10	17	COD Std 20
PRD	0.98	1.05	0.94	0.98	1.03	1.21	



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 three-year sale set representative of that study showed no further adjustment to recalculating tables necessary for 2025.

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 market conditions study of a three-year sample of 160 multifamily sales after mean trimming concluded a single time trendline, adjusting sale prices to the 2025 assessment date on an annual basis. The study indicates multifamily product has seen gradual value decline over the period of the study relative to the most recent certified values.

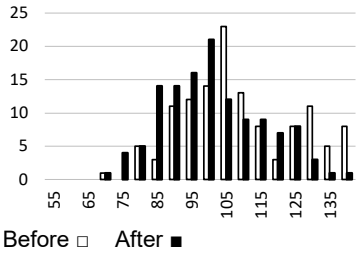
Annual recalculation of court-style multifamily property on income models continues to allow a more agile method for analysis and adjustment. Model components are periodically recalibrated and tested with market studies of rents, vacancy, expenses, capitalization rates, and fees. The court models continue to be a more reliable and efficient method of reflecting market change from year to year, than historical appraise-and-trend procedures.

Neighborhood analysis of the 125 sales representing recalculating court apartment models indicate differing market adjustments on a geographic basis. Courts in Portland's central core and adjoining inner east-side neighborhoods saw steeper declines than courts in the rest of the county. This is a pattern consistent with that of other commercial property types.

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. Elevator properties with high-rise improvements of 5 stories or greater, largely located in the distressed urban core, see value decline similar to other commercial property in that area. Conversely, low-rise walkup apartments which are more widely distributed throughout the county see values holding steady.

Court Apt - Income Recalculation

Total Accounts:	2,708
Total Sales:	125
% Sold:	4.6%
Land RMV:	\$117,268,910
Improvement RMV:	\$270,229,330
Average Price:	\$3,213,109
Median Price:	\$1,805,000



	Before	After
Median:	105.5	99.8
Mean:	109.0	100.7
Wtd Mean:	103.8	96.5
AAD:	13	12
PRD:	1.050	1.044
COD:	13	12
RMV		
Median:	\$1,835,560	\$1,763,100

History:	2020	2021	2022	2023	2024	2025
COD	6	6	7	10	11	12
PRD	1.011	1.011	1.006	1.039	1.032	1.044

COD Std
12

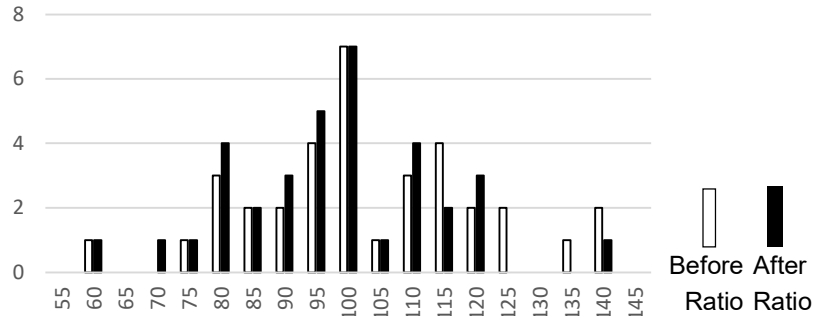
Notes:

Multifamily Trend

Countywide - All Apartment Types

Summary Statistics:

Total Accounts	1,705
Total Sales	35
% Sold	2.1%
Trend/Trend Accounts	683
Trend/Recalc Accounts	1,022
Average SalePrice	\$ 17,490,900
Median Sale Price	\$ 7,495,699



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	100.3	14	14	102.9	106.0	101.2	0.971
After	99.5	12	12	97.8	96.0	96.5	1.019

Adjustment Conclusions:

Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
Median	100.3	1.00	1.00	99.5

Notes: Additional inventory in this set comes from accounts converted to a trended methodology.

History

	2020	2021	2022	2023	2024	2025	
COD					11	12	COD Std 12
PRD					1.00	1.02	

707 Manufactured Home Parks

Manufactured Home Parks were reappraised to a countywide recalculating income model in the 2024 assessment cycle. This is the first-year reporting on the new model. Analysts reviewed three years of manufactured home park sales for the ratio study; due to insufficient sales this model is adjusted and reported through a supplemental income study that is located in appendix B.

Miscellaneous Property Types

016 Floating Homes

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

019 Manufactured Homes

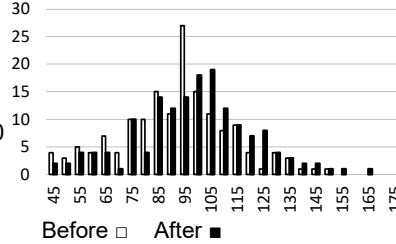
All manufactured homes are also on annual recalculation methodology. Analysis on a one-year sale set includes stratification by market area and neighborhood, but statistics are reported on a countywide basis.

021 Billboards

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

Floating Property

Total Accounts: 1,815
 Total Sales: 158
 % Sold: 8.7%
 Land RMV: \$0
 Improvement RMV: \$46,673,370
 Average Price: \$308,933
 Median Price: \$290,750



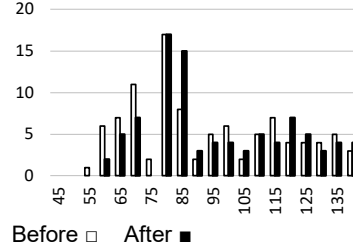
	Before	After
Median:	93.7	99.7
Mean:	91.5	98.7
Wtd Mean:	89.8	95.6
AAD:	16	17
PRD:	1.019	1.032
COD:	17	17
	RMV	% Change
Median:	\$ 221,620	8.5%
		RMV
		\$ 240,390

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	19	18	21	19	18	17	25
PRD	1.088	1.057	1.069	1.034	1.018	1.032	

Notes:

MFH - Manufactured Homes in Parks

Total Accounts: 4,865
 Total Sales: 99
 % Sold: 2.0%
 Land RMV: \$0
 Improvement RMV: \$8,042,960
 Average Price: \$84,187
 Median Price: \$78,401



	Before	After
Median:	85.3	92.6
Mean:	93.2	99.8
Wtd Mean:	90.5	96.5
AAD:	21	22
PRD:	1.030	1.034
COD:	25	24
	RMV	% Change
Median:	\$ 49,420	7.8%
		RMV
		\$ 53,295

History:	2020	2021	2022	2023	2024	2025	COD Std
COD	22	22	23	23	26	24	25
PRD	1.038	1.047	1.017	1.026	1.035	1.034	

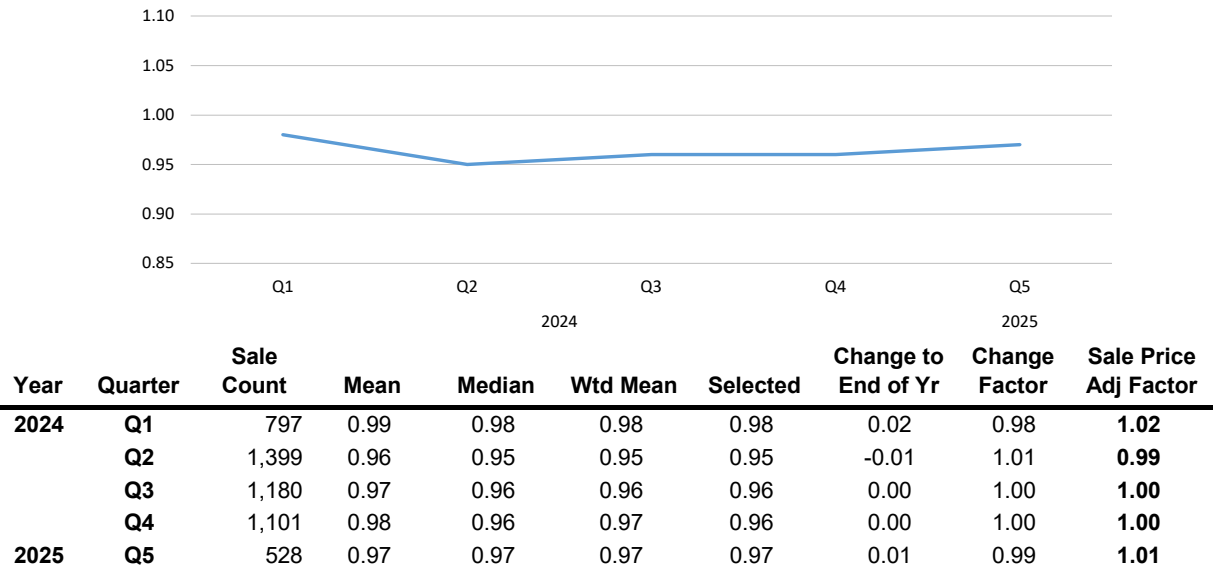
Notes: Select Mean.

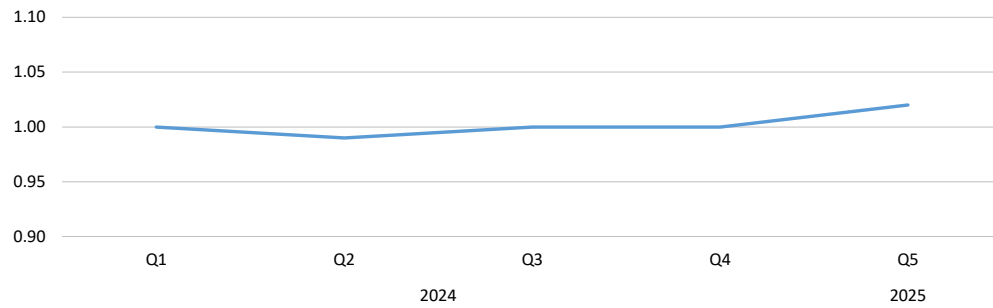
Appendices

Time Trends

Significant judgement is applied during time trend analysis particularly in sale sets with erratic movements between adjacent periods; quarterly or even annual analysis produces smoother more supportable sale price adjustments. When no pattern or a highly erratic pattern is evident analysts may conclude no sensible time trend exists.

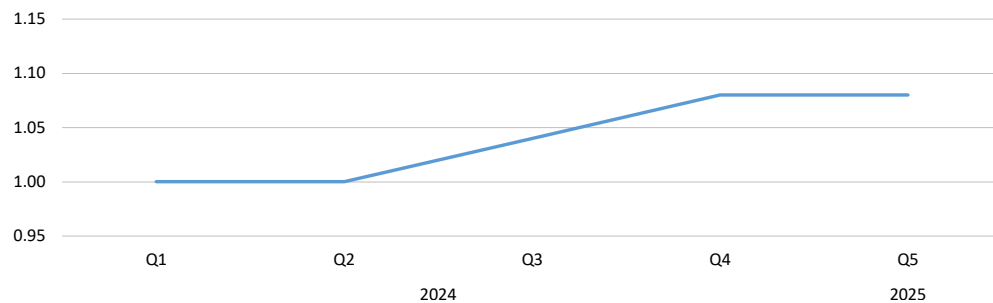
Single-Family Detached Housing All



Condominiums - No High-Rise

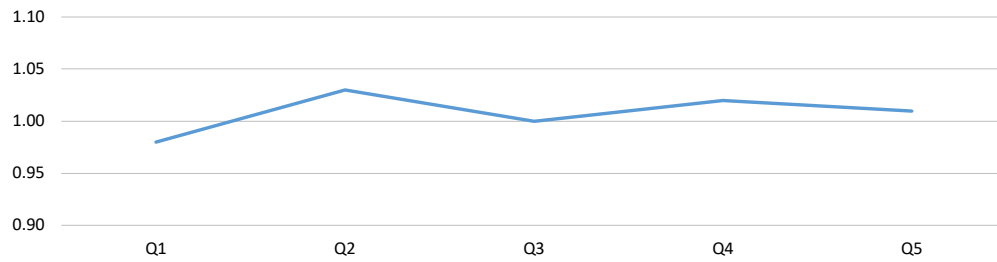
Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2024	Q1	211	1.00	1.00	0.99	1.00	0.00	1.00	1.00
	Q2	279	1.00	0.99	0.99	0.99	-0.01	1.01	0.99
	Q3	225	1.00	1.00	1.00	1.00	0.00	1.00	1.00
	Q4	179	1.01	1.00	1.01	1.00	0.00	1.00	1.00
2025	Q5	95	1.02	1.02	1.01	1.02	0.02	0.98	1.02

Note:

Condominiums - High-Rise

Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2024	Q1	66	1.01	1.00	0.99	1.00	-0.08	1.08	0.93
	Q2	65	1.02	1.00	1.02	1.00	-0.08	1.08	0.93
	Q3	47	1.03	1.04	1.01	1.04	-0.04	1.04	0.96
	Q4	41	1.06	1.08	1.06	1.08	0.00	1.00	1.00
2025	Q5	31	1.07	1.08	1.06	1.08	0.00	1.00	1.00

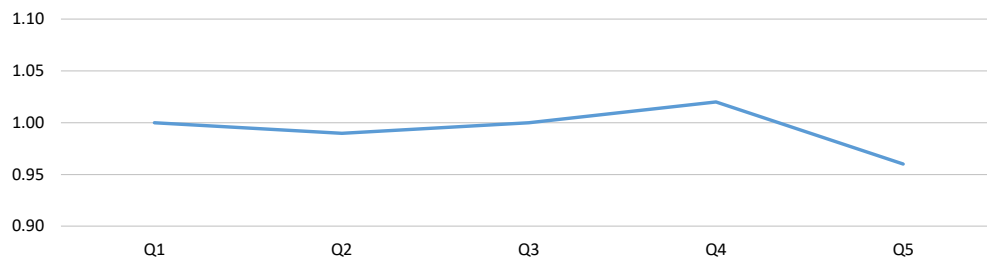
2-4 Plexes - All



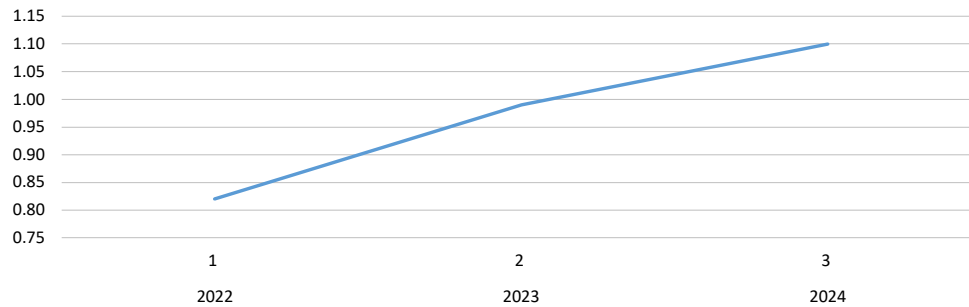
Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2024	Q1	37	1.00	0.98	0.99	0.98	-0.04	1.04	0.96
	Q2	56	1.03	1.03	1.01	1.03	0.01	0.99	1.01
	Q3	50	0.99	1.00	0.99	1.00	-0.02	1.02	0.98
	Q4	56	1.02	1.02	1.02	1.02	0.00	1.00	1.00
2025	Q5	25	1.01	1.01	0.99	1.01	-0.01	1.01	0.99

Note:

Row Houses - All

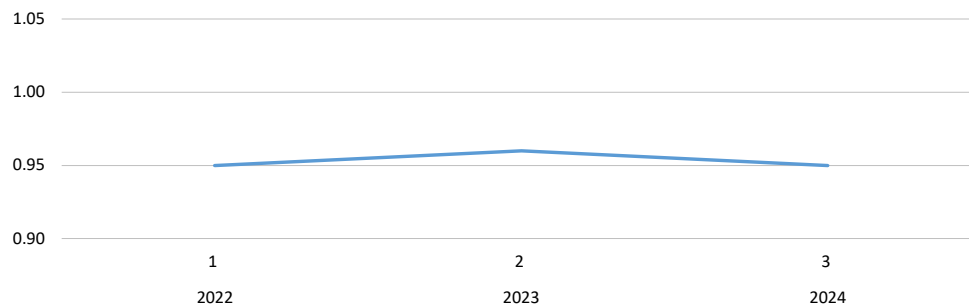


Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2024	Q1	68	1.00	1.00	0.99	1.00	-0.02	1.02	0.98
	Q2	62	0.98	0.99	0.98	0.99	-0.03	1.03	0.97
	Q3	63	1.02	1.00	1.02	1.00	-0.02	1.02	0.98
	Q4	66	1.04	1.02	1.03	1.02	0.00	1.00	1.00
2025	Q5	26	0.97	0.96	0.98	0.96	-0.06	1.06	0.94

Commercial - Core

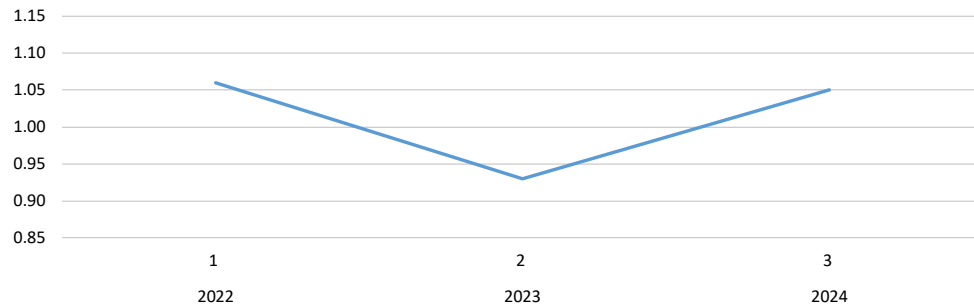
Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	37	0.82	0.82	0.76	0.82	-0.28	1.28	0.78
2023	2	32	1.05	0.99	0.89	0.99	-0.11	1.11	0.90
2024	3	47	1.14	1.10	1.06	1.10	0.00	1.00	1.00

Note: Commercial property in the Core neighborhood: excludes warehouse and shop.

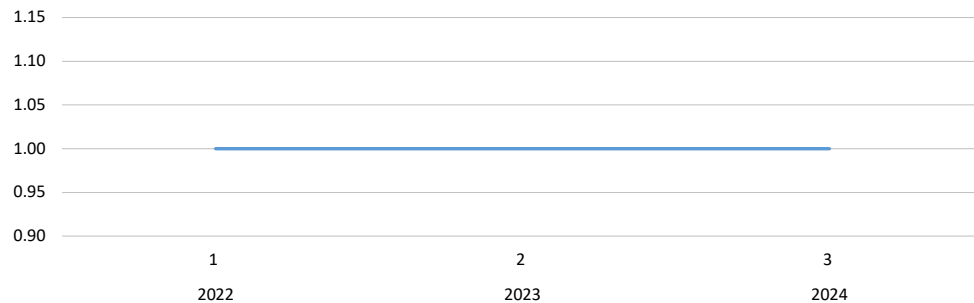
Commercial - Not Core

Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	94	0.93	0.95	0.88	0.95	0.00	1.00	1.00
2023	2	74	0.96	0.96	0.94	0.96	0.01	0.99	1.01
2024	3	66	0.95	0.95	0.94	0.95	0.00	1.00	1.00

Note: Commercial property not in the Core neighborhood: excludes warehouse and shop

All Warehouse and Shop

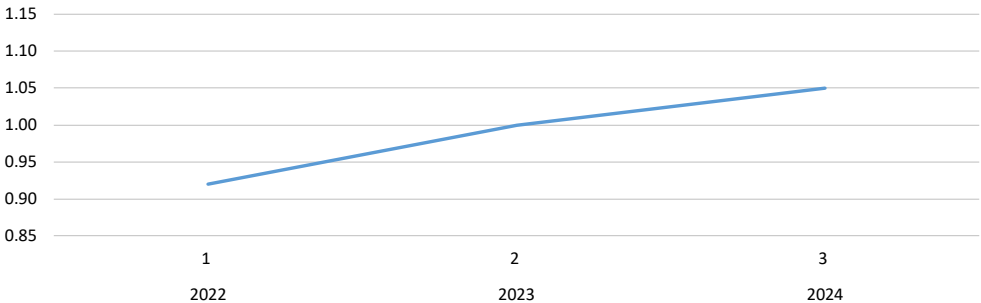
Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	34	1.04	1.06	0.94	1.06	0.01	0.99	1.01
2023	2	23	0.96	0.93	0.94	0.93	-0.12	1.12	0.89
2024	3	29	1.03	1.05	1.00	1.05	0.00	1.00	1.00

Vacant Land - Commercial & Multifamily - All Neighborhoods

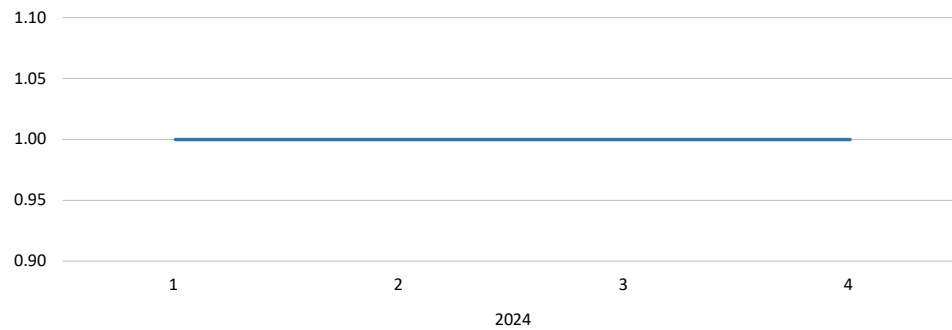
Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	11	1.01	1.02	0.97	1.00	0.00	1.00	1.00
2023	2	11	1.00	1.00	0.88	1.00	0.00	1.00	1.00
2024	3	18	1.03	1.03	0.93	1.00	0.00	1.00	1.00

Note: Too few sales per period. No time adjustment concluded.

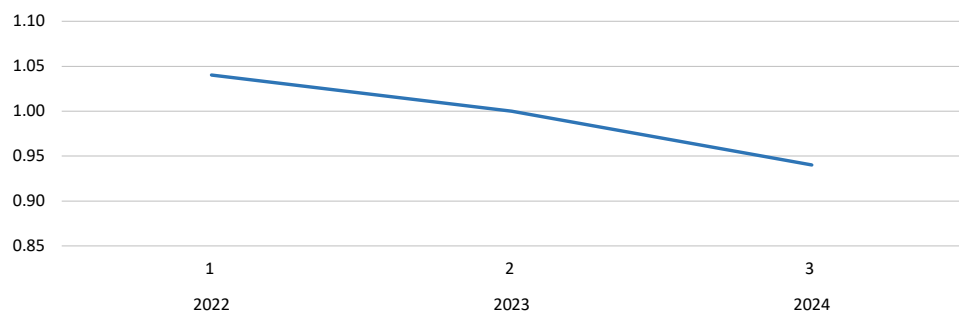
All Multifamily



Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	84	0.95	0.92	0.89	0.92	-0.13	1.13	0.88
2023	2	36	1.04	1.00	1.07	1.00	-0.05	1.05	0.95
2024	3	40	1.07	1.05	1.06	1.05	0.00	1.00	1.00

Manufactured Homes

Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2024	1	18	0.95	0.98	0.92	1.00	0.00	1.00	1.00
	2	23	0.86	0.74	0.83	1.00	0.00	1.00	1.00
	3	26	1.02	1.02	1.01	1.00	0.00	1.00	1.00
	4	32	0.91	0.83	0.87	1.00	0.00	1.00	1.00

Floating Property

Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2022	1	60	1.00	1.04	0.95	1.04	0.10	0.90	1.11
2023	2	54	0.99	1.00	0.99	1.00	0.06	0.94	1.06
2024	3	44	0.91	0.94	0.90	0.94	0.00	1.00	1.00

2025 Supplemental Hotel/Motel Study - Countywide

Market Data:	Local rents, vacancy rates, expenses, and cap rates were collected and analyzed from third party and primary sources.											
Properties:	A group of properties were selected as typical & representative to appraise. The benchmark properties were analyzed using the market data collected to derive an indicated market change.											
Inventory:	Prop Code:	Total Accounts:	Sales Count:	%Sold:	Comments:							
	HF	61	1	2%	Each prop code has an income model estimating market values. The primary sales data is insufficient to draw reliable conclusions. A supplemental rent study was performed to adjust market values.							
	HL	68	1	1%								
	HM	91	1	1%								
	HS	15	1	7%								
Total	235	4	2%									
Property	Model	Investment Class	Model Rating	2024 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2025 Model Value	Indicated Change	
1 R140421	HF	GD	HF-GD	13,739,990	118	7,106,550	50%	78%	9.01	11,105,460	-19%	
2 R182169	HF	AV	HF-AV	20,380,350	241	12,315,100	50%	78%	9.51	18,233,080	-11%	
3 R246157	HF	GD	HF-GD	33,418,460	287	17,284,575	50%	78%	9.01	27,010,740	-19%	
4 R246182	HF	GD	HF-GD	9,897,440	85	5,119,125	50%	78%	9.01	7,999,700	-19%	
5 R246326	HF	EX	HF-EX	67,085,690	455	29,893,500	45%	78%	8.26	45,860,820	-32%	
6 R246586	HF	AV	HF-AVM	11,877,580	197	8,988,125	50%	82%	9.51	10,207,340	-14%	
7 R246606	HF	AV	HF-AVP	20,464,930	220	12,045,000	50%	78%	9.51	17,833,190	-13%	
8 R270507	HF	AV	HF-AV	12,960,000	150	7,665,000	50%	78%	9.32	11,579,740	-11%	
9 R323522	HF	FR	HF-FR	16,967,510	320	11,680,000	50%	82%	10.01	12,601,800	-26%	
10 R581441	HF	EX	HF-EX	48,803,000	331	21,746,700	45%	78%	8.26	33,362,480	-32%	
Hotel Full Service:										Median Indicated Change:		-19%
Property	Model	Investment Class	Model Rating	2024 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2025 Model Value	Indicated Change	
1 R140546	HL	GD	HL-GD	35,544,230	243	14,191,200	65%	74%	9.01	28,215,460	-21%	
2 R140891	HL	FR	HL-FR	2,365,580	60	2,080,500	65%	86%	10.01	1,948,100	-18%	
3 R150148	HL	AV	HL-AV	2,050,430	26	1,281,150	65%	81%	9.51	1,713,650	-16%	
4 R236900	HL	AV	HLS-AVP	6,762,940	84	3,832,500	65%	78%	9.51	5,935,740	-12%	
5 R238972	HL	AV	HL-AVP	13,866,830	124	6,789,000	65%	76%	9.32	11,704,490	-16%	
6 R239148	HL	GD	HL-GD	12,288,030	82	4,788,800	65%	74%	8.82	9,726,370	-21%	
7 R240391	HL	AV	HLS-AVM	2,636,280	53	1,934,500	60%	84%	9.24	2,070,160	-21%	
8 R246590	HL	AV	HL-AVP	8,526,540	78	4,270,500	65%	76%	9.51	7,215,390	-15%	
9 R317293	HL	AV	HL-AV	12,066,000	153	7,539,075	65%	81%	9.51	10,084,220	-16%	
10 R639889	HL	EX	HLS-EX	12,963,890	91	4,982,250	65%	74%	7.92	11,269,190	-13%	
Hotel Limited Service:										Median Indicated Change:		-16%
Property	Model	Investment Class	Model Rating	2024 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2025 Model Value	Indicated Change	
1 R102315	HM	AV	HM-AVM	779,070	24	657,000	60%	84%	9.51	663,220	-15%	
2 R121664	HM	FR	HM-FR	2,207,640	73	1,598,700	60%	80%	9.74	1,969,650	-11%	
3 R150374	HM	GD	HM-GD	7,585,410	81	3,399,975	60%	72%	9.01	6,529,770	-14%	
4 R235624	HM	AV	HM-AV	1,108,230	27	886,950	60%	84%	9.32	941,020	-15%	
5 R246227	HM	AV	HM-AV	1,203,670	30	985,500	60%	84%	9.51	1,024,670	-15%	
6 R261552	HM	AV	HM-AV	1,477,630	36	1,182,600	60%	84%	9.32	1,254,680	-15%	
7 R318470	HM	AV	HM-AV	985,090	24	788,400	60%	84%	9.32	836,460	-15%	
8 R318572	HM	AV	HM-AVM	695,680	21	574,875	60%	84%	9.33	591,510	-15%	
9 R330760	HM	AV	HM-AVP	1,225,820	16	584,000	60%	72%	9.51	1,062,630	-13%	
10 R333464	HM	AV	HM-AV	1,524,640	38	1,248,300	60%	84%	9.51	1,297,920	-15%	
Motel:										Median Indicated Change:		-15%
Property	Model	Investment Class	Model Rating	2024 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2025 Model Value	Indicated Change	
1 R111558	HS	AV	HS-AVM	7,037,780	104	3,985,800	60%	77%	9.17	6,178,210	-12%	
2 R187013	HS	EX	HS-EX	19,407,030	105	6,132,000	65%	68%	8.07	16,753,200	-14%	
3 R235954	HS	AV	HS-AVP	9,416,850	98	5,007,800	65%	77%	9.32	8,273,880	-12%	
4 R238253	HS	GD	HS-GD	21,714,580	203	11,114,250	65%	77%	9.01	18,994,750	-13%	
5 R273077	HS	AV	HS-AVP	24,233,850	258	13,183,800	65%	77%	9.51	21,347,080	-12%	
Hotel Extended Stay:										Median Indicated Change:		-12%

2025 Supplemental Manufactured Home Park Study - Countywide

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

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

Inventory:

Prop Code:	Total Accounts:	Sales Count:	%Sold:	Comments:
UC	171	4	2%	Each property has an income model estimating market values. The primary sales data is insufficient to draw reliable conclusions. A supplemental rent study was performed to adjust market values.

Property	Model	Investment Class	Model Rating	2024 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2025 Model Value	Indicated Change
1 R201362	UC	AV	MHP-AV	5,311,510	51	474,300	3%	32%	5.99	5,222,840	-2%
2 R320127	UC	AV	MHP-AV	8,956,670	86	799,800	3%	32%	5.00	10,550,960	18%
3 R321277	UC	AV	MHP-AV	4,267,320	40	372,000	3%	32%	5.86	4,187,220	-2%
4 R320793	UC	EX	MHP-EX	11,456,200	77	924,000	3%	32%	5.55	10,981,440	-4%
5 R320798	UC	EX	MHP-EX	13,092,820	88	1,056,000	3%	32%	5.55	12,550,230	-4%
6 R334659	UC	EX	MHP-EX	11,244,020	76	912,000	3%	32%	4.50	13,367,890	19%
7 R145732	UC	FR	MHP-FR	5,560,460	67	538,680	3%	32%	5.50	6,460,250	16%
8 R146012	UC	FR	MHP-FR	4,405,730	54	434,160	3%	32%	5.50	5,206,770	18%
9 R334963	UC	FR	MHP-FR	2,240,780	27	217,080	3%	32%	5.50	2,603,380	16%
10 R202311	UC	GD	MHP-GD	8,427,090	64	683,520	3%	32%	4.50	10,018,880	19%
11 R237466	UC	GD	MHP-GD	6,367,940	48	512,640	3%	32%	5.42	6,238,710	-2%
12 R237765	UC	GD	MHP-GD	9,348,820	71	758,280	3%	32%	4.50	11,114,700	19%
13 R109311	UC	PR	MHP-PR	1,688,380	18	118,800	3%	32%	5.50	1,946,240	15%
14 R293945	UC	PR	MHP-PR	4,103,780	42	277,200	3%	32%	6.36	4,039,760	-2%
15 R331999	UC	PR	MHP-PR	2,881,530	33	217,800	3%	32%	6.49	2,837,130	-2%
All Manufactured Home Parks:										Median Indicated Change:	15%

2025 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		The benchmark properties were analyzed using market data collected to derive an indicated market change. These appraisal ratios were included in ratio analysis along with actual sales to arrive at adjustments for the year.									
Instrument Number	Account #	2024 Roll RMV	Appraised Value: 1-1-2025	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20251048	R140652	\$48,960,810	\$44,404,190	OH	Brewery Blocks	\$42.00	\$30.00	20.0%	20.0%	\$10.95	9.15%
PO20251049	R182253, R182248	\$40,520,170	\$51,397,040	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$10.57	10.24%
PO20251051	R245907	\$7,448,840	\$5,544,570	OH	811 @ The Waterfront	\$30.00	\$25.00	40.0%	30.0%	\$6.66	11.08%
PO20251052	R245911	\$4,695,040	\$2,079,290	OH	The Dayton Building	\$25.00	\$25.00	50.0%	25.0%	\$4.60	10.26%
PO20251053	R245968	\$4,014,690	\$2,489,010	OH	Willamette Building	\$15.00	\$16.00	15.0%	30.0%	\$4.17	9.92%
PO20251054	R246116	\$14,600,000	\$6,815,050	OH	Yeon Building	\$22.00	\$35.00	60.0%	15.0%	\$4.08	10.44%
PO20251055	R246298	\$17,500,000	\$17,384,460	OH	Commonwealth Building	\$32.00	\$20.00	50.0%	30.0%	\$7.08	10.39%
PO20251056	R246319	\$4,288,510	\$3,461,150	OH	610 Building	\$22.00	\$35.00	30.0%	15.0%	\$5.97	11.14%
PO20251057	R246324	\$33,176,300	\$36,366,350	OH	Pacific Center	\$32.00	\$26.00	25.0%	25.0%	\$8.13	10.20%
PO20251058	R246218 & R246217	\$138,958,850	\$118,899,280	OH	Wells Fargo Center	\$32.00	\$30.00	25.0%	20.0%	\$8.24	10.18%
PO20251060	R246454, R246453	\$30,280,000	\$30,991,970	OH	Union Bank Building	\$32.00	\$35.00	30.0%	30.0%	\$9.11	9.76%
PO20251062	R327902 & R327924	\$29,233,500	\$25,695,410	OH	Clarity Ventures	\$26.00	\$22.00	35.0%	20.0%	\$5.09	9.25%
PO20251064	R245943, R245944 & R245945	\$47,786,400	\$60,850,440	OH	Terrace Tower	\$38.00	\$30.00	30.0%	15.0%	\$9.82	9.49%
PO20251067	R141143	\$7,188,660	\$7,277,440	OL	THE FILM EXCHANGE	\$35.00		10.0%		\$11.03	9.76%
PO20251068	R150115, R150116	\$2,401,250	\$1,093,720	OL	Historic Cully Building	\$25.00	\$16.00	40.0%	40.0%	\$3.36	10.88%
PO20251070	R150498, R150499	\$4,194,200	\$3,558,810	OL	Northwest Fence & Wire Works	\$28.00		20.0%		\$6.64	10.26%
PO20251072	R246059	\$4,000,000	\$3,330,670	OL	George Lawrence Building	\$24.00		50.0%		\$3.81	9.76%
PO20251073	R246595, R552462	\$7,374,900	\$5,218,850	OL	Telegram Building	\$25.00	\$28.00	30.0%	30.0%	\$5.68	11.26%
PO20251075	R246752	\$10,610,000	\$7,200,000	OL	Morrison Plaza	\$16.00		50.0%		\$2.90	10.26%
PO20251076	R246771	\$14,146,130	\$7,496,920	OI	Lincoln Place	\$28.00		40.0%		\$6.71	9.26%
PO20251077	R140369	\$5,429,210	\$3,460,560	OI	NBP MERCHANT HOTEL LLC	\$16.00	\$20.00	50.0%	15.0%	\$4.03	9.24%
PO20251078	R141456	\$6,423,530	\$2,710,710	OI	The Falcon Building	\$18.00		50.0%		\$4.32	13.26%
PO20251079	R149940 & R149938	\$2,788,940	\$2,360,570	OI	Plow Works Building	\$21.00	\$25.00	40.0%	40.0%	\$3.53	11.33%
PO20251081	R150400	\$2,726,130	\$2,317,280	OI	Axiomatic Building	\$18.00		35.0%		\$4.68	11.26%
PO20251082	R176867	\$5,855,670	\$4,146,800	OI	North Custom Blocks	\$36.00	\$28.00	30.0%	30.0%	\$6.71	10.32%
Total Sales:		25									

2024 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		The benchmark properties were analyzed using market data collected to derive an indicated market change. These appraisal ratios were included in ratio analysis along with actual sales to arrive at adjustments for the year.									
Instrument Number	Account #	2024 Roll RMV	Appraised Value: 1-1-2024	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20241024	R140369	\$5,429,210	\$3,970,610	OI	NBP MERCHANT HOTEL LLC	\$16.00	\$20.00	50.0%	15.0%	\$2.83	9.60%
PO20241025	R140652	\$48,960,810	\$49,421,410	OH	Brewery Blocks	\$42.00	\$30.00	15.0%	25.0%	\$11.61	8.60%
PO20241026	R141143	\$7,188,660	\$8,180,710	OL	Film Exchange	\$35.00		15.0%		\$10.41	8.20%
PO20241027	R141456	\$6,423,530	\$2,795,940	OI	The Falcon Building	\$14.00		50.0%		\$2.68	12.20%
PO20241029	R150115,R 150116	\$2,401,250	\$1,095,280	OL	Historic Cully Building	\$26.00	\$18.00	50.0%	50.0%	\$2.61	10.86%
PO20241030	R150400	\$2,726,130	\$2,317,280	OI	Axiomatic Building	\$26.00		40.0%		\$5.46	11.20%
PO20241031	R150498,R 150499	\$4,194,200	\$4,528,120	OL	Northwest Fence & Wire Works	\$30.00		15.0%		\$6.31	8.20%
PO20241032	R176867	\$5,855,670	\$4,146,800	OI	North Custom Blocks	\$36.00	\$28.00	30.0%	30.0%	\$6.71	10.28%
PO20241033	R182248,R 182253	\$40,520,170	\$60,633,850	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$10.57	8.68%
PO20241034	R245907	\$7,448,840	\$4,301,820	OH	811 @ The Waterfront	\$28.00	\$25.00	50.0%	50.0%	\$5.54	10.59%
PO20241035	R245911	\$4,695,040	\$3,908,010	OH	The Dayton Building	\$28.00	\$25.00	25.0%	25.0%	\$6.91	8.20%
PO20241036	R245968	\$4,014,690	\$3,395,390	OH	Willamette Building	\$22.00	\$16.00	30.0%	30.0%	\$5.00	8.87%
PO20241037	R246059	\$4,000,000	\$3,066,460	OL	George Lawrence Building	\$22.00		50.0%		\$3.49	9.70%
PO20241038	R246116	\$14,600,000	\$8,973,320	OH	Yeon Building	\$22.00	\$35.00	50.0%	15.0%	\$5.02	10.20%
PO20241039	R246298	\$17,500,000	\$21,997,080	OH	Commonwealth Building	\$30.00	\$22.00	50.0%	20.0%	\$4.67	10.15%
PO20241040	R246319	\$4,288,510	\$4,349,760	OH	610 Building	\$22.00	\$35.00	30.0%	20.0%	\$4.84	9.59%
PO20241041	R246324	\$33,176,300	\$43,316,400	OH	Pacific Center	\$32.00	\$26.00	20.0%	20.0%	\$8.67	9.14%
PO20241042	R246433	\$110,000,000	\$139,803,310	OH	Fox Tower	\$42.00	\$34.00	30.0%	20.0%	\$8.80	7.94%
PO20241043	R246453,R 246454	\$30,280,000	\$35,851,330	OH	Union Bank Building	\$32.00	\$35.00	30.0%	30.0%	\$9.11	8.44%
PO20241044	R246595,R 552462	\$7,374,900	\$6,454,420	OL	Telegram Building	\$26.00	\$24.00	30.0%	15.0%	\$4.70	8.85%
PO20241045	R246752	\$10,610,000	\$10,600,000	OL	Morrison Plaza	\$16.00		50.0%		\$2.90	10.20%
PO20241046	R246771	\$14,146,130	\$11,151,525	OL	Lincoln Place	\$28.00		40.0%		\$6.71	9.20%
PO20241047	R327902,R 327924	\$29,233,500	\$34,303,710	OH	Watermark I & II	\$31.00	\$24.00	35.0%	20.0%	\$5.87	8.23%
Total Sales:		23									

2023 Supplemental Appraisal Ratio Office Study - CORE Neighborhood.

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 market data collected to derive an indicated market change. These appraisal ratios were included in ratio analysis along with actual sales to arrive at adjustments for the year.									
Instrument Number	Account #	2024 Roll RMV	Appraised Value: 1-1-2023	Prop Code	Name	Office Rents	Retail Rents	Office Vacancy	Retail Vacancy	OPEX \$/SF	OAR
PO20231000	R140652	\$48,960,810	\$61,079,380	OH	Brewery Blocks	\$38.00	\$35.00	15.0%	10.0%	\$9.12	7.01%
PO20231001	R182253, R182248	\$40,520,170	\$77,593,970	OH	1201 Lloyd	\$36.00	\$32.00	15.0%	15.0%	\$9.08	7.14%
PO20231002	R245907	\$7,448,840	\$9,555,780	OH	811 @ The Waterfront	\$28.00	\$25.00	30.0%	15.0%	\$7.27	6.97%
PO20231003	R245911	\$4,695,040	\$3,854,830	OH	The Dayton Building	\$24.00	\$25.00	30.0%	15.0%	\$5.19	7.66%
PO20231005	R245968	\$4,014,690	\$4,539,650	OH	Willamette Building	\$24.00	\$16.00	30.0%	20.0%	\$5.47	7.32%
PO20231006	R246116	\$14,600,000	\$22,034,500	OH	Yeon Building	\$28.00	\$30.00	30.0%	20.0%	\$6.12	7.01%
PO20231007	R246298	\$17,500,000	\$48,387,300	OH	Commonwealth Building	\$32.00	\$22.00	25.0%	15.0%	\$7.48	7.11%
PO20231008	R246319	\$4,288,510	\$5,209,040	OH	610 Building	\$24.00	\$20.00	30.0%	20.0%	\$5.06	7.27%
PO20231009	R246324	\$33,176,300	\$53,330,690	OH	Pacific Center	\$32.00	\$32.00	25.0%	15.0%	\$8.16	7.08%
PO20231010	R246433	\$110,000,000	\$199,188,030	OH	Fox Tower	\$40.00	\$30.00	15.0%	10.0%	\$8.72	6.77%
PO20231011	R246454, R246453	\$30,280,000	\$48,020,100	OH	Union Bank Building	\$32.00	\$35.00	25.0%	25.0%	\$8.54	7.16%
PO20231012	R141143	\$7,188,660	\$9,707,930	OL	Film Exchange	\$35.00		15.0%		\$10.41	6.91%
PO20231013	R150115, R150116	\$2,401,250	\$2,913,110	OL	Cully Building	\$26.00	\$18.00	15.0%	15.0%	\$3.89	7.34%
PO20231014	R150498, R150499	\$4,194,200	\$5,143,010	OL	Northwest Fence & Wire Works	\$30.00		15.0%		\$6.31	7.22%
PO20231015	R246059	\$4,000,000	\$6,790,040	OL	George Lawrence Building	\$24.00		20.0%		\$6.09	7.66%
PO20231016	R246595, R552462	\$7,374,900	\$8,847,650	OL	Telegram Building	\$26.00	\$24.00	25.0%	10.0%	\$5.02	6.81%
PO20231017	R246752	\$10,610,000	\$9,372,180	OL	Morrison Plaza	\$22.00		30.0%		\$5.22	7.66%
PO20231018	R246771	\$14,146,130	\$13,004,950	OL	Lincoln Place	\$28.00		30.0%		\$5.87	7.16%
PO20231019	R140369	\$5,429,210	\$6,770,800	OI	NBP MERCHANT HOTEL LLC	\$20.00	\$20.00	30.0%	15.0%	\$4.63	8.16%
PO20231020	R141456	\$6,423,530	\$7,877,700	OI	The Falcon Building	\$20.00		30.0%		\$5.37	8.66%
PO20231022	R150400	\$2,726,130	\$3,667,160	OI	Axiomatic Building	\$26.00		15.0%		\$6.63	7.66%
PO20231023	R176867	\$5,855,670	\$5,986,740	OI	North Custom Blocks	\$30.00	\$28.00	15.0%	15.0%	\$6.03	7.21%
Total Sales:		22									

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
G1009	1	Rural	20	8	0.8%	100.4	7
RB1020	1	Non-Homogeneous	15	6	5.5%	99.5	7
RB1021	1	Non-Homogeneous	15	7	5.4%	99.6	7
RB1022	1	Non-Homogeneous	15	7	5.8%	99.9	7
RB1023	1	Non-Homogeneous	15	8	3.8%	99.9	8
RB1030	1	Non-Homogeneous	15	6	1.4%	100.4	8
RB1031	1	Non-Homogeneous	15	6	7.1%	99.9	8
RB1032	1	Non-Homogeneous	15	6	1.9%	99.6	8
RB1040	1	Non-Homogeneous	15	6	11.0%	100.1	9
RB1041	1	Non-Homogeneous	15	6	8.9%	99.7	9
RB1043	1	Non-Homogeneous	15	4	3.1%	99.7	9
RB1045	1	Non-Homogeneous	15	7	7.4%	99.8	9
RB1046	1	Non-Homogeneous	15	7	2.2%	100.2	10
RB1050	1	Non-Homogeneous	15	8	4.3%	100.1	10
RB1051	1	Non-Homogeneous	15	9	5.1%	100.1	10
RB1052	1	Non-Homogeneous	15	7	4.3%	99.5	10
RB2053	2	Non-Homogeneous	15	8	1.1%	99.8	11
RB2054	2	Non-Homogeneous	15	8	1.3%	99.5	11
RB2060	2	Non-Homogeneous	15	8	4.0%	99.7	11
RB2061	2	Non-Homogeneous	15	5	2.2%	100.0	11
RB2062	2	Non-Homogeneous	15	7	3.1%	99.7	12
RB2063	2	Non-Homogeneous	15	7	2.5%	100.3	12
RB2064	2	Non-Homogeneous	15	7	5.4%	99.6	12
RB2065	2	Non-Homogeneous	15	7	6.8%	100.0	12
RB3070	3	Non-Homogeneous	15	7	1.6%	99.5	13
RB3071	3	Non-Homogeneous	15	7	5.9%	99.8	13
RB3072	3	Non-Homogeneous	15	9	1.9%	100.0	13
RB3073	3	Non-Homogeneous	15	7	2.1%	100.0	13
RB3074	3	Non-Homogeneous	15	7	0.5%	99.8	14
RB3080	3	Non-Homogeneous	15	8	2.7%	99.9	14
RB3081	3	Non-Homogeneous	15	8	3.9%	99.7	14
RB3082	3	Non-Homogeneous	15	8	2.1%	100.0	14
RB3083	3	Non-Homogeneous	15	10	-2.2%	100.0	15
RB3084	3	Non-Homogeneous	15	7	4.3%	99.7	15
RB3085	3	Non-Homogeneous	15	8	3.0%	99.7	15
RB3090	3	Non-Homogeneous	15	8	3.3%	100.2	15
RB3091	3	Non-Homogeneous	15	6	3.9%	99.9	16
RB3092	3	Non-Homogeneous	15	7	2.2%	99.8	16
G3093	3	Non-Homogeneous	15	6	2.1%	99.7	16
RB3100	3	Non-Homogeneous	15	9	2.3%	100.0	16
RB3101	3	Non-Homogeneous	15	8	3.7%	100.0	17
RB3102	3	Non-Homogeneous	15	8	1.3%	100.0	17
RB3103	3	Non-Homogeneous	15	8	3.0%	100.4	17

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
RB3104	3	Non-Homogeneous	15	8	4.6%	99.9	17
RB3105	3	Non-Homogeneous	15	10	2.9%	100.2	18
RB3106	3	Non-Homogeneous	15	8	0.3%	99.6	18
RB3107	3	Non-Homogeneous	15	8	5.6%	99.7	18
RB3108	3	Non-Homogeneous	15	6	3.4%	100.2	18
RB3109	3	Non-Homogeneous	15	8	4.4%	99.9	19
RB3110	3	Non-Homogeneous	15	10	0.7%	99.5	19
RB3111	3	Non-Homogeneous	15	7	2.8%	99.5	19
RB4140	4	Non-Homogeneous	15	9	0.5%	100.0	19
RB4141	4	Non-Homogeneous	15	8	5.1%	100.1	20
RB4142	4	Non-Homogeneous	15	9	8.6%	99.5	20
RB4143	4	Non-Homogeneous	15	5	-0.4%	99.8	20
RB4144	4	Non-Homogeneous	15	11	4.6%	99.9	20
RB4145	4	Non-Homogeneous	15	9	4.0%	99.5	21
G4146	4	Non-Homogeneous	15	12	-0.2%	99.9	21
RB4147	4	Non-Homogeneous	15	6	0.8%	99.6	21
RB5130	5	Non-Homogeneous	15	9	2.9%	99.9	21
G5131	5	Non-Homogeneous	15	7	5.5%	99.5	22
RB5132	5	Non-Homogeneous	15	8	0.7%	99.8	22
RB5133	5	Non-Homogeneous	15	7	5.7%	99.6	22
RB5134	5	Non-Homogeneous	15	7	4.3%	99.9	22
RB5135	5	Non-Homogeneous	15	7	2.8%	99.7	23
RB5136	5	Non-Homogeneous	15	8	0.9%	99.5	23
RB6120	6	Non-Homogeneous	15	6	1.7%	99.5	23
G6122	6	Non-Homogeneous	15	8	1.7%	99.6	23
G6124	6	Non-Homogeneous	15	14	6.6%	100.0	24
Condominiums		Non-Homogeneous	15	9	-1.9%	99.9	25
2-4 Plexes		Non-Homogeneous	15	9	-1.2%	100.3	25
Row Houses		Non-Homogeneous	15	7	-0.7%	99.7	25
Generic Commercial		Commercial	15	15	0.2%	100.0	28
Generic Shop		Commercial	15	15	1.5%	99.6	28
Industrial Warehouses		Commercial	15	11	-4.0%	100.1	28
Commercial - Income Recalculation		Commercial	15	14	6.0%	100.1	28
Vacant Land - Non Residential		Vacant Land	20	17	2.6%	100.1	29
Court Apts		Multi-Family	12	12	-3.9%	99.8	35
Floating Property		Non-Homogeneous	25	17	8.5%	99.7	38
Manufactured Homes in Parks		Non-Homogeneous	25	24	7.8%	99.8	38

Summary of Trend Study Areas

	COD Std	COD 2025	Land Trend	Imp Trend	After Ratio	Page
Core Office	15	24	1.00	0.97	99.6	30
Non-Core Office	15	14	1.00	0.95	99.9	30
Stores	15	15	1.00	1.00	99.5	31
Restaurants	15	15	1.00	1.10	99.6	31
Other Improved Commercial: Auto, Hotel, Nursing, Parking, Misc.	15	12	1.00	1.05	99.9	32
Warehouse & Shop	15	13	1.00	0.87	99.8	32
Vacant Land	20	17	1.00	1.00	101.5	33
Multifamily	12	12	1.00	1.00	99.5	36

Appendix D: Glossary of Key Terms

After Ratio

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

Arithmetic Mean

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

Average Deviation

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

Average Improvement Allocation

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

Before Ratio

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

Classification

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

COD Standard

Statistical standard per classification as indicated by OAR 150 308.380.

Coefficient Of Dispersion (COD)

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

Coefficient Of Variance

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

Geometric Mean

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

History/Performance Indicators

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

Improvement Adjustment

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

Land Adjustment

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

Market Area

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

Market Group

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

Median

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

Neighborhood/Study Area

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

Percent Change

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

Price Related Differential (PRD)

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

Property Type

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

Selected Ratio

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

Standard Deviation

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

Statistical Data

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

Time Trend Factor

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

Trend Adjustment/Median Change

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

Weighted Mean

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

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

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

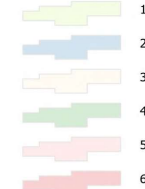
STATE CODE	PROPERTY CLASS	USE	ZONING	DEVELOPMENT
700	700	Multifamily	Multifamily	Vacant
701	701	Multifamily	Tract	Improved 5-20 Units
701	701	Multifamily	Multifamily	Improved >20 Units
701	701	Multifamily	Multifamily	Improved 5-20 Units
701	711	Multifamily	Residential	Improved >20 Units
701	711	Multifamily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



Multnomah County

Division of Assessment, Recording and Taxation
Residential Neighborhoods and Market Groups with
Median Percent Change - 2025

Market Group



Disclaimer: This map is for reference use only. The data provided is from multiple sources with varying levels of accuracy. Multnomah County Parcel Management disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
Date Exported: 6/18/2025 9:02 AM
Scale: 1:90,000

Inset Map 2 Market Group 1

RB1009
G1009
0.8%

1
RB1010
G1009
0.8%

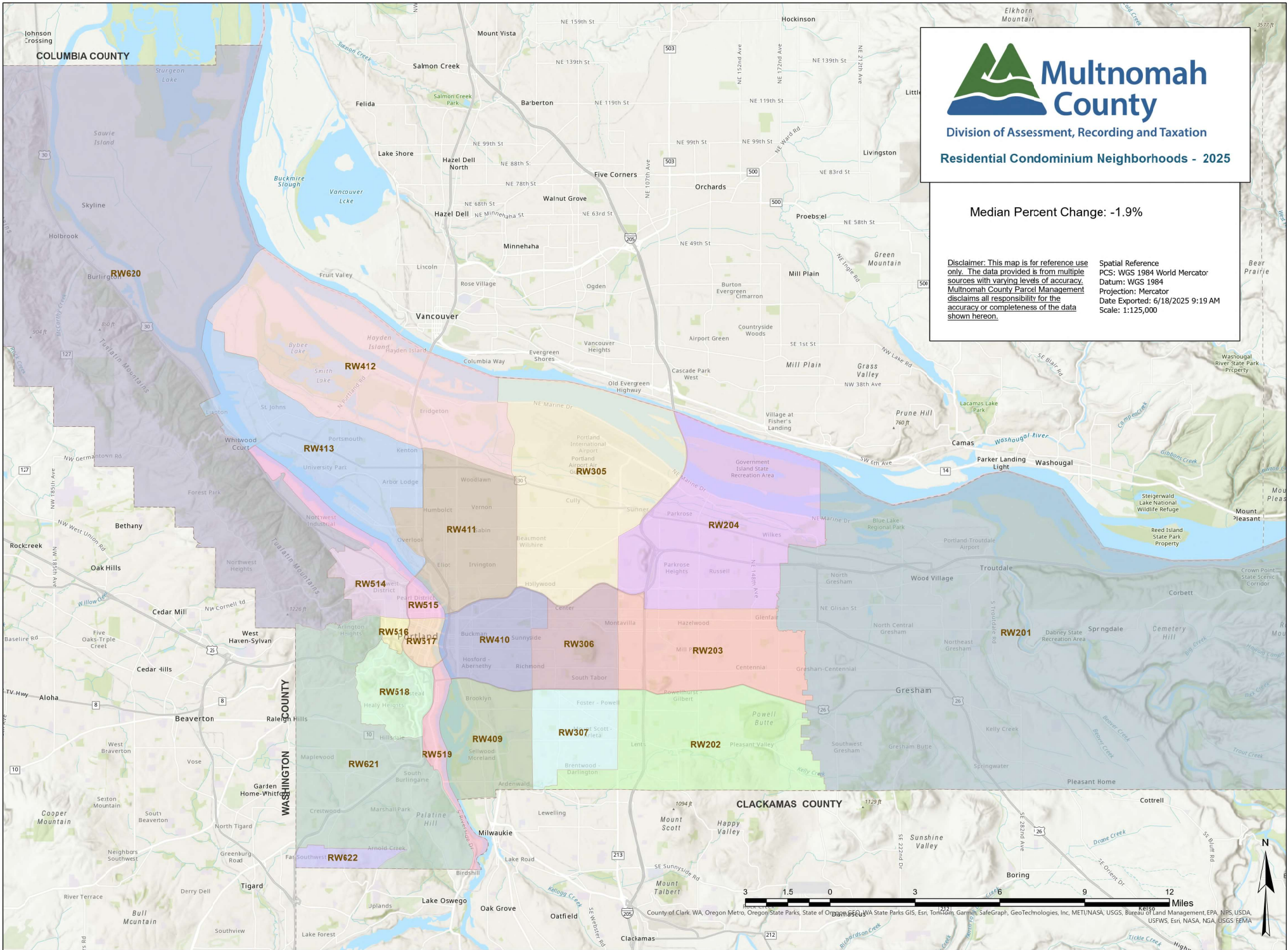
Inset Map 1 Market Group 4

RB4144
G4146
4.6%

RB4142
G4146
8.6%

RB4141
G4146
5.1%

Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Oregon Metro, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NOAA, FEMA



Division of Assessment, Recording and Taxation

Residential Condominium Neighborhoods - 2025

Median Percent Change: -1.9%

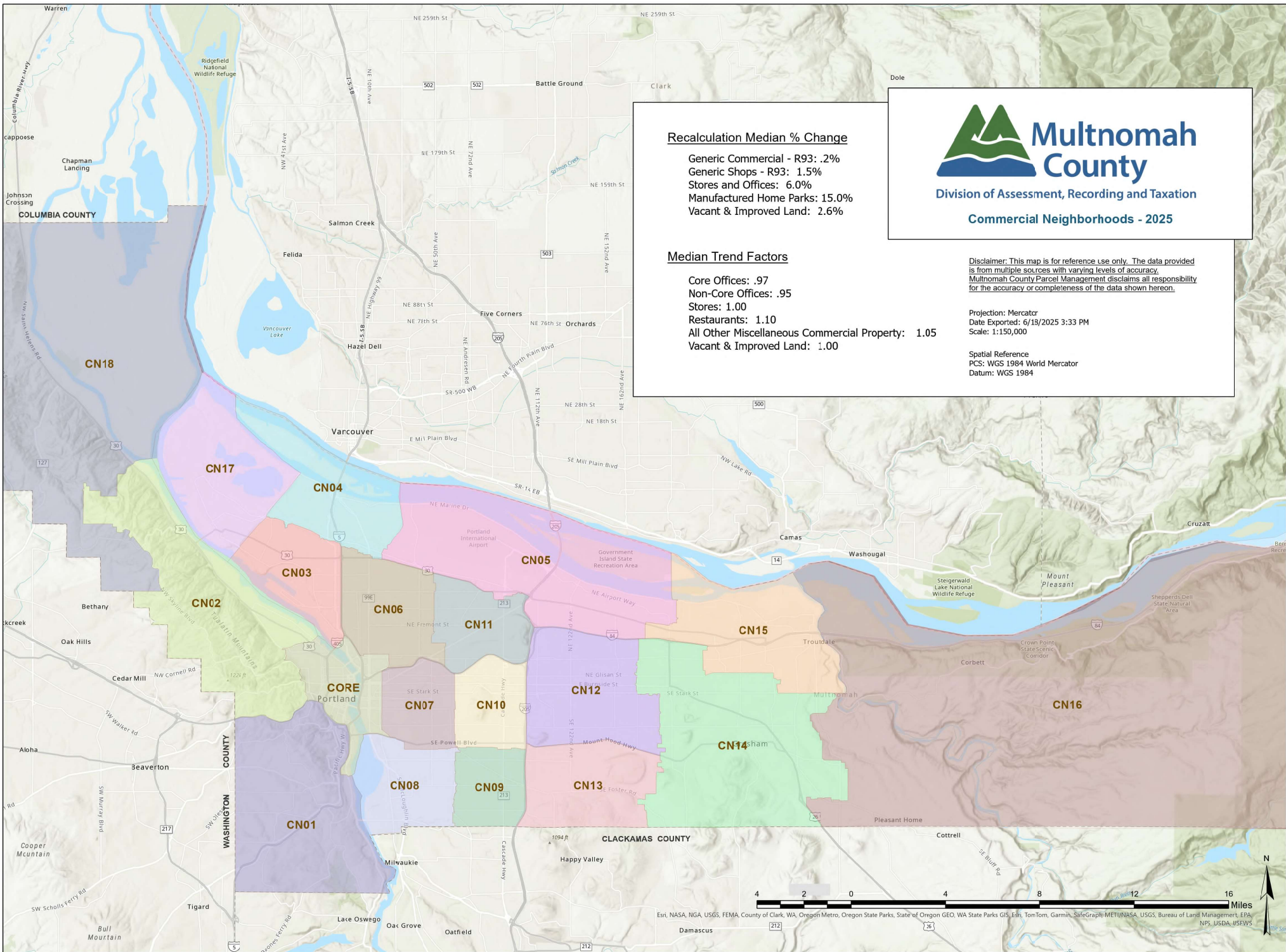
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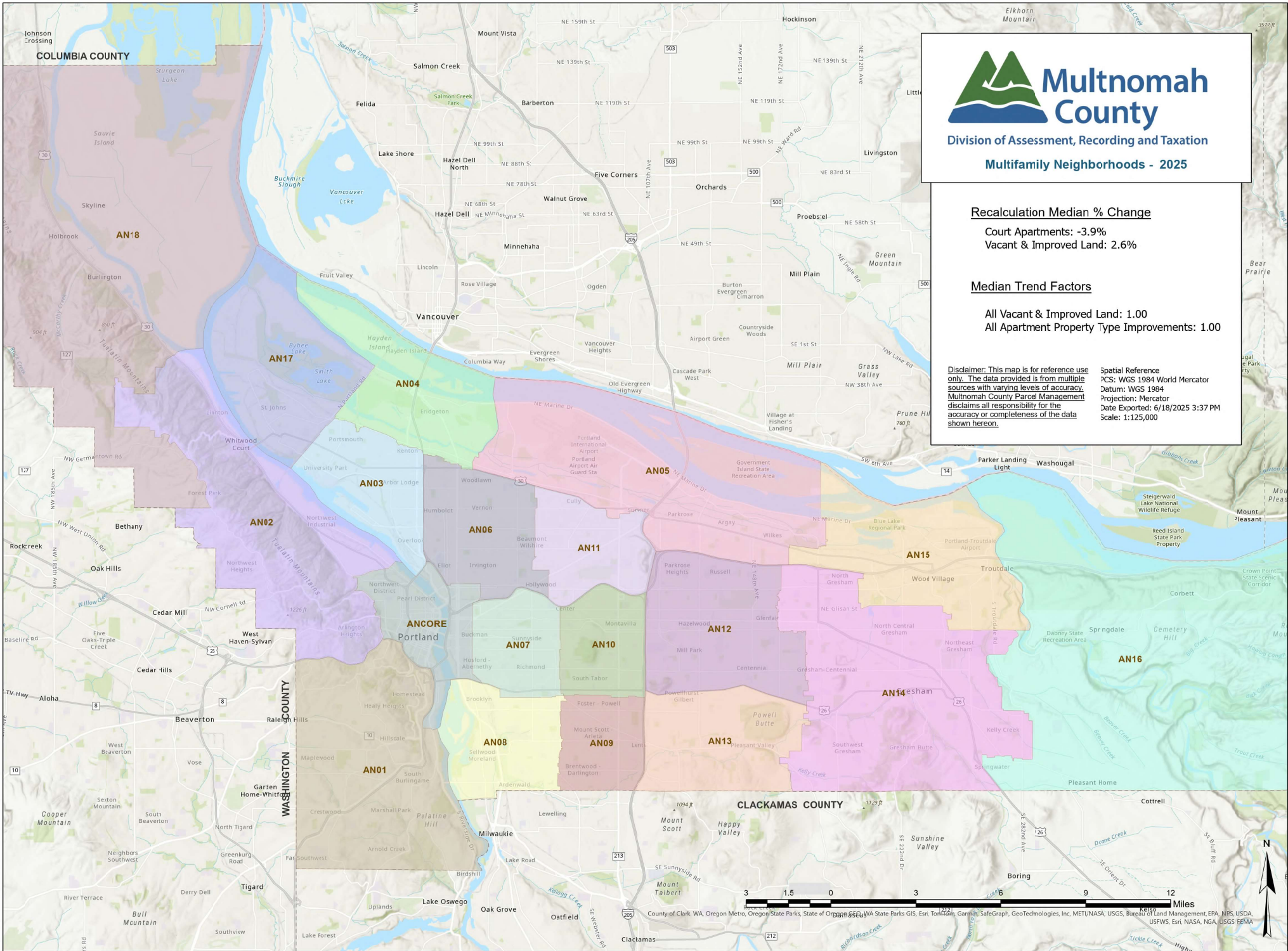
Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
Date Exported: 6/18/2025 9:19 AM
Scale: 1:125,000

CLACKAMAS COUNTY

3 1.5 0 3 6 9 12 Miles

County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon, USFS, USGS, FEMA, NOAA, NPS, USDA, USFWS, ERI, NASA, NGA, USGS, FEMA





Multnomah County

Division of Assessment, Recording and Taxation

Multifamily Neighborhoods - 2025

Recalculation Median % Change

Court Apartments: -3.9%
Vacant & Improved Land: 2.6%

Median Trend Factors

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

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Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
Date Exported: 6/18/2025 3:37 PM
Scale: 1:125,000



County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon, USFS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA



Division of Assessment, Recording and Taxation

Industrial Neighborhoods - 2025

Recalculation Median % Change

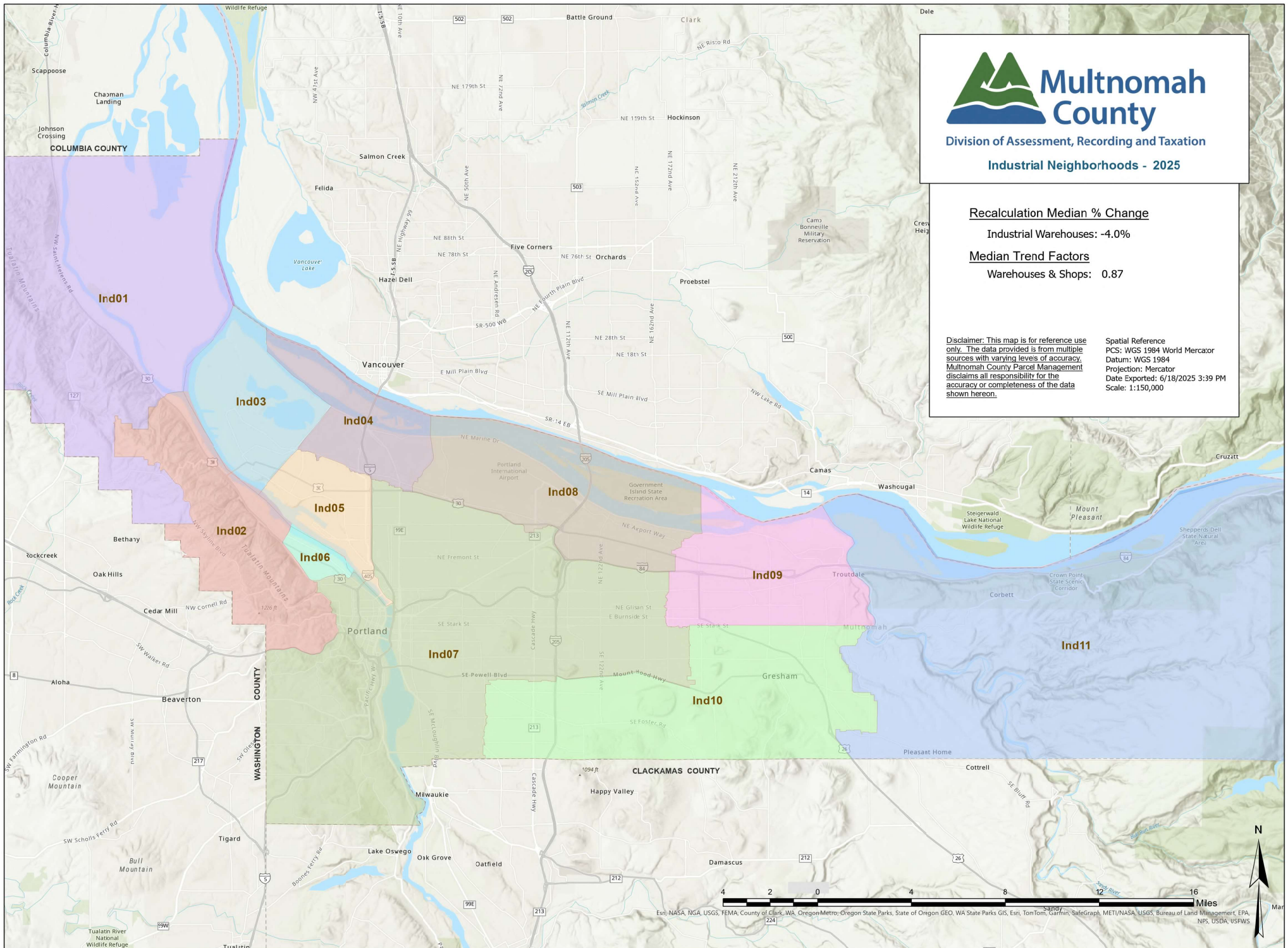
Industrial Warehouses: -4.0%

Median Trend Factors

Warehouses & Shops: 0.87

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Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
Date Exported: 6/18/2025 3:39 PM
Scale: 1:150,000





Division of Assessment, Recording and Taxation

Hotel Neighborhoods - 2025

Recalculation Median % Change

Full Service: -19%
Limited Service: -16%
Motel: -15%
Extended Stay: -12%

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