



2026 Sales Ratio Study

Division of Assessment, Recording, and Taxation



CERTIFICATION
2026 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 6/24/2026

Michael Vaughn, Assessor

Date 6/24/2026

Steven Daubert, Senior Appraisal Data Analyst

Date 6/24/2026

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 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, and property types.

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 detached single-family 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 two distinct time trends for the 2026 single-family residential ratio study. Sales of construction class 5 and greater showed greater value decline over the prior year than lower construction class properties. A total of 5,661 residential sales underwent market analysis after the identification and removal of 166 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 in the 2025 assessment cycle. 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.

Market conditions studies by class, market area, and improvement styles concluded two distinct quarterly time adjustments. High-rise and mid-rise condominiums, which exist primarily but not exclusively in the distressed downtown core area of Portland, saw a greater decline in sale prices relative to certified values over the course of calendar year 2025. Condominium properties outside of the high-rise and mid-rise category saw modest value change over the year countywide.

Market analysis of condominiums incorporated a sample of 1,191 sales. A total of 35 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

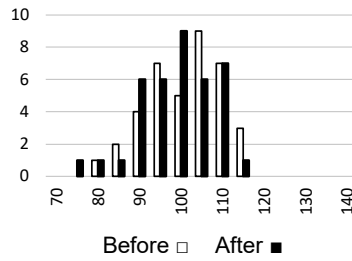
See 100 Residential Vacant Land.

401 Tract, Improved

See 101 Residential Improved Properties.

Neighborhood: G1009

Total Accounts: 2,799
 Total Sales: 38
 % Sold: 1.4%
 Land RMV: \$11,926,600
 Improvement RMV: \$14,232,830
 Average Price: \$699,314
 Median Price: \$640,750



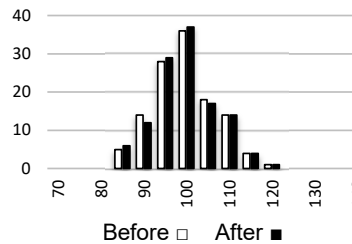
	Before	After
Median:	102.0	100.3
Mean:	100.8	98.8
Wtd Mean:	100.6	98.4
AAD:	8	7
PRD:	1.002	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 657,970	-1.8%
		\$ 645,985

History:	2021	2022	2023	2024	2025	2026
COD				7	8	7
PRD				1.008	1.016	1.004

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

Neighborhood: RB1020

Total Accounts: 4,080
 Total Sales: 120
 % Sold: 2.9%
 Land RMV: \$27,604,800
 Improvement RMV: \$31,049,590
 Average Price: \$492,345
 Median Price: \$479,800



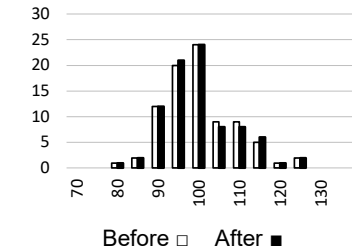
	Before	After
Median:	99.5	99.6
Mean:	99.6	99.5
Wtd Mean:	99.4	99.3
AAD:	6	6
PRD:	1.002	1.002
COD:	6	6
	RMV	% Change
Median:	\$ 489,020	-0.1%
		\$ 488,470

History:	2021	2022	2023	2024	2025	2026
COD				7	6	6
PRD				1.003	1.000	1.002

Notes:

Neighborhood: RB1021

Total Accounts: 3,548
 Total Sales: 85
 % Sold: 2.4%
 Land RMV: \$18,581,090
 Improvement RMV: \$19,041,310
 Average Price: \$442,084
 Median Price: \$430,000



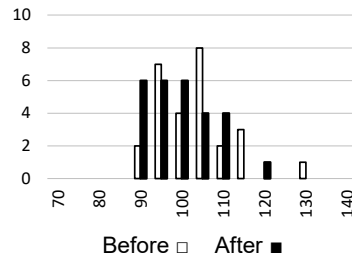
	Before	After
Median:	99.7	99.5
Mean:	100.3	100.1
Wtd Mean:	100.3	100.1
AAD:	7	7
PRD:	1.000	1.000
COD:	7	7
	RMV	% Change
Median:	\$ 433,590	0.0%
		\$ 433,410

History:	2021	2022	2023	2024	2025	2026
COD				9	7	7
PRD				1.000	0.999	1.000

Notes:

Neighborhood: RB1022

Total Accounts: 704
 Total Sales: 27
 % Sold: 3.8%
 Land RMV: \$7,086,850
 Improvement RMV: \$7,929,300
 Average Price: \$559,980
 Median Price: \$527,500



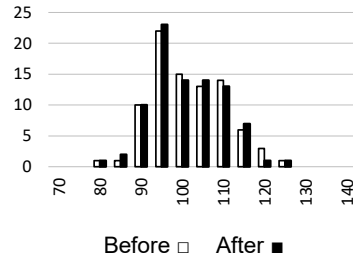
	Before	After
Median:	103.4	99.8
Mean:	103.1	99.7
Wtd Mean:	102.7	99.3
AAD:	7	7
PRD:	1.004	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 582,990	-2.8%
		\$ 566,540

History:	2021	2022	2023	2024	2025	2026
COD				9	7	7
PRD				1.002	1.007	1.004

Notes:

Neighborhood: RB1023

Total Accounts: 3,402
 Total Sales: 86
 % Sold: 2.5%
 Land RMV: \$17,510,200
 Improvement RMV: \$19,120,280
 Average Price: \$424,452
 Median Price: \$418,313



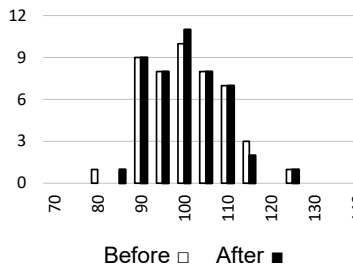
	Before	After
Median:	100.4	99.8
Mean:	101.5	100.7
Wtd Mean:	101.1	100.3
AAD:	7	7
PRD:	1.004	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 424,280	-0.8%
		RMV
		\$ 421,020

History:	2021	2022	2023	2024	2025	2026
COD				6	8	7
PRD				1.002	1.004	1.004

Notes:

Neighborhood: RB1030

Total Accounts: 1,225
 Total Sales: 47
 % Sold: 3.8%
 Land RMV: \$10,065,600
 Improvement RMV: \$10,987,450
 Average Price: \$447,757
 Median Price: \$445,000



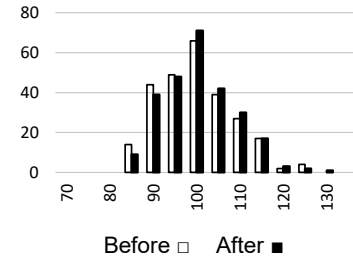
	Before	After
Median:	99.9	99.9
Mean:	100.6	100.4
Wtd Mean:	100.2	100.0
AAD:	7	7
PRD:	1.004	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 426,370	-0.1%
		RMV
		\$ 425,930

History:	2021	2022	2023	2024	2025	2026
COD				6	6	7
PRD				0.996	0.999	1.004

Notes:

Neighborhood: RB1031

Total Accounts: 7,410
 Total Sales: 262
 % Sold: 3.5%
 Land RMV: \$60,926,800
 Improvement RMV: \$72,539,680
 Average Price: \$507,236
 Median Price: \$480,380



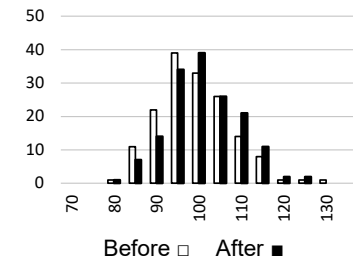
	Before	After
Median:	99.5	100.0
Mean:	99.8	100.6
Wtd Mean:	99.7	100.4
AAD:	7	7
PRD:	1.001	1.002
COD:	7	7
	RMV	% Change
Median:	\$ 487,980	0.9%
		RMV
		\$ 492,570

History:	2021	2022	2023	2024	2025	2026
COD				8	6	7
PRD				0.999	1.001	1.002

Notes:

Neighborhood: RB1032

Total Accounts: 5,357
 Total Sales: 157
 % Sold: 2.9%
 Land RMV: \$36,615,950
 Improvement RMV: \$45,048,760
 Average Price: \$515,543
 Median Price: \$510,000



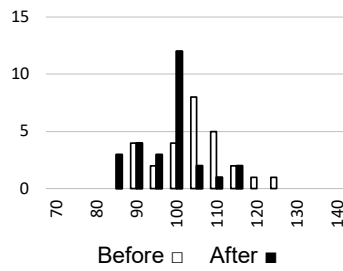
	Before	After
Median:	97.9	99.9
Mean:	99.1	101.1
Wtd Mean:	99.0	100.9
AAD:	7	7
PRD:	1.001	1.002
COD:	7	7
	RMV	% Change
Median:	\$ 495,390	2.1%
		RMV
		\$ 505,860

History:	2021	2022	2023	2024	2025	2026
COD				8	6	7
PRD				1.001	1.001	1.002

Notes:

Neighborhood: RB1040

Total Accounts: 512
 Total Sales: 27
 % Sold: 5.3%
 Land RMV: \$8,035,200
 Improvement RMV: \$12,043,410
 Average Price: \$756,508
 Median Price: \$769,500



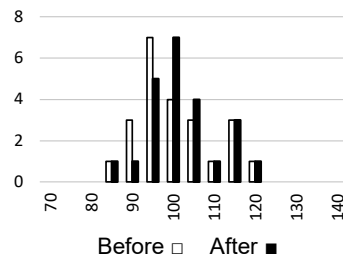
	Before	After
Median:	105.8	100.0
Mean:	104.1	98.5
Wtd Mean:	104.0	98.3
AAD:	7	6
PRD:	1.001	1.002
COD:	6	6
	RMV	% Change
Median:	\$ 776,640	-5.3%
		RMV
		\$ 735,320

History:	2021	2022	2023	2024	2025	2026
COD				8	6	6
PRD				1.006	0.999	1.002

Notes:

Neighborhood: RB1041

Total Accounts: 656
 Total Sales: 23
 % Sold: 3.5%
 Land RMV: \$6,293,800
 Improvement RMV: \$6,595,460
 Average Price: \$550,121
 Median Price: \$553,000



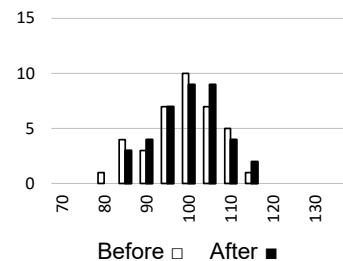
	Before	After
Median:	98.8	99.5
Mean:	100.9	102.2
Wtd Mean:	100.5	101.9
AAD:	7	7
PRD:	1.004	1.003
COD:	7	7
	RMV	% Change
Median:	\$ 564,860	1.7%
		RMV
		\$ 574,380

History:	2021	2022	2023	2024	2025	2026
COD				6	6	7
PRD				1.001	1.003	1.003

Notes:

Neighborhood: RB1043

Total Accounts: 1,566
 Total Sales: 38
 % Sold: 2.4%
 Land RMV: \$9,873,500
 Improvement RMV: \$12,244,290
 Average Price: \$589,360
 Median Price: \$584,875



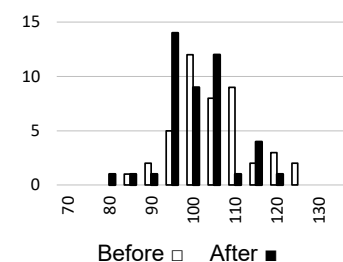
	Before	After
Median:	100.2	100.1
Mean:	98.8	99.3
Wtd Mean:	98.2	98.8
AAD:	7	6
PRD:	1.006	1.005
COD:	7	6
	RMV	% Change
Median:	\$ 567,220	0.8%
		RMV
		\$ 571,600

History:	2021	2022	2023	2024	2025	2026
COD				5	4	6
PRD				1.006	1.001	1.005

Notes:

Neighborhood: RB1045

Total Accounts: 1,128
 Total Sales: 44
 % Sold: 3.9%
 Land RMV: \$12,607,700
 Improvement RMV: \$14,787,530
 Average Price: \$623,108
 Median Price: \$616,875



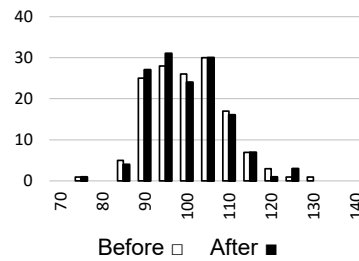
	Before	After
Median:	102.8	100.0
Mean:	104.4	100.4
Wtd Mean:	103.8	99.9
AAD:	7	7
PRD:	1.006	1.005
COD:	7	7
	RMV	% Change
Median:	\$ 634,850	-4.4%
		RMV
		\$ 607,110

History:	2021	2022	2023	2024	2025	2026
COD				6	7	7
PRD				1.001	1.004	1.005

Notes:

Neighborhood: RB1046

Total Accounts: 5,170
 Total Sales: 144
 % Sold: 2.8%
 Land RMV: \$31,824,500
 Improvement RMV: \$36,921,170
 Average Price: \$478,861
 Median Price: \$457,250



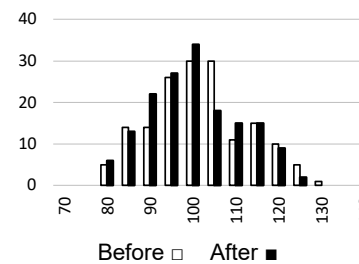
	Before	After
Median:	100.1	99.9
Mean:	100.3	100.0
Wtd Mean:	100.0	99.7
AAD:	7	7
PRD:	1.003	1.003
COD:	7	7
	RMV	% Change
Median:	\$ 455,245	0.1%
		RMV
		\$ 455,540

History:	2021	2022	2023	2024	2025	2026
COD				7	7	7
PRD				0.998	1.001	1.003

Notes:

Neighborhood: RB1050

Total Accounts: 6,235
 Total Sales: 161
 % Sold: 2.6%
 Land RMV: \$33,737,200
 Improvement RMV: \$32,404,380
 Average Price: \$413,349
 Median Price: \$409,741



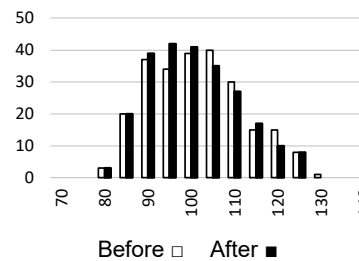
	Before	After
Median:	101.7	99.7
Mean:	101.6	100.2
Wtd Mean:	100.9	99.4
AAD:	9	9
PRD:	1.007	1.008
COD:	9	9
	RMV	% Change
Median:	\$ 408,990	-1.5%
		RMV
		\$ 402,990

History:	2021	2022	2023	2024	2025	2026
COD				9	8	9
PRD				1.002	1.004	1.008

Notes:

Neighborhood: RB1051

Total Accounts: 7,213
 Total Sales: 242
 % Sold: 3.4%
 Land RMV: \$51,433,600
 Improvement RMV: \$53,333,760
 Average Price: \$434,376
 Median Price: \$431,140



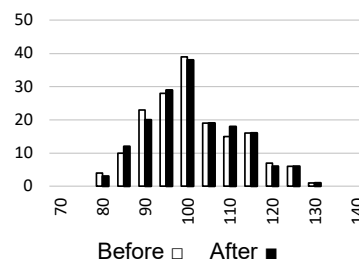
	Before	After
Median:	100.9	99.8
Mean:	101.6	100.5
Wtd Mean:	100.8	99.7
AAD:	9	9
PRD:	1.008	1.008
COD:	9	9
	RMV	% Change
Median:	\$ 422,910	-0.9%
		RMV
		\$ 419,020

History:	2021	2022	2023	2024	2025	2026
COD				10	9	9
PRD				1.012	1.006	1.008

Notes:

Neighborhood: RB1052

Total Accounts: 5,189
 Total Sales: 168
 % Sold: 3.2%
 Land RMV: \$40,739,600
 Improvement RMV: \$41,437,430
 Average Price: \$488,492
 Median Price: \$475,000



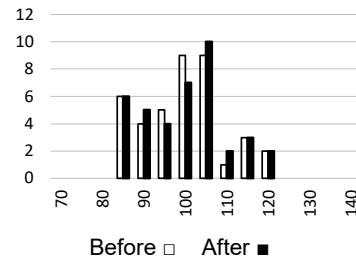
	Before	After
Median:	100.0	99.7
Mean:	101.2	101.3
Wtd Mean:	100.1	100.1
AAD:	9	9
PRD:	1.011	1.012
COD:	9	9
	RMV	% Change
Median:	\$ 479,610	0.1%
		RMV
		\$ 480,010

History:	2021	2022	2023	2024	2025	2026
COD				8	7	9
PRD				1.007	1.007	1.012

Notes:

Neighborhood: RB2053

Total Accounts: 1,685
 Total Sales: 39
 % Sold: 2.3%
 Land RMV: \$8,199,600
 Improvement RMV: \$9,441,570
 Average Price: \$455,012
 Median Price: \$456,385



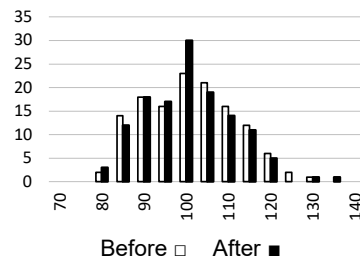
	Before	After
Median:	100.5	100.0
Mean:	99.8	100.1
Wtd Mean:	99.1	99.4
AAD:	8	8
PRD:	1.007	1.007
COD:	7	8
	RMV	% Change
Median:	\$ 454,965	-0.4%
		\$ 453,110

History:	2021	2022	2023	2024	2025	2026
COD				8	8	8
PRD				1.002	1.007	1.007

Notes:

Neighborhood: RB2054

Total Accounts: 4,246
 Total Sales: 131
 % Sold: 3.1%
 Land RMV: \$29,764,600
 Improvement RMV: \$34,136,790
 Average Price: \$490,885
 Median Price: \$476,400



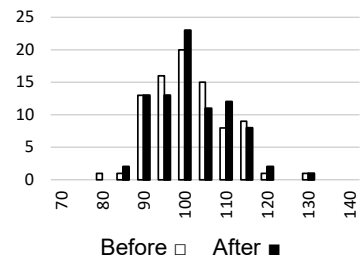
	Before	After
Median:	100.8	99.7
Mean:	101.2	100.4
Wtd Mean:	100.1	99.4
AAD:	9	8
PRD:	1.011	1.010
COD:	9	8
	RMV	% Change
Median:	\$ 476,230	-0.8%
		\$ 472,435

History:	2021	2022	2023	2024	2025	2026
COD				10	8	8
PRD				1.014	1.010	1.010

Notes:

Neighborhood: RB2060

Total Accounts: 2,551
 Total Sales: 85
 % Sold: 3.3%
 Land RMV: \$17,917,500
 Improvement RMV: \$20,914,210
 Average Price: \$450,449
 Median Price: \$430,650



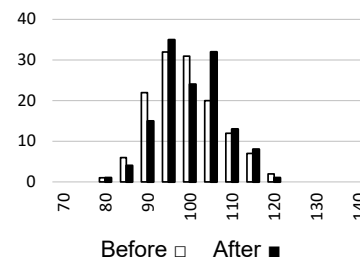
	Before	After
Median:	100.0	100.2
Mean:	101.2	101.6
Wtd Mean:	101.0	101.4
AAD:	7	7
PRD:	1.002	1.002
COD:	7	7
	RMV	% Change
Median:	\$ 447,140	0.3%
		\$ 448,600

History:	2021	2022	2023	2024	2025	2026
COD				7	8	7
PRD				1.002	1.009	1.002

Notes:

Neighborhood: RB2061

Total Accounts: 4,950
 Total Sales: 133
 % Sold: 2.7%
 Land RMV: \$27,643,900
 Improvement RMV: \$28,778,390
 Average Price: \$423,558
 Median Price: \$417,100



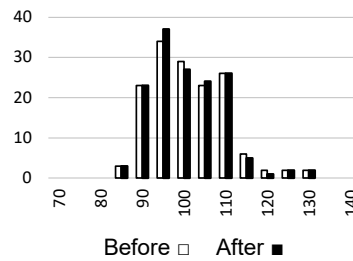
	Before	After
Median:	99.1	100.3
Mean:	99.1	100.3
Wtd Mean:	99.0	100.2
AAD:	6	6
PRD:	1.001	1.001
COD:	6	6
	RMV	% Change
Median:	\$ 421,280	1.2%
		\$ 426,455

History:	2021	2022	2023	2024	2025	2026
COD				9	5	6
PRD				1.005	1.002	1.001

Notes:

Neighborhood: RB2062

Total Accounts: 3,723
 Total Sales: 150
 % Sold: 4.0%
 Land RMV: \$33,356,150
 Improvement RMV: \$39,689,740
 Average Price: \$484,262
 Median Price: \$469,618



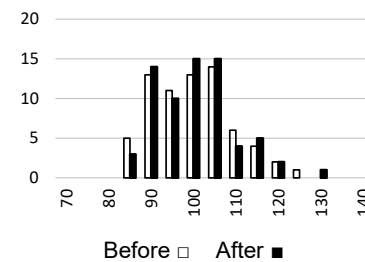
	Before	After
Median:	100.0	99.9
Mean:	101.1	100.9
Wtd Mean:	100.8	100.6
AAD:	7	7
PRD:	1.003	1.003
COD:	7	7
	RMV	% Change
Median:	\$ 477,145	0.0%
		RMV
		\$ 477,190

History:	2021	2022	2023	2024	2025	2026
COD				6	7	7
PRD				1.000	1.002	1.003

Notes:

Neighborhood: RB2063

Total Accounts: 2,672
 Total Sales: 69
 % Sold: 2.6%
 Land RMV: \$15,318,690
 Improvement RMV: \$16,207,710
 Average Price: \$455,360
 Median Price: \$447,485



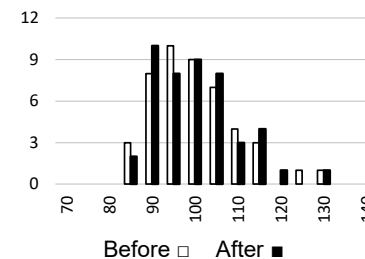
	Before	After
Median:	99.7	99.7
Mean:	100.1	100.4
Wtd Mean:	100.0	100.3
AAD:	7	7
PRD:	1.001	1.001
COD:	7	7
	RMV	% Change
Median:	\$ 436,470	0.1%
		RMV
		\$ 436,940

History:	2021	2022	2023	2024	2025	2026
COD				7	7	7
PRD				1.002	1.003	1.001

Notes:

Neighborhood: RB2064

Total Accounts: 1,970
 Total Sales: 46
 % Sold: 2.3%
 Land RMV: \$10,056,100
 Improvement RMV: \$9,299,840
 Average Price: \$420,387
 Median Price: \$415,125



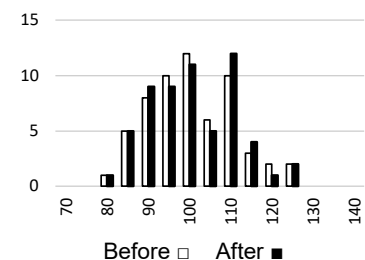
	Before	After
Median:	100.1	100.1
Mean:	100.0	100.4
Wtd Mean:	99.7	100.1
AAD:	8	8
PRD:	1.003	1.003
COD:	8	8
	RMV	% Change
Median:	\$ 416,890	0.3%
		RMV
		\$ 418,120

History:	2021	2022	2023	2024	2025	2026
COD				8	7	8
PRD				1.007	1.006	1.003

Notes:

Neighborhood: RB2065

Total Accounts: 2,282
 Total Sales: 59
 % Sold: 2.6%
 Land RMV: \$13,907,000
 Improvement RMV: \$18,855,320
 Average Price: \$554,208
 Median Price: \$557,750



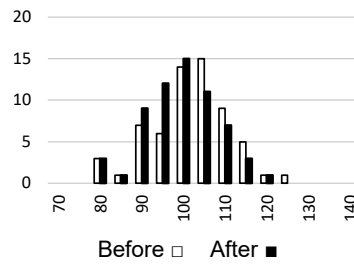
	Before	After
Median:	99.7	100.2
Mean:	100.8	100.9
Wtd Mean:	100.1	100.2
AAD:	9	9
PRD:	1.007	1.007
COD:	9	8
	RMV	% Change
Median:	\$ 539,430	0.3%
		RMV
		\$ 541,060

History:	2021	2022	2023	2024	2025	2026
COD				7	7	8
PRD				1.006	1.006	1.007

Notes:

Neighborhood: RB3070

Total Accounts: 1,800
 Total Sales: 62
 % Sold: 3.4%
 Land RMV: \$14,633,750
 Improvement RMV: \$14,850,250
 Average Price: \$477,348
 Median Price: \$465,893



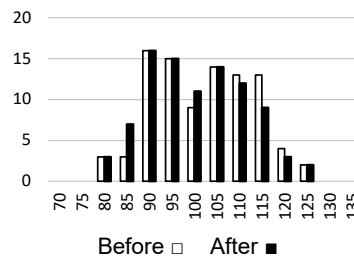
	Before	After
Median:	102.5	100.3
Mean:	101.8	99.6
Wtd Mean:	101.8	99.6
AAD:	7	7
PRD:	1.000	1.000
COD:	7	7
	RMV	% Change
Median:	\$ 457,870	-1.8%
		\$ 449,775

History:	2021	2022	2023	2024	2025	2026
COD				6	7	7
PRD				1.006	1.008	1.000

Notes:

Neighborhood: RB3071

Total Accounts: 3,567
 Total Sales: 92
 % Sold: 2.6%
 Land RMV: \$21,857,500
 Improvement RMV: \$23,466,490
 Average Price: \$496,722
 Median Price: \$472,725



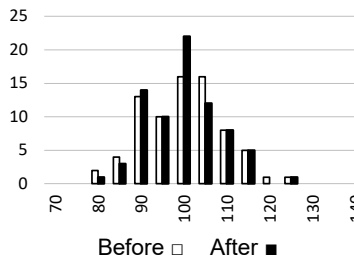
	Before	After
Median:	102.4	100.0
Mean:	102.0	100.0
Wtd Mean:	101.1	99.2
AAD:	9	9
PRD:	1.009	1.008
COD:	9	9
	RMV	% Change
Median:	\$ 509,875	-1.9%
		\$ 500,310

History:	2021	2022	2023	2024	2025	2026
COD				9	7	9
PRD				1.007	1.009	1.008

Notes:

Neighborhood: RB3072

Total Accounts: 2,035
 Total Sales: 76
 % Sold: 3.7%
 Land RMV: \$18,940,500
 Improvement RMV: \$20,081,420
 Average Price: \$520,482
 Median Price: \$526,825



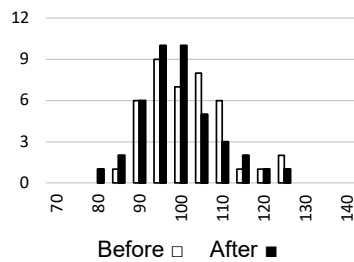
	Before	After
Median:	101.1	99.6
Mean:	100.2	99.4
Wtd Mean:	99.4	98.6
AAD:	7	7
PRD:	1.008	1.008
COD:	7	7
	RMV	% Change
Median:	\$ 507,570	-0.6%
		\$ 504,520

History:	2021	2022	2023	2024	2025	2026
COD				7	9	7
PRD				1.010	1.012	1.008

Notes:

Neighborhood: RB3073

Total Accounts: 1,748
 Total Sales: 41
 % Sold: 2.3%
 Land RMV: \$11,622,800
 Improvement RMV: \$14,265,600
 Average Price: \$636,821
 Median Price: \$625,000



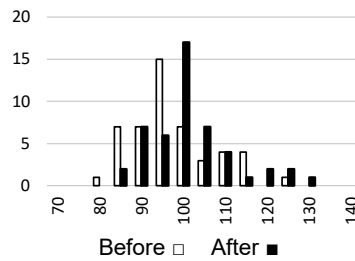
	Before	After
Median:	99.7	99.6
Mean:	101.4	99.8
Wtd Mean:	100.7	99.2
AAD:	8	7
PRD:	1.007	1.006
COD:	8	7
	RMV	% Change
Median:	\$ 617,885	-1.0%
		\$ 611,490

History:	2021	2022	2023	2024	2025	2026
COD				8	7	7
PRD				1.014	1.010	1.006

Notes:

Neighborhood: RB3074

Total Accounts: 1,337
 Total Sales: 49
 % Sold: 3.7%
 Land RMV: \$13,970,800
 Improvement RMV: \$16,957,840
 Average Price: \$629,822
 Median Price: \$654,750



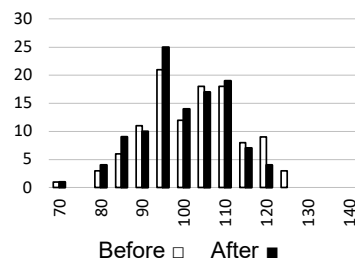
	Before	After
Median:	95.9	99.7
Mean:	97.5	101.6
Wtd Mean:	96.0	100.2
AAD:	8	8
PRD:	1.016	1.014
COD:	8	8
	RMV	% Change
Median:	\$ 603,085	4.4%
		RMV
		\$ 629,780

History:	2021	2022	2023	2024	2025	2026
COD				7	7	8
PRD				1.010	1.018	1.014

Notes:

Neighborhood: RB3080

Total Accounts: 3,383
 Total Sales: 110
 % Sold: 3.3%
 Land RMV: \$38,521,050
 Improvement RMV: \$54,863,750
 Average Price: \$868,250
 Median Price: \$814,900



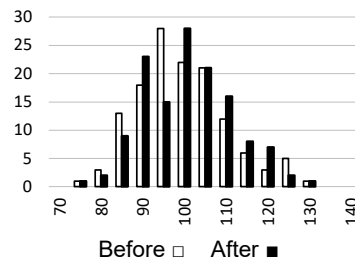
	Before	After
Median:	102.8	99.6
Mean:	102.3	99.8
Wtd Mean:	100.1	97.8
AAD:	9	9
PRD:	1.022	1.020
COD:	9	9
	RMV	% Change
Median:	\$ 783,450	-2.4%
		RMV
		\$ 764,930

History:	2021	2022	2023	2024	2025	2026
COD				8	8	9
PRD				1.013	1.015	1.020

Notes:

Neighborhood: RB3081

Total Accounts: 4,630
 Total Sales: 133
 % Sold: 2.9%
 Land RMV: \$53,347,960
 Improvement RMV: \$75,844,060
 Average Price: \$978,703
 Median Price: \$925,000



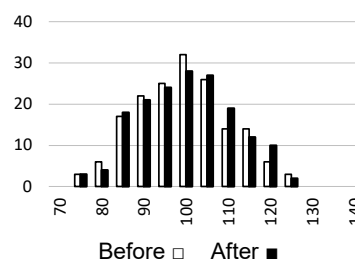
	Before	After
Median:	97.8	99.9
Mean:	99.3	100.9
Wtd Mean:	97.8	99.3
AAD:	8	8
PRD:	1.015	1.016
COD:	9	8
	RMV	% Change
Median:	\$ 892,450	2.3%
		RMV
		\$ 913,220

History:	2021	2022	2023	2024	2025	2026
COD				8	8	8
PRD				1.018	1.011	1.016

Notes:

Neighborhood: RB3082

Total Accounts: 5,709
 Total Sales: 168
 % Sold: 2.9%
 Land RMV: \$53,997,600
 Improvement RMV: \$57,659,130
 Average Price: \$673,938
 Median Price: \$644,275



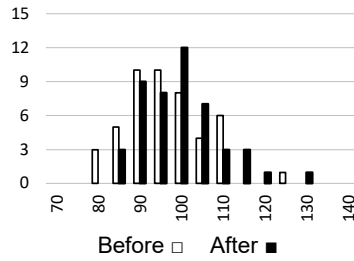
	Before	After
Median:	99.4	99.9
Mean:	99.4	100.1
Wtd Mean:	97.9	98.6
AAD:	9	9
PRD:	1.015	1.015
COD:	9	9
	RMV	% Change
Median:	\$ 624,270	1.1%
		RMV
		\$ 630,910

History:	2021	2022	2023	2024	2025	2026
COD				9	8	9
PRD				1.016	1.014	1.015

Notes:

Neighborhood: RB3083

Total Accounts: 1,689
 Total Sales: 47
 % Sold: 2.8%
 Land RMV: \$13,818,250
 Improvement RMV: \$16,574,610
 Average Price: \$652,722
 Median Price: \$655,000



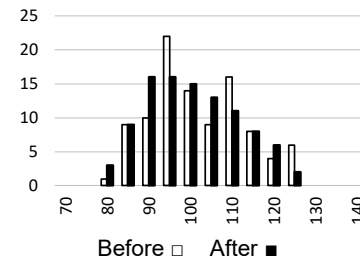
	Before	After
Median:	96.5	100.0
Mean:	96.1	99.9
Wtd Mean:	95.5	99.1
AAD:	7	7
PRD:	1.006	1.008
COD:	7	7
	RMV	% Change
Median:	\$ 565,540	3.9%
		\$ 587,840

History:	2021	2022	2023	2024	2025	2026
COD				8	10	7
PRD				1.020	1.016	1.008

Notes:

Neighborhood: RB3084

Total Accounts: 3,337
 Total Sales: 99
 % Sold: 3.0%
 Land RMV: \$26,565,600
 Improvement RMV: \$29,286,330
 Average Price: \$569,580
 Median Price: \$557,750



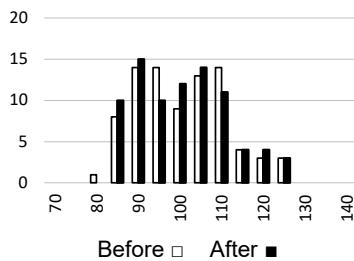
	Before	After
Median:	101.1	99.7
Mean:	101.8	100.5
Wtd Mean:	100.2	99.0
AAD:	9	9
PRD:	1.016	1.015
COD:	9	9
	RMV	% Change
Median:	\$ 554,550	-1.2%
		\$ 548,000

History:	2021	2022	2023	2024	2025	2026
COD				8	7	9
PRD				1.008	1.009	1.015

Notes:

Neighborhood: RB3085

Total Accounts: 3,116
 Total Sales: 83
 % Sold: 2.7%
 Land RMV: \$23,421,300
 Improvement RMV: \$31,201,260
 Average Price: \$659,528
 Median Price: \$627,500



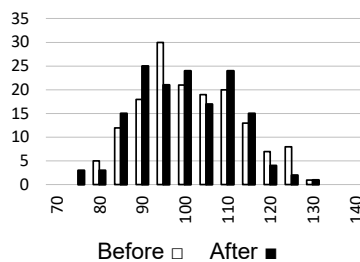
	Before	After
Median:	99.9	99.9
Mean:	100.8	100.8
Wtd Mean:	99.7	99.8
AAD:	9	9
PRD:	1.011	1.010
COD:	9	9
	RMV	% Change
Median:	\$ 601,550	0.1%
		\$ 602,360

History:	2021	2022	2023	2024	2025	2026
COD				8	8	9
PRD				1.013	1.013	1.010

Notes:

Neighborhood: RB3090

Total Accounts: 4,373
 Total Sales: 154
 % Sold: 3.5%
 Land RMV: \$42,587,500
 Improvement RMV: \$50,730,290
 Average Price: \$615,648
 Median Price: \$605,500



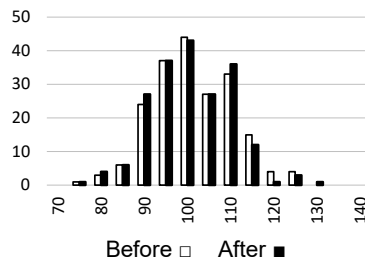
	Before	After
Median:	101.1	99.8
Mean:	101.6	100.1
Wtd Mean:	99.8	98.4
AAD:	10	9
PRD:	1.018	1.017
COD:	10	9
	RMV	% Change
Median:	\$ 585,545	-1.3%
		\$ 578,055

History:	2021	2022	2023	2024	2025	2026
COD				9	8	9
PRD				1.014	1.011	1.017

Notes:

Neighborhood: RB3091

Total Accounts: 6,738
 Total Sales: 198
 % Sold: 2.9%
 Land RMV: \$49,368,800
 Improvement RMV: \$56,871,740
 Average Price: \$536,395
 Median Price: \$518,188



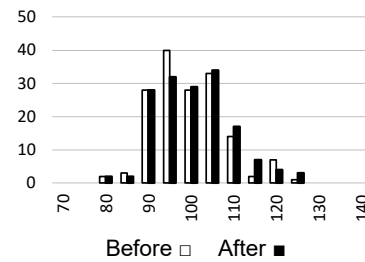
	Before	After
Median:	100.9	100.3
Mean:	101.3	100.6
Wtd Mean:	100.8	100.0
AAD:	8	8
PRD:	1.005	1.006
COD:	7	7
	RMV	% Change
Median:	\$ 501,650	-0.7%
	\$ 498,185	

History:	2021	2022	2023	2024	2025	2026
COD				8	6	7
PRD				1.007	1.005	1.006

Notes:

Neighborhood: RB3092

Total Accounts: 4,336
 Total Sales: 158
 % Sold: 3.6%
 Land RMV: \$37,288,360
 Improvement RMV: \$40,835,340
 Average Price: \$492,841
 Median Price: \$482,223



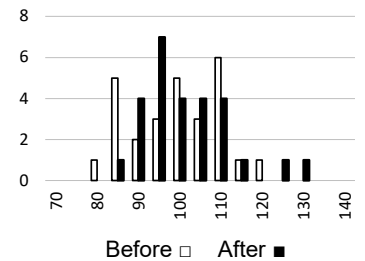
	Before	After
Median:	99.0	99.7
Mean:	99.6	100.6
Wtd Mean:	99.3	100.3
AAD:	7	7
PRD:	1.003	1.003
COD:	7	7
	RMV	% Change
Median:	\$ 463,275	1.1%
	\$ 468,590	

History:	2021	2022	2023	2024	2025	2026
COD				9	7	7
PRD				1.009	1.007	1.003

Notes:

Neighborhood: G3093

Total Accounts: 1,018
 Total Sales: 27
 % Sold: 2.7%
 Land RMV: \$6,296,650
 Improvement RMV: \$7,083,330
 Average Price: \$493,497
 Median Price: \$475,200



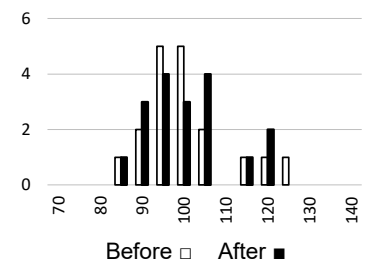
	Before	After
Median:	99.6	99.8
Mean:	98.9	101.2
Wtd Mean:	97.2	100.4
AAD:	9	8
PRD:	1.017	1.008
COD:	9	8
	RMV	% Change
Median:	\$ 452,700	1.1%
	\$ 457,810	

History:	2021	2022	2023	2024	2025	2026
COD				10	6	8
PRD				1.014	1.014	1.008

Notes: G3093 includes neighborhoods RB3093, RB3094, & RB4148

Neighborhood: RB3100

Total Accounts: 721
 Total Sales: 18
 % Sold: 2.5%
 Land RMV: \$5,384,100
 Improvement RMV: \$9,125,660
 Average Price: \$803,440
 Median Price: \$805,100



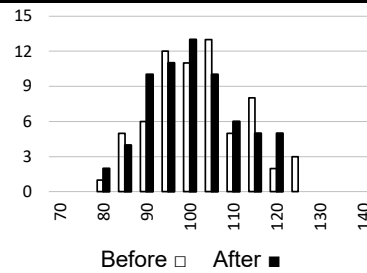
	Before	After
Median:	98.6	99.9
Mean:	100.2	100.6
Wtd Mean:	100.0	100.3
AAD:	8	8
PRD:	1.002	1.003
COD:	8	8
	RMV	% Change
Median:	\$ 671,990	0.6%
	\$ 676,260	

History:	2021	2022	2023	2024	2025	2026
COD				10	9	8
PRD				1.012	1.005	1.003

Notes:

Neighborhood: RB3101

Total Accounts: 1,990
 Total Sales: 66
 % Sold: 3.3%
 Land RMV: \$24,538,900
 Improvement RMV: \$35,267,360
 Average Price: \$918,593
 Median Price: \$848,544



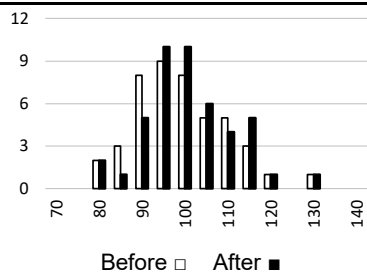
	Before	After
Median:	101.7	100.2
Mean:	102.2	100.5
Wtd Mean:	100.4	98.6
AAD:	9	9
PRD:	1.018	1.019
COD:	8	9
	RMV	% Change
Median:	\$ 844,270	-0.9%
		RMV
	\$ 836,845	

History:	2021	2022	2023	2024	2025	2026
COD				8	8	9
PRD				1.021	1.013	1.019

Notes:

Neighborhood: RB3102

Total Accounts: 1,282
 Total Sales: 45
 % Sold: 3.5%
 Land RMV: \$13,298,330
 Improvement RMV: \$14,539,350
 Average Price: \$613,961
 Median Price: \$580,500



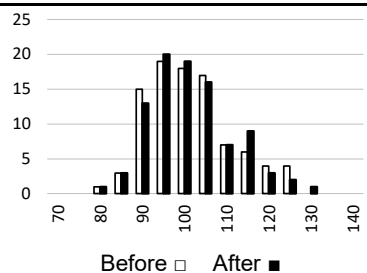
	Before	After
Median:	97.6	99.6
Mean:	98.9	101.1
Wtd Mean:	98.7	100.8
AAD:	8	8
PRD:	1.002	1.003
COD:	8	8
	RMV	% Change
Median:	\$ 575,320	3.0%
		RMV
		\$ 592,495

History:	2021	2022	2023	2024	2025	2026
COD				6	8	8
PRD				1.008	1.007	1.003

Notes:

Neighborhood: RB3103

Total Accounts: 2,644
 Total Sales: 94
 % Sold: 3.6%
 Land RMV: \$32,607,200
 Improvement RMV: \$43,439,280
 Average Price: \$803,590
 Median Price: \$780,475



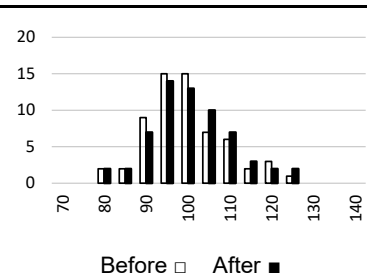
	Before	After
Median:	99.7	99.7
Mean:	101.1	101.3
Wtd Mean:	100.6	100.7
AAD:	8	8
PRD:	1.005	1.006
COD:	8	8
	RMV	% Change
Median:	\$ 744,155	0.8%
		RMV
		\$ 750,085

History:	2021	2022	2023	2024	2025	2026
COD				7	8	8
PRD				1.009	1.013	1.006

Notes:

Neighborhood: RB3104

Total Accounts: 2,345
 Total Sales: 62
 % Sold: 2.6%
 Land RMV: \$17,725,650
 Improvement RMV: \$19,433,970
 Average Price: \$599,317
 Median Price: \$581,500



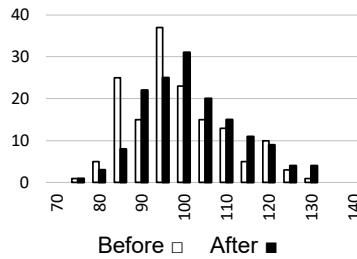
	Before	After
Median:	98.8	99.7
Mean:	99.8	101.0
Wtd Mean:	98.8	100.0
AAD:	7	8
PRD:	1.010	1.010
COD:	7	8
	RMV	% Change
Median:	\$ 586,280	1.9%
		RMV
		\$ 597,380

History:	2021	2022	2023	2024	2025	2026
COD				7	8	8
PRD				1.009	1.007	1.010

Notes:

Neighborhood: RB3105

Total Accounts: 4,810
 Total Sales: 153
 % Sold: 3.2%
 Land RMV: \$53,858,300
 Improvement RMV: \$65,291,620
 Average Price: \$779,155
 Median Price: \$750,000



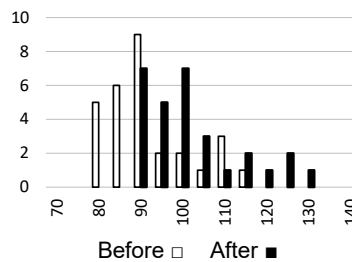
	Before	After
Median:	96.9	99.7
Mean:	98.4	101.4
Wtd Mean:	97.0	99.9
AAD:	9	9
PRD:	1.014	1.015
COD:	9	9
	RMV	% Change
Median:	\$ 704,340	3.0%
		RMV
		\$ 725,710

History:	2021	2022	2023	2024	2025	2026
COD				7	10	9
PRD				1.011	1.014	1.015

Notes:

Neighborhood: RB3106

Total Accounts: 851
 Total Sales: 29
 % Sold: 3.4%
 Land RMV: \$10,209,850
 Improvement RMV: \$12,242,100
 Average Price: \$768,559
 Median Price: \$730,000



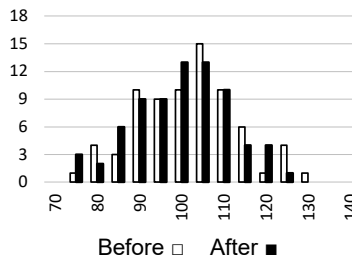
	Before	After
Median:	89.4	99.7
Mean:	91.9	102.2
Wtd Mean:	90.8	100.7
AAD:	7	8
PRD:	1.012	1.015
COD:	8	8
	RMV	% Change
Median:	\$ 664,340	11.3%
		RMV
		\$ 739,700

History:	2021	2022	2023	2024	2025	2026
COD				7	8	8
PRD				1.001	1.000	1.015

Notes:

Neighborhood: RB3107

Total Accounts: 2,418
 Total Sales: 74
 % Sold: 3.1%
 Land RMV: \$21,244,400
 Improvement RMV: \$26,436,730
 Average Price: \$659,349
 Median Price: \$618,450



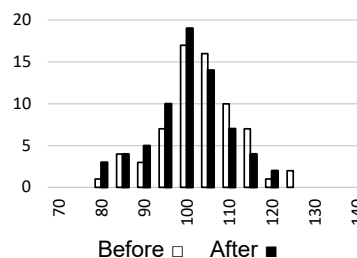
	Before	After
Median:	102.4	100.3
Mean:	101.5	99.8
Wtd Mean:	99.4	97.7
AAD:	9	9
PRD:	1.021	1.021
COD:	9	9
	RMV	% Change
Median:	\$ 630,310	-1.4%
		RMV
		\$ 621,730

History:	2021	2022	2023	2024	2025	2026
COD				9	8	9
PRD				1.019	1.014	1.021

Notes:

Neighborhood: RB3108

Total Accounts: 2,289
 Total Sales: 68
 % Sold: 3.0%
 Land RMV: \$18,243,350
 Improvement RMV: \$23,111,520
 Average Price: \$609,118
 Median Price: \$587,425



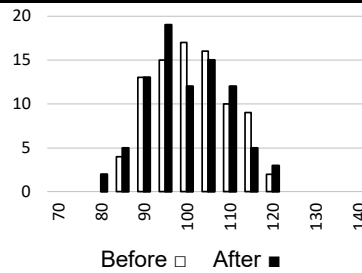
	Before	After
Median:	102.7	100.1
Mean:	102.8	100.2
Wtd Mean:	102.4	99.8
AAD:	7	7
PRD:	1.004	1.004
COD:	7	7
	RMV	% Change
Median:	\$ 581,780	-2.0%
		RMV
		\$ 570,240

History:	2021	2022	2023	2024	2025	2026
COD				8	6	7
PRD				1.012	1.007	1.004

Notes:

Neighborhood: RB3109

Total Accounts: 3,462
 Total Sales: 86
 % Sold: 2.5%
 Land RMV: \$23,320,000
 Improvement RMV: \$28,424,370
 Average Price: \$607,390
 Median Price: \$586,850



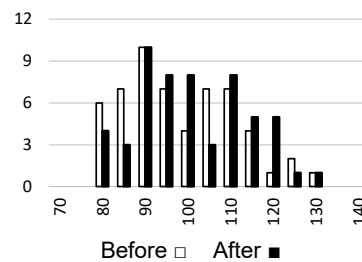
	Before	After
Median:	101.2	99.8
Mean:	101.1	99.9
Wtd Mean:	100.1	99.1
AAD:	7	8
PRD:	1.010	1.008
COD:	7	8
	RMV	% Change
Median:	\$ 569,270	-0.5%
	\$ 566,470	

History:	2021	2022	2023	2024	2025	2026
COD				8	8	8
PRD				1.014	1.011	1.008

Notes:

Neighborhood: RB3110

Total Accounts: 1,582
 Total Sales: 56
 % Sold: 3.5%
 Land RMV: \$21,265,900
 Improvement RMV: \$29,992,020
 Average Price: \$921,712
 Median Price: \$875,875



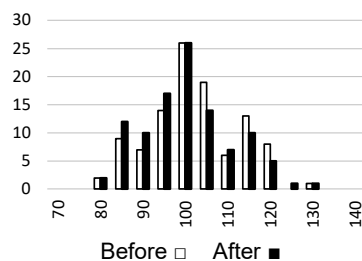
	Before	After
Median:	96.7	99.7
Mean:	98.1	101.2
Wtd Mean:	96.5	99.3
AAD:	11	11
PRD:	1.017	1.019
COD:	11	11
	RMV	% Change
Median:	\$ 867,340	4.1%
	\$ 903,030	

History:	2021	2022	2023	2024	2025	2026
COD				9	10	11
PRD				1.014	1.027	1.019

Notes:

Neighborhood: RB3111

Total Accounts: 3,115
 Total Sales: 105
 % Sold: 3.4%
 Land RMV: \$33,998,850
 Improvement RMV: \$42,352,550
 Average Price: \$735,166
 Median Price: \$705,375



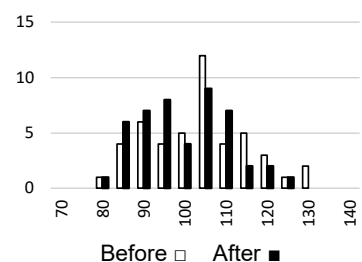
	Before	After
Median:	101.8	100.1
Mean:	102.1	100.5
Wtd Mean:	100.3	98.9
AAD:	9	8
PRD:	1.018	1.016
COD:	8	8
	RMV	% Change
Median:	\$ 694,205	-1.3%
	\$ 685,300	

History:	2021	2022	2023	2024	2025	2026
COD				10	7	8
PRD				1.021	1.011	1.016

Notes:

Neighborhood: RB4140

Total Accounts: 1,583
 Total Sales: 47
 % Sold: 3.0%
 Land RMV: \$17,014,680
 Improvement RMV: \$34,376,330
 Average Price: \$1,106,467
 Median Price: \$995,000



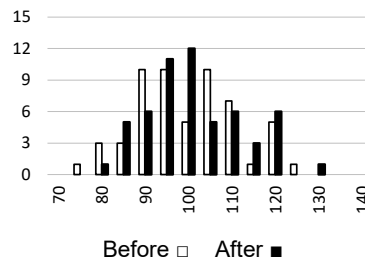
	Before	After
Median:	104.0	99.9
Mean:	103.2	99.5
Wtd Mean:	102.6	98.8
AAD:	10	9
PRD:	1.006	1.007
COD:	9	9
	RMV	% Change
Median:	\$ 932,715	-2.6%
	\$ 908,880	

History:	2021	2022	2023	2024	2025	2026
COD				10	9	9
PRD				1.018	1.016	1.007

Notes:

Neighborhood: RB4141

Total Accounts: 1,502
 Total Sales: 56
 % Sold: 3.7%
 Land RMV: \$24,318,500
 Improvement RMV: \$38,294,480
 Average Price: \$1,120,689
 Median Price: \$1,037,900



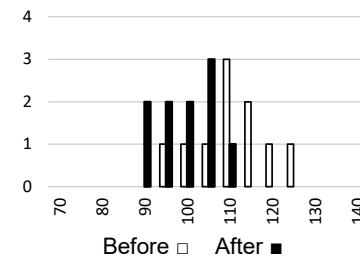
	Before	After
Median:	99.3	99.7
Mean:	99.8	101.2
Wtd Mean:	98.8	99.8
AAD:	9	9
PRD:	1.010	1.014
COD:	9	9
	RMV	% Change
Median:	\$ 968,980	2.2%
	\$ 989,930	

History:	2021	2022	2023	2024	2025	2026
COD				11	8	9
PRD				1.020	1.009	1.014

Notes:

Neighborhood: RB4142

Total Accounts: 450
 Total Sales: 10
 % Sold: 2.2%
 Land RMV: \$3,468,750
 Improvement RMV: \$4,072,180
 Average Price: \$764,105
 Median Price: \$678,350



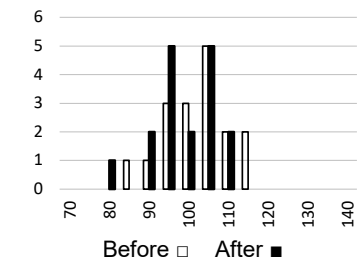
	Before	After
Median:	111.3	100.0
Mean:	110.6	99.7
Wtd Mean:	109.3	98.7
AAD:	6	6
PRD:	1.012	1.010
COD:	6	6
	RMV	% Change
Median:	\$ 847,545	-8.2%
	\$ 778,290	

History:	2021	2022	2023	2024	2025	2026
COD				13	9	6
PRD				1.068	1.023	1.010

Notes:

Neighborhood: RB4143

Total Accounts: 525
 Total Sales: 17
 % Sold: 3.2%
 Land RMV: \$7,099,800
 Improvement RMV: \$9,984,840
 Average Price: \$1,031,024
 Median Price: \$965,000



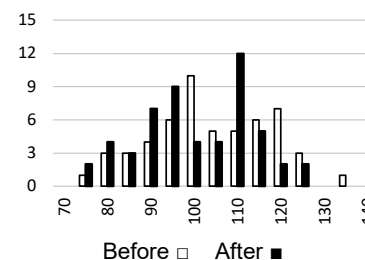
	Before	After
Median:	104.9	99.8
Mean:	102.2	98.8
Wtd Mean:	101.0	97.5
AAD:	7	7
PRD:	1.012	1.013
COD:	6	7
	RMV	% Change
Median:	\$ 914,380	-2.3%
	\$ 892,920	

History:	2021	2022	2023	2024	2025	2026
COD				10	5	7
PRD				1.022	1.010	1.013

Notes:

Neighborhood: RB4144

Total Accounts: 1,855
 Total Sales: 54
 % Sold: 2.9%
 Land RMV: \$25,963,400
 Improvement RMV: \$35,424,350
 Average Price: \$1,173,720
 Median Price: \$1,053,823



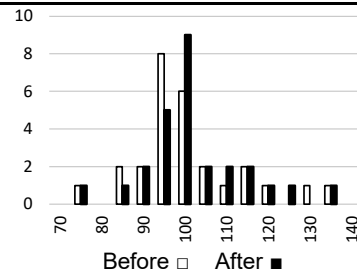
	Before	After
Median:	103.2	99.5
Mean:	104.2	100.2
Wtd Mean:	100.9	96.9
AAD:	12	11
PRD:	1.033	1.034
COD:	11	11
	RMV	% Change
Median:	\$ 1,151,315	-3.5%
	\$ 1,111,095	

History:	2021	2022	2023	2024	2025	2026
COD				12	11	11
PRD				1.019	1.034	1.034

Notes:

Neighborhood: RB4145

Total Accounts: 858
 Total Sales: 27
 % Sold: 3.1%
 Land RMV: \$12,700,800
 Improvement RMV: \$16,910,310
 Average Price: \$1,100,501
 Median Price: \$965,250



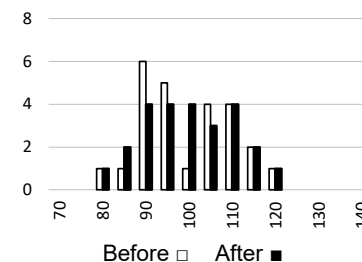
	Before	After
Median:	97.9	99.7
Mean:	100.8	101.9
Wtd Mean:	98.7	99.7
AAD:	9	8
PRD:	1.021	1.022
COD:	9	8
	RMV	% Change
Median:	\$1,008,090	1.2%
		RMV
		\$1,020,640

History:	2021	2022	2023	2024	2025	2026
COD				9	9	8
PRD				1.010	1.011	1.022

Notes:

Neighborhood: G4146

Total Accounts: 1,601
 Total Sales: 25
 % Sold: 1.6%
 Land RMV: \$11,565,400
 Improvement RMV: \$14,140,580
 Average Price: \$1,062,792
 Median Price: \$912,000



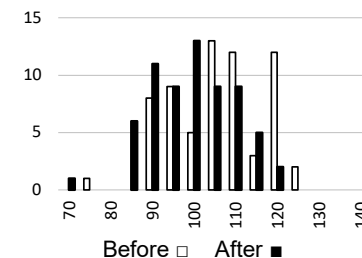
	Before	After
Median:	97.3	99.5
Mean:	99.4	99.4
Wtd Mean:	96.9	96.7
AAD:	9	9
PRD:	1.026	1.028
COD:	10	9
	RMV	% Change
Median:	\$ 876,440	0.4%
		RMV
		\$ 879,720

History:	2021	2022	2023	2024	2025	2026
COD				12	12	9
PRD				1.024	1.036	1.028

Notes: G4146 includes neighborhoods RB4146 & RB4149

Neighborhood: RB4147

Total Accounts: 1,549
 Total Sales: 65
 % Sold: 4.2%
 Land RMV: \$27,806,800
 Improvement RMV: \$36,644,440
 Average Price: \$1,000,374
 Median Price: \$925,900



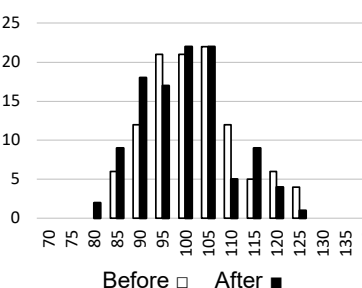
	Before	After
Median:	106.1	99.9
Mean:	105.9	99.8
Wtd Mean:	105.3	99.1
AAD:	9	8
PRD:	1.006	1.007
COD:	8	8
	RMV	% Change
Median:	\$1,010,590	-6.2%
		RMV
		\$ 948,185

History:	2021	2022	2023	2024	2025	2026
COD				8	6	8
PRD				1.016	1.002	1.007

Notes:

Neighborhood: RB5130

Total Accounts: 2,587
 Total Sales: 109
 % Sold: 4.2%
 Land RMV: \$31,130,010
 Improvement RMV: \$35,046,230
 Average Price: \$610,912
 Median Price: \$569,390



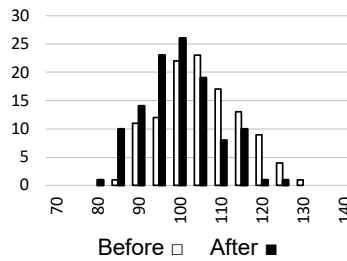
	Before	After
Median:	101.5	99.6
Mean:	101.8	99.9
Wtd Mean:	101.4	99.4
AAD:	8	8
PRD:	1.004	1.005
COD:	8	8
	RMV	% Change
Median:	\$ 596,385	-1.2%
		RMV
		\$ 588,955

History:	2021	2022	2023	2024	2025	2026
COD				9	9	8
PRD				1.006	1.014	1.005

Notes:

Neighborhood: G5131

Total Accounts: 3,364
 Total Sales: 113
 % Sold: 3.4%
 Land RMV: \$34,785,000
 Improvement RMV: \$43,954,760
 Average Price: \$706,176
 Median Price: \$675,488



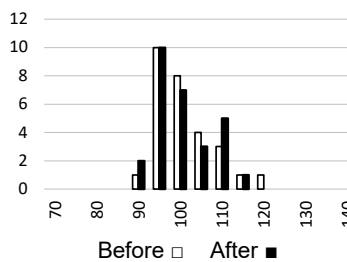
	Before	After
Median:	105.3	99.9
Mean:	105.3	99.5
Wtd Mean:	104.6	98.7
AAD:	8	7
PRD:	1.007	1.008
COD:	7	7
	RMV	% Change
Median:	\$ 713,175	-4.9%
		\$ 678,225

History:	2021	2022	2023	2024	2025	2026
COD					7	7
PRD					1.004	1.008

Notes: G5131 includes neighborhoods RB5131 & RB6121 since 2025.

Neighborhood: RB5132

Total Accounts: 827
 Total Sales: 28
 % Sold: 3.4%
 Land RMV: \$7,586,600
 Improvement RMV: \$10,376,100
 Average Price: \$637,149
 Median Price: \$597,940



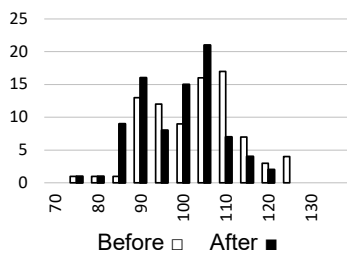
	Before	After
Median:	98.7	99.6
Mean:	100.5	100.8
Wtd Mean:	100.7	100.7
AAD:	6	6
PRD:	0.998	1.001
COD:	6	6
	RMV	% Change
Median:	\$ 604,370	1.0%
		\$ 610,425

History:	2021	2022	2023	2024	2025	2026
COD				7	8	6
PRD				1.006	0.994	1.001

Notes: RB5132 was grouped with RB5131 in 2024.

Neighborhood: RB5133

Total Accounts: 2,227
 Total Sales: 84
 % Sold: 3.8%
 Land RMV: \$25,209,100
 Improvement RMV: \$29,094,160
 Average Price: \$662,257
 Median Price: \$620,647



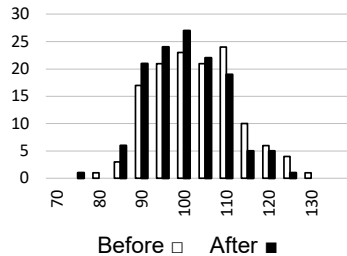
	Before	After
Median:	104.6	100.4
Mean:	103.1	98.8
Wtd Mean:	101.9	97.6
AAD:	9	8
PRD:	1.012	1.012
COD:	8	8
	RMV	% Change
Median:	\$ 655,910	-3.5%
		\$ 633,160

History:	2021	2022	2023	2024	2025	2026
COD				10	7	8
PRD				1.015	1.007	1.012

Notes:

Neighborhood: RB5134

Total Accounts: 3,359
 Total Sales: 131
 % Sold: 3.9%
 Land RMV: \$39,021,000
 Improvement RMV: \$50,040,070
 Average Price: \$681,892
 Median Price: \$631,000



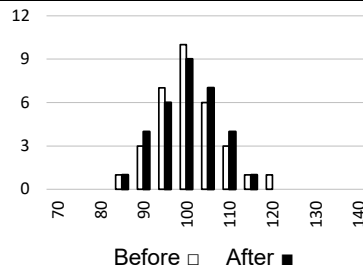
	Before	After
Median:	102.5	99.8
Mean:	103.1	100.3
Wtd Mean:	102.8	99.7
AAD:	8	7
PRD:	1.003	1.006
COD:	8	7
	RMV	% Change
Median:	\$ 677,170	-2.0%
		\$ 663,420

History:	2021	2022	2023	2024	2025	2026
COD				8	7	7
PRD				1.020	1.013	1.006

Notes:

Neighborhood: RB5135

Total Accounts: 845
 Total Sales: 32
 % Sold: 3.8%
 Land RMV: \$10,041,900
 Improvement RMV: \$14,167,470
 Average Price: \$757,886
 Median Price: \$717,752



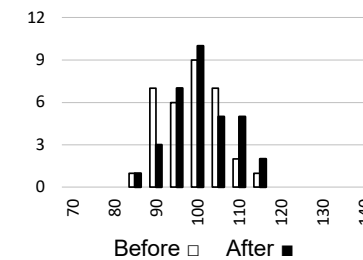
	Before	After
Median:	100.1	99.9
Mean:	100.8	100.2
Wtd Mean:	100.8	99.8
AAD:	6	6
PRD:	1.000	1.004
COD:	6	6
	RMV	% Change
Median:	\$ 735,900	-0.1%
		\$ 734,800

History:	2021	2022	2023	2024	2025	2026
COD				6	7	6
PRD				1.013	1.017	1.004

Notes:

Neighborhood: RB5136

Total Accounts: 1,004
 Total Sales: 33
 % Sold: 3.3%
 Land RMV: \$9,803,300
 Improvement RMV: \$12,454,740
 Average Price: \$671,108
 Median Price: \$668,250



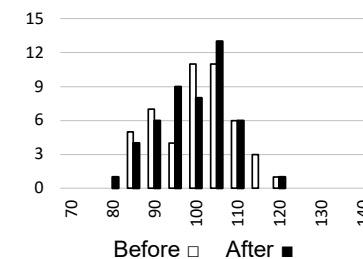
	Before	After
Median:	100.6	99.9
Mean:	99.1	100.9
Wtd Mean:	98.9	100.5
AAD:	6	6
PRD:	1.002	1.004
COD:	6	6
	RMV	% Change
Median:	\$ 636,665	2.9%
		\$ 655,075

History:	2021	2022	2023	2024	2025	2026
COD				7	8	6
PRD				1.005	1.007	1.004

Notes:

Neighborhood: RB6120

Total Accounts: 1,447
 Total Sales: 48
 % Sold: 3.3%
 Land RMV: \$15,968,500
 Improvement RMV: \$16,459,760
 Average Price: \$684,881
 Median Price: \$688,793



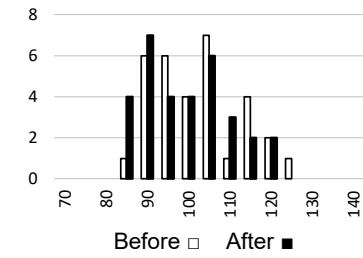
	Before	After
Median:	99.6	99.5
Mean:	100.2	99.3
Wtd Mean:	99.5	98.6
AAD:	8	7
PRD:	1.007	1.007
COD:	8	7
	RMV	% Change
Median:	\$ 686,865	0.4%
		\$ 689,790

History:	2021	2022	2023	2024	2025	2026
COD				9	6	7
PRD				1.013	1.006	1.007

Notes:

Neighborhood: G6122

Total Accounts: 956
 Total Sales: 32
 % Sold: 3.3%
 Land RMV: \$11,031,300
 Improvement RMV: \$13,991,740
 Average Price: \$802,006
 Median Price: \$774,455



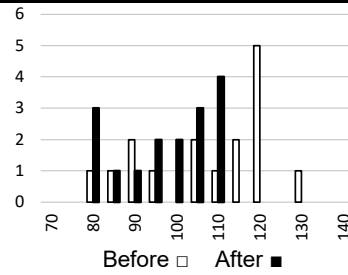
	Before	After
Median:	101.3	100.0
Mean:	102.2	99.0
Wtd Mean:	100.8	97.5
AAD:	9	9
PRD:	1.014	1.015
COD:	9	9
	RMV	% Change
Median:	\$ 780,470	-3.5%
		\$ 753,280

History:	2021	2022	2023	2024	2025	2026
COD					8	9
PRD					1.016	1.015

Notes: G6122 includes neighborhoods RB6122 & RB6123 since 2025.

Neighborhood: G6124

Total Accounts: 640
 Total Sales: 16
 % Sold: 2.5%
 Land RMV: \$9,567,500
 Improvement RMV: \$19,837,390
 Average Price: \$1,934,299
 Median Price: \$1,883,625



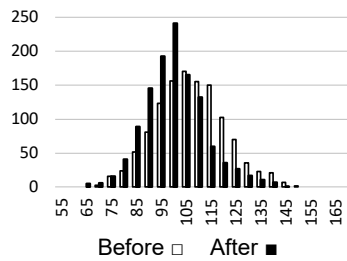
	Before	After
Median:	111.9	99.8
Mean:	106.9	97.3
Wtd Mean:	103.9	95.0
AAD:	13	10
PRD:	1.029	1.024
COD:	11	10
	RMV	% Change
Median:	\$1,875,630	-9.6%
		RMV
		\$1,695,740

History:	2021	2022	2023	2024	2025	2026
COD				12	14	10
PRD				1.004	1.023	1.024

Notes: G6124 includes neighborhoods RB6124 & RB6125

Condominiums

Total Accounts: 39,637
 Total Sales: 1,191
 % Sold: 3.0%
 Land RMV: \$0
 Improvement RMV: \$467,333,250
 Average Price: \$400,272
 Median Price: \$326,400



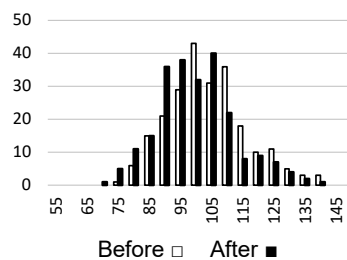
	Before	After
Median:	104.0	99.7
Mean:	104.6	100.3
Wtd Mean:	102.9	98.0
AAD:	11	9
PRD:	1.017	1.023
COD:	11	9
	RMV	% Change
Median:	\$ 322,590	-3.0%
		\$ 312,860

History:	2021	2022	2023	2024	2025	2026
COD	8	9	8	9	9	9
PRD	1.005	1.024	1.005	1.007	1.002	1.023

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

2-4 Plexes

Total Accounts: 8,536
 Total Sales: 232
 % Sold: 2.7%
 Land RMV: \$64,550,890
 Improvement RMV: \$85,704,740
 Average Price: \$653,117
 Median Price: \$603,825



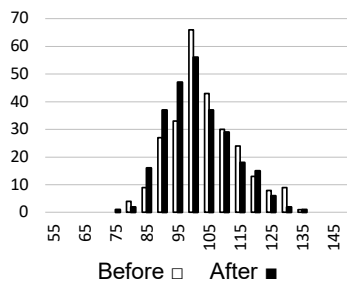
	Before	After
Median:	100.1	99.6
Mean:	101.5	100.2
Wtd Mean:	100.3	99.2
AAD:	10	10
PRD:	1.012	1.010
COD:	10	10
	RMV	% Change
Median:	\$ 640,620	-2.3%
		\$ 625,585

History:	2021	2022	2023	2024	2025	2026
COD	9	8	10	10	9	10
PRD	1.005	1.004	1.004	1.008	1.008	1.010

Notes:

Row Houses

Total Accounts: 7,046
 Total Sales: 267
 % Sold: 3.8%
 Land RMV: \$60,156,680
 Improvement RMV: \$65,890,660
 Average Price: \$471,677
 Median Price: \$423,300



	Before	After
Median:	99.7	99.9
Mean:	101.5	101.3
Wtd Mean:	100.3	100.1
AAD:	9	8
PRD:	1.012	1.012
COD:	9	8
	Before RMV	% Change
Median:	\$ 404,555	1.0%
		\$ 408,530

History:	2021	2022	2023	2024	2025	2026
COD	6	6	7	7	7	8
PRD	1.004	1.006	1.003	1.009	1.007	1.012

Notes:

Commercial

200 Commercial Land



The 2026 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 2026.

201 Commercial Improved Properties

The appraisal of commercial accounts continues transitioning from trended methods to annual cost or income-based recalculation models. The report segregates sales analysis based on these two methods: trended properties adjust by a factor, while recalculated properties use updated valuation tables. 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.

The shift to recalculation methods facilitates ongoing physical reappraisal projects, with valuation changes reported after reappraisal is complete and statistical standards are met. Recalculating models are used for small office, warehouses, and hotels. The hotel model relies on a supplemental income study due to lack of primary sales data.

Analysis of a three-year sales sample (2023–2025) shows market distress in Portland's Core particularly in office and retail product types. Due to market distress and deteriorating assessment statistics office and retail properties in the "Core" neighborhood are undergoing reappraisal this year. Small store properties are also undergoing reappraisal this year. A new countywide income model for small stores is expected for 2027.

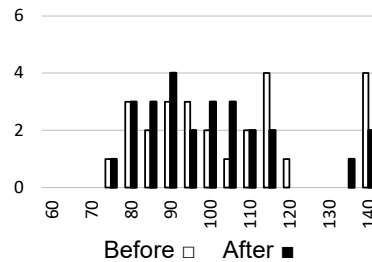
2026 Core Reappraisal Property Types				2026 Countywide Reappraisal Property Types	
Code	Description	Code	Description	Code	Description
OH	Office - mid- & high-rise	SG	Store - grocery	SRS	Small Store - retail-small
OI	Office - innovative	SM	Store merchandising center	SS	Small Store - strip / convenience center
OL	Office - low rise	SO	Store - apt. / office over	SF	Small Store - storefront
SB	Store - big box	SRA	Store - retail-anchor		
SRL	Store - retail-large				

Two different time trends were applied to improved commercial property sale prices after stratifying sales by type and geography. The downtown Core saw consistent value decreases, while areas outside the Core saw modest increases. Shop and warehouse properties had an invalid time trend; no time adjustment was applied.

Ratio analysis broadly confirms values continue to decline in Portland's downtown Core and inner eastside. Trends varied across the rest of the county based on property type and market area groupings.

Generic Commercial & Shops - R93 Cost Recalculation

Total Accounts: 1,365
 Total Sales: 26
 % Sold: 1.9%
 Land RMV: \$7,505,160
 Improvement RMV: \$8,883,310
 Average Price: \$639,416
 Median Price: \$618,481



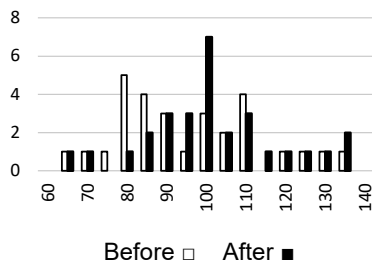
	Before	After
Median:	100.0	98.2
Mean:	105.7	101.0
Wtd Mean:	103.1	98.6
AAD:	18	15
PRD:	1.025	1.024
COD:	18	15
	RMV	% Change
Median:	\$ 644,540	2.6%
		\$ 661,510

History:	2021	2022	2023	2024	2025	2026	COD Std
COD	13	15	13	17	15	15	15
PRD	1.016	1.020	1.004	1.037	1.022	1.024	

Notes: Generic Commercial and Generic Shops are adjusted together for 2026. Measures of central tendency bracket 100.

Industrial Warehouse - Income Recalculation

Total Accounts: 1,102
 Total Sales: 29
 % Sold: 2.6%
 Land RMV: \$67,231,720
 Improvement RMV: \$294,145,640
 Average Price: \$12,062,495
 Median Price: \$4,080,000



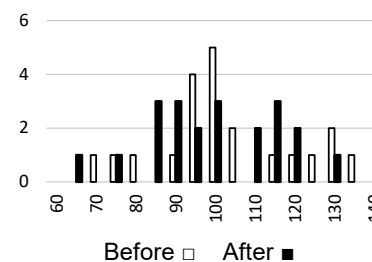
	Before	After
Median:	89.2	99.6
Mean:	95.5	101.2
Wtd Mean:	91.9	103.3
AAD:	14	13
PRD:	1.039	0.980
COD:	16	13
	RMV	% Change
Median:	\$3,451,970	6.9%
		\$ 3,688,450

History:	2021	2022	2023	2024	2025	2026	COD Std
COD	15	14	12	11	11	13	15
PRD	0.937	1.056	1.021	1.013	1.048	0.980	

Notes:

Commercial - Income Recalculation

Total Accounts: 535
 Total Sales: 21
 % Sold: 3.9%
 Land RMV: \$12,978,960
 Improvement RMV: \$18,785,710
 Average Price: \$1,548,777
 Median Price: \$1,030,000



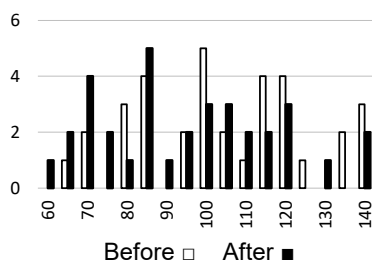
	Before	After
Median:	99.7	100.0
Mean:	103.0	99.8
Wtd Mean:	100.8	97.7
AAD:	13	13
PRD:	1.022	1.021
COD:	13	13
	RMV	% Change
Median:	\$1,141,570	7.8%
		\$ 1,230,605

History:	2021	2022	2023	2024	2025	2026	COD Std
COD						13	15
PRD						1.021	

Notes: Includes office property on recalculating income models for 2026.

Vacant Land - Non-Residential Recalculation

Total Accounts: 2,164
 Total Sales: 34
 % Sold: 1.6%
 Land RMV: \$28,932,750
 Improvement RMV: \$50,630
 Average Price: \$892,581
 Median Price: \$557,500



	Before	After
Median:	102.7	95.9
Mean:	106.8	96.8
Wtd Mean:	105.6	95.5
AAD:	20	19
PRD:	1.011	1.014
COD:	19	20
	RMV	% Change
Median:	\$ 331,825	-5.5%
		\$ 313,560

History:	2021	2022	2023	2024	2025	2026	COD Std
COD	12	15	15	18	17	20	20
PRD	1.030	1.040	1.030	1.033	1.155	1.014	

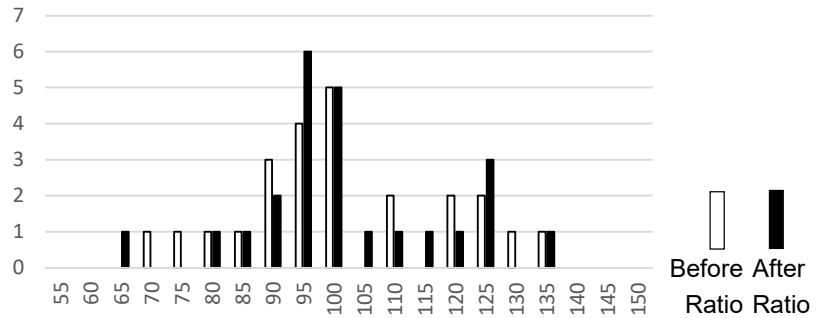
Notes: The annual commercial land study concluded with a sales ratio median of 0.96. This is a proactive choice to address declining land values and insufficient sales data for a statistically reliable time trend.

Commercial Improved Trend

Office Property Types

Summary Statistics:

Total Accounts	1,602
Total Sales	24
% Sold	1.5%
Trend/Trend Accounts	935
Trend/Recalc Accounts	667
Average Sale Price	\$ 2,081,401
Median Sale Price	\$ 1,109,125



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	97.9	13	13	101.1	96.0	99.7	1.05
After	99.4	12	12	101.6	97.0	100.3	1.05

Adjustment Conclusions:	Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
	Bracket	97.9	1.00	1.05	99.4

Notes: Central tendencies bracket one. One high dollar sale in a small sales set skews the PRD.

History:	2021	2022	2023	2024	2025	2026
COD						12
PRD						1.05

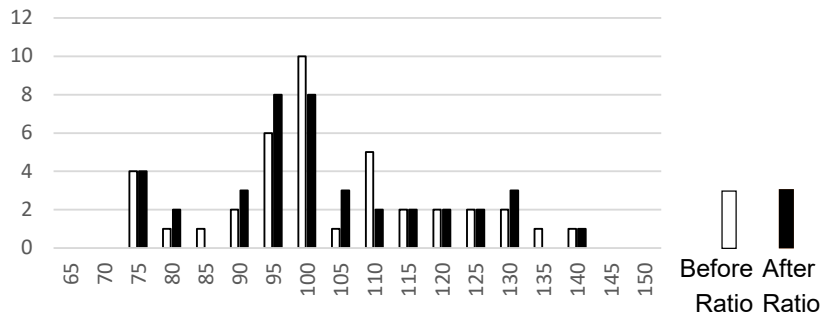
COD Std 15

Commercial Improved Trend

Store Property Types

Summary Statistics:

Total Accounts	2,255
Total Sales	40
% Sold	1.8%
Trend/Trend Accounts	1,527
Trend/Recalc Accounts	728
Average Sale Price	\$ 2,867,999
Median Sale Price	\$ 1,574,317



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	99.4	13	13	103.0	102.7	101.7	1.00
After	100.2	12	12	102.1	101.7	100.8	1.00

Adjustment Conclusions:	Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
	Median	103.0	1.00	0.97	100.2

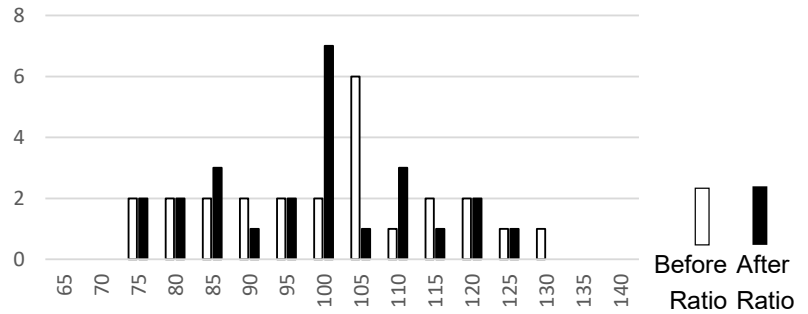
Notes:

History:	2021	2022	2023	2024	2025	2026
COD			16	17	15	12
PRD			0.99	1.02	1.04	1.00

COD Std 15

Commercial Improved Trend**Restaurant Property Types****Summary Statistics:**

Total Accounts	946
Total Sales	25
% Sold	2.6%
Trend/Trend Accounts	695
Trend/Recalc Accounts	251
Average Sale Price	\$ 1,237,296
Median Sale Price	\$ 1,060,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	102.5	12	12	100.9	103.0	99.8	0.98
After	99.8	11	11	97.8	100.0	96.8	0.98

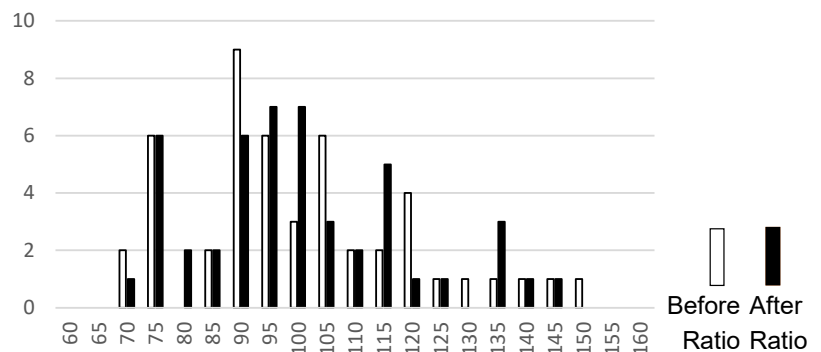
Adjustment Conclusions:	Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
	Median	102.5	1.00	0.94	99.8

Notes:

History:	2021	2022	2023	2024	2025	2026	
COD			15	17	15	11	COD Std 15
PRD			1.01	0.99	1.02	0.98	

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

Total Accounts	2,547
Total Sales	48
% Sold	1.9%
Trend/Trend Accounts	1,856
Trend/Recalc Accounts	691
Average Sale Price	\$ 5,057,533
Median Sale Price	\$ 2,900,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	97.4	15	16	100.8	96.2	99.0	1.05
After	97.4	14	15	99.7	96.7	98.0	1.03

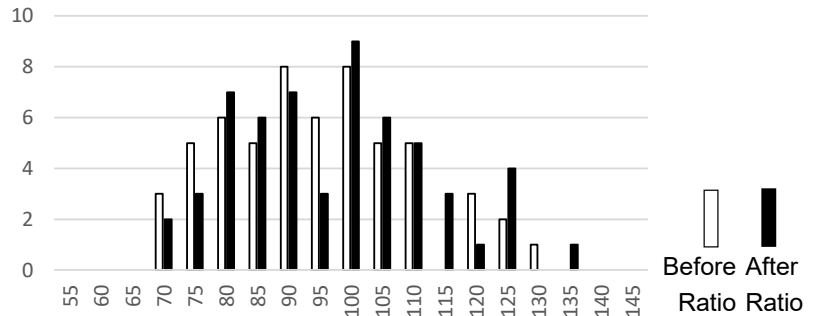
Adjustment Conclusions:	Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
	Mean	97.4	1.00	0.95	99.7

Notes:

History:	2021	2022	2023	2024	2025	2026	
COD				17	13	15	COD Std 15
PRD				1.03	1.03	1.03	

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

Total Accounts	5,100
Total Sales	58
% Sold	1.1%
Trend/Trend Accounts	3,825
Trend/Recalc Accounts	1,275
Average Sale Price	\$ 3,343,742
Median Sale Price	\$ 910,625



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	97.1	13	14	95.3	94.0	94.0	1.01
After	99.5	14	14	98.0	96.0	96.6	1.02

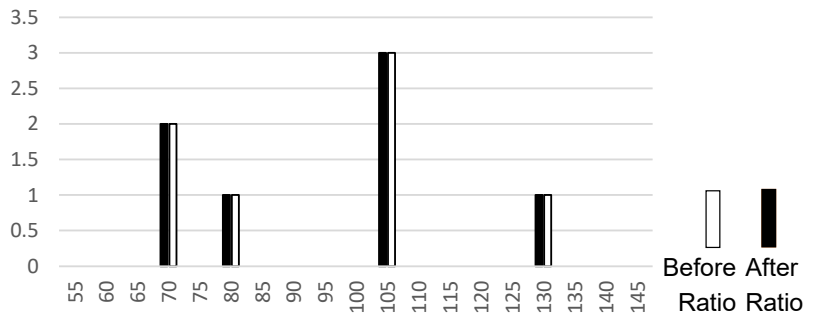
Adjustment Conclusions:	Selected Ratio Median	Before Ratio	Median Land Adjustment	Median Imp Adjustment	After Ratio
		97.1	1.00	1.05	99.5

Notes:

History:	2021	2022	2023	2024	2025	2026	
COD			15	14	12	14	COD Std 15
PRD			1.03	1.07	1.04	1.02	

Vacant Land Trend**Commercial, Industrial, and Multifamily Land****Summary Statistics:**

Total Accounts	1,455
Total Sales	7
% Sold	0.5%
Trend/Trend Accounts	1,455
Trend/Recalc Accounts	0
Average Sale Price	\$ 1,098,571
Median Sale Price	\$ 210,000



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	102.7	18	17	94.3	77.0	91.9	1.22
After	102.7	18	17	94.3	77.0	91.9	1.22

Adjustment Conclusions:	Selected Ratio Bracket	Before Ratio	Median Land Adjustment	Median Imp Adjustment	After Ratio
		102.7	1.00	1.00	102.7

Notes: Central tendencies bracket one. Small sale set makes PRD unreliable.

History:	2021	2022	2023	2024	2025	2026	
COD	22	22	8	10	17	17	COD Std 20
PRD	1.1	0.9	1.0	1.0	1.21	1.22	



Multifamily

700 Multifamily Land

Multifamily land, analyzed with other vacant land classes (200 and 2003), is part of the commercial recalculating land study, which is reviewed and calibrated annually. For 2026, analysis concluded that no valid time-trend existed for vacant land. Additionally, no further market adjustment was required for recalculating land tables or trended land.

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.

Multifamily properties were included in the broader improved commercial sets discussed above for time trend studies. Sale prices were adjusted to reflect the two resulting curves which indicated declining core area values over the three-year sample period, and gradually increasing values elsewhere.

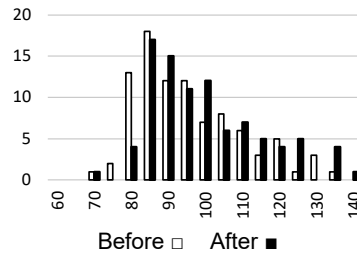
Annual recalculation of court-style multifamily property on income models continues to allow a more agile method for analysis and adjustment. Model components are periodically recalibrated and tested with market studies of rents, vacancy, expenses, capitalization rates, and fees. The court models continue 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 92 sales representing recalculating court apartment models indicated the need for a moderate increase countywide to reach market value. Courts in Portland's central core and adjoining inner eastside neighborhoods which have seen declines in recent years remain on separate models, but are adjusted consistently with their outer neighborhood counterparts.

Multifamily property remaining on traditional trending methodology provided a smaller 35 sale set stratified by property type and geography during analysis. This set includes all walkup and elevator properties countywide. Ratios representing elevator properties with high-rise improvements of 5 stories or greater indicate values largely holding steady this year, while low-rise walkup apartments see declines for 2026.

Court Apt - Income Recalculation

Total Accounts: 2,685
 Total Sales: 92
 % Sold: 3.4%
 Land RMV: \$98,334,870
 Improvement RMV: \$304,397,070
 Average Price: \$4,564,153
 Median Price: \$1,759,000



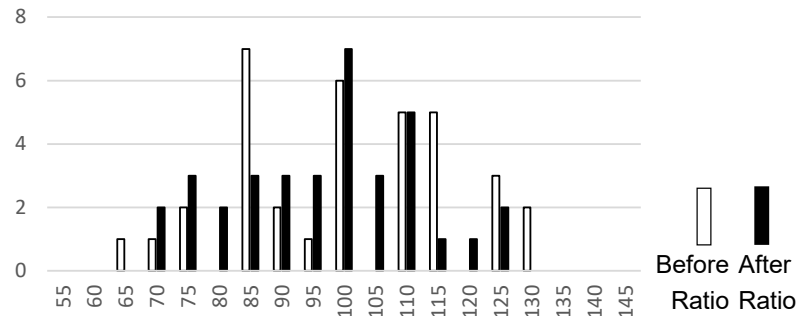
	Before	After
Median:	92.5	96.5
Mean:	95.8	100.1
Wtd Mean:	91.4	95.9
AAD:	12	12
PRD:	1.048	1.044
COD:	13	12
	RMV	% Change
Median:	\$1,690,730	4.8%
		RMV
		\$ 1,772,635

History:	2021	2022	2023	2024	2025	2026	COD Std
COD	6	7	10	11	12	12	12
PRD	1.011	1.006	1.039	1.032	1.044	1.044	

Notes: Measures of central tendency bracket 100.

Multifamily Trend**Countywide - All Apartment Types****Summary Statistics:**

Total Accounts	1,734
Total Sales	35
% Sold	2.0%
Trend/Trend Accounts	642
Trend/Recalc Accounts	1,092
Average SalePrice	\$ 19,101,121
Median Sale Price	\$ 8,205,818



	Median	AAD	COD	Mean	Wtd Mean	Geo Mean	PRD
Before	99.7	15	15	100.1	91.0	98.6	1.100
After	99.6	12	12	96.5	92.0	95.4	1.049

Adjustment Conclusions:	Selected Ratio	Before Ratio	Land Adjustment	Median Imp Adjustment	After Ratio
	Median	99.7	1.00	0.95	99.6

Notes: PRD is skewed by a low ratio on a high value sale.

History:	2021	2022	2023	2024	2025	2026	
COD				11	12	12	COD Std 12
PRD				1.00	1.02	1.05	

707 Manufactured Home Parks

Manufactured Home Parks were reappraised to a countywide recalculating income model in the 2024 assessment cycle. 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

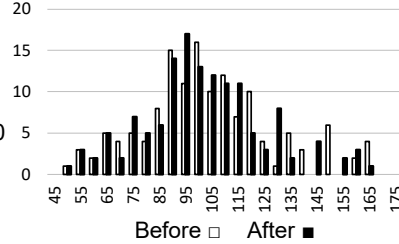
All manufactured homes are also on annual recalculation methodology. Analysis on a one-year sale set includes stratification by market area and neighborhood, but statistics are reported on a countywide basis. The one-year sale sample was trended on a half-yearly basis.

021 Billboards

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

Floating Property

Total Accounts: 1,815
 Total Sales: 138
 % Sold: 7.6%
 Land RMV: \$0
 Improvement RMV: \$41,816,020
 Average Price: \$297,642
 Median Price: \$311,480



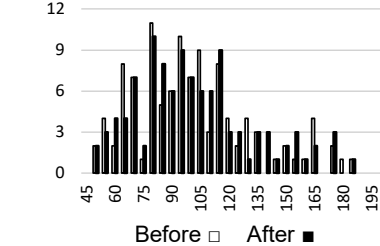
	Before	After
Median:	100.7	99.7
Mean:	103.6	102.6
Wtd Mean:	104.0	101.8
AAD:	19	19
PRD:	0.996	1.008
COD:	19	19
	RMV	% Change
Median:	\$ 237,570	-2.6%
		\$ 231,300

History:	2021	2022	2023	2024	2025	2026	COD Std
COD	18	21	19	18	17	19	25
PRD	1.057	1.069	1.034	1.018	1.032	1.008	

Notes:

MFH - Manufactured Homes in Parks

Total Accounts: 4,855
 Total Sales: 109
 % Sold: 2.2%
 Land RMV: \$0
 Improvement RMV: \$8,641,470
 Average Price: \$76,393
 Median Price: \$63,000



	Before	After
Median:	96.1	97.4
Mean:	100.8	101.6
Wtd Mean:	103.9	103.8
AAD:	25	24
PRD:	0.970	0.979
COD:	26	25
	RMV	% Change
Median:	\$ 53,405	2.2%
		\$ 54,575

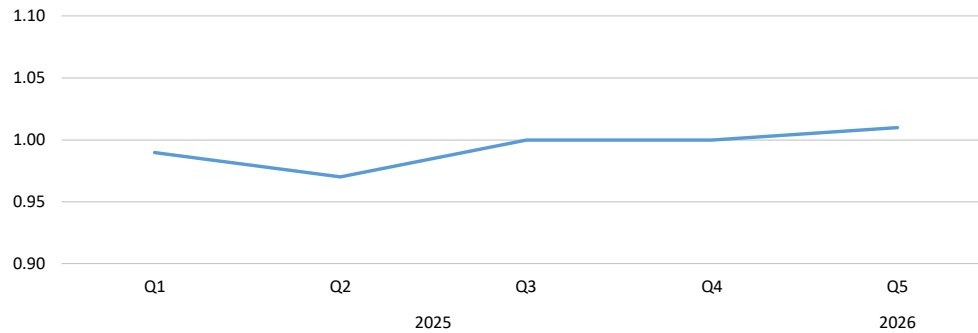
History:	2021	2022	2023	2024	2025	2026	COD Std
COD	22	23	23	26	24	25	25
PRD	1.047	1.017	1.026	1.035	1.034	0.979	

Notes: Measures of central tendency bracket 100.

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.

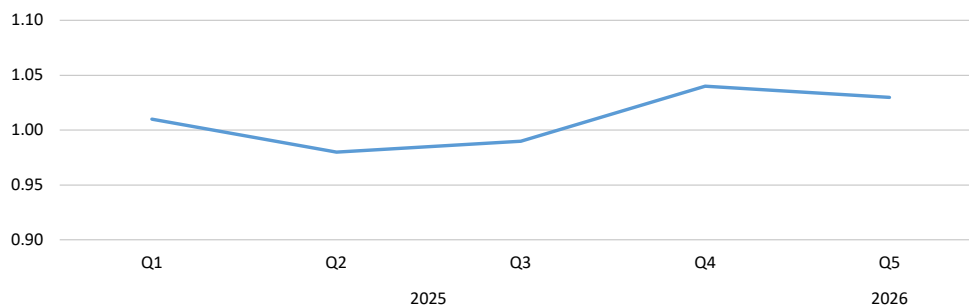
Single-Family Detached Housing Class 2 to 4



Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	830	1.00	0.99	0.99	0.99	-0.01	1.01	0.99
	Q2	1,356	0.98	0.97	0.97	0.97	-0.03	1.03	0.97
	Q3	1,258	1.00	1.00	0.99	1.00	0.00	1.00	1.00
	Q4	1,098	1.01	1.00	1.00	1.00	0.00	1.00	1.00
2026	Q5	569	1.01	1.01	1.00	1.01	0.01	0.99	1.01

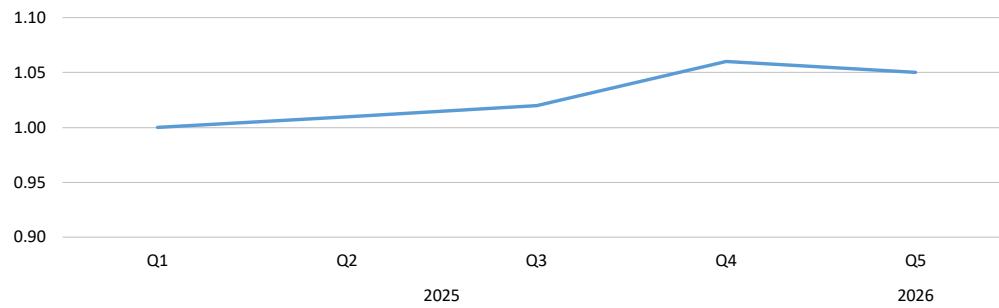
Note: Time trend group: SFR Class 2-4

Single-Family Detached Housing Class 5+



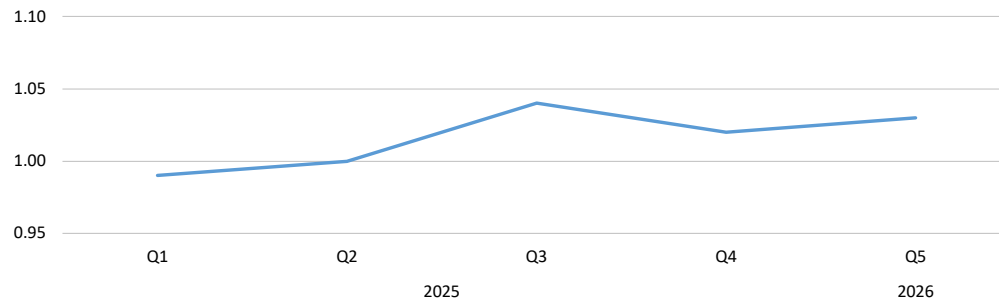
Year	Quarter	Sale Count	Mean Ratio	Median Ratio	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	91	1.01	1.01	1.00	1.01	(0.03)	1.03	0.97
	Q2	152	0.98	0.98	0.96	0.98	(0.06)	1.06	0.94
	Q3	147	0.99	0.99	0.97	0.99	(0.05)	1.05	0.95
	Q4	107	1.03	1.04	1.02	1.04	0.00	1.00	1.00
2026	Q5	53	1.04	1.03	1.00	1.03	(0.01)	1.01	0.99

Note: Time trend group: SFR Class 5+

Condominiums - High-Rise and Mid-Rise

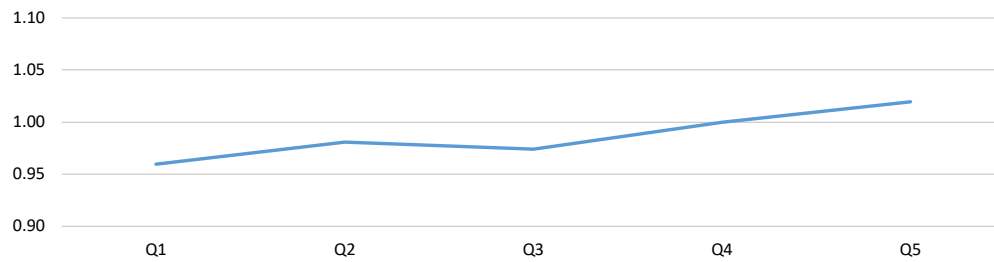
Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	89	1.00	1.00	0.99	1.00	-0.06	1.06	0.94
	Q2	119	1.03	1.01	1.00	1.01	-0.05	1.05	0.95
	Q3	129	1.03	1.02	1.01	1.02	-0.04	1.04	0.96
	Q4	111	1.06	1.06	1.02	1.06	0.00	1.00	1.00
2026	Q5	63	1.06	1.05	1.01	1.05	-0.01	1.01	0.99

Note: Time trend group: CND HRMR

Condominiums - Not High-Rise; Not Mid-Rise

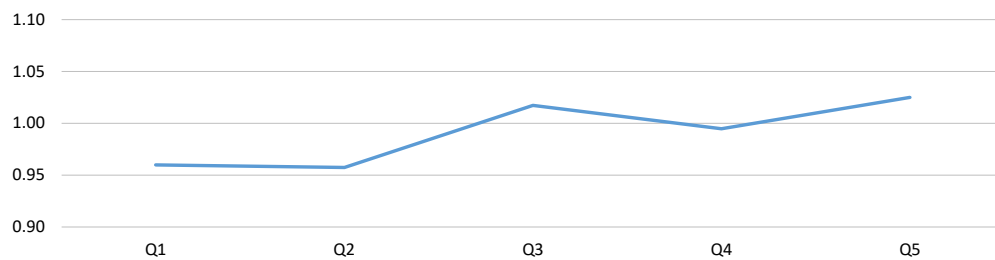
Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	118	1.00	0.99	1.00	0.99	-0.03	1.03	0.97
	Q2	145	1.01	1.00	1.00	1.00	-0.02	1.02	0.98
	Q3	194	1.04	1.04	1.02	1.04	0.02	0.98	1.02
	Q4	134	1.03	1.02	1.02	1.02	0.00	1.00	1.00
2026	Q5	89	1.05	1.03	1.04	1.03	0.01	0.99	1.01

Note: Time trend group: CND Not HRMR

2-4 Plexes - All

Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	38	0.98	0.96	0.96	0.96	-0.04	1.04	0.96
	Q2	57	0.98	0.98	0.97	0.98	-0.02	1.02	0.98
	Q3	51	1.01	0.97	1.01	0.97	-0.03	1.03	0.97
	Q4	56	1.00	1.00	1.00	1.00	0.00	1.00	1.00
2026	Q5	30	1.03	1.02	1.01	1.02	0.02	0.98	1.02

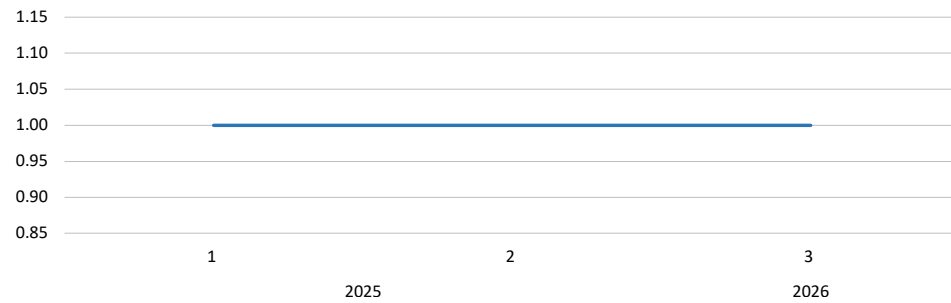
Note: Time trend group: Plex

Row Houses - All

Year	Quarter	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2025	Q1	43	0.97	0.96	0.97	0.96	-0.04	1.04	0.97
	Q2	72	0.98	0.96	0.97	0.96	-0.04	1.04	0.96
	Q3	66	1.02	1.02	1.00	1.02	0.02	0.98	1.02
	Q4	57	1.03	1.00	1.02	1.00	0.00	1.00	1.00
2026	Q5	29	1.04	1.03	1.03	1.03	0.03	0.97	1.03

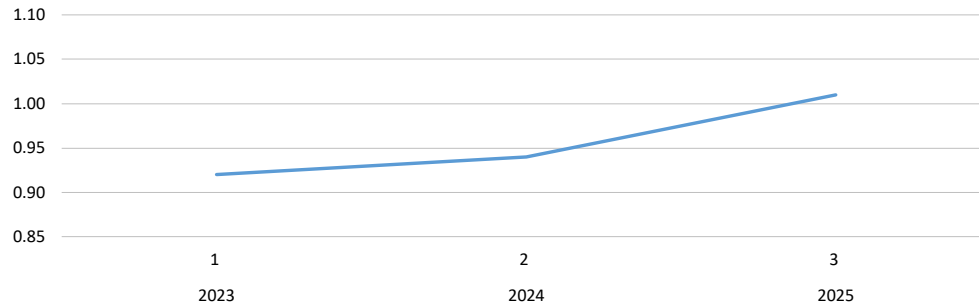
Note: Time trend group: Row

Generic Commercial - All

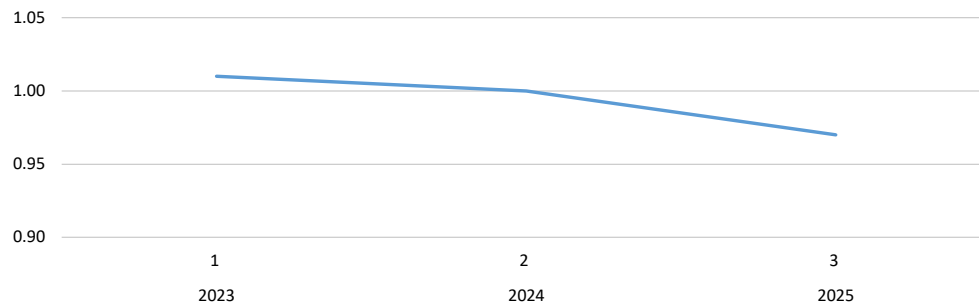


Year	Half Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Adj Factor
2025	1	11	1.03	0.98	1.02	1.00	0.00	1.00	1.00
	2	14	1.09	1.07	1.05	1.00	0.00	1.00	1.00
2026	3	1	0.96	0.96	0.96	1.00	0.00	1.00	1.00

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

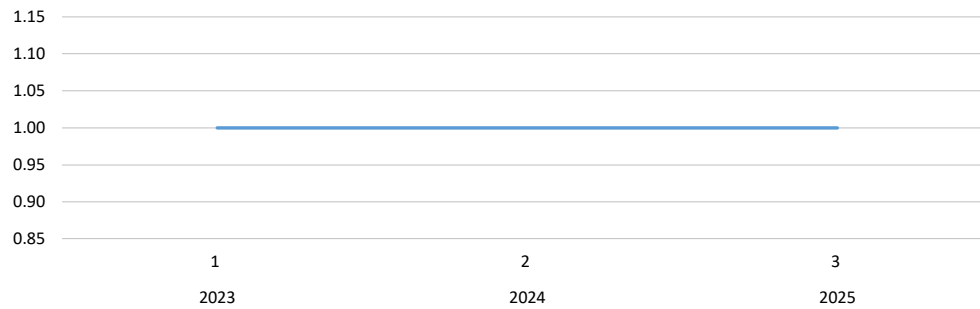
Commercial - Neighborhoods: Core, Ancore, CN07, IND07 - "CORE"

Note: This group of commercial, multifamily, and industrial neighborhoods all center around Portland's downtown and are collectively the "Core" time trend. Time trend group: Core.

Commercial - Neighborhoods - "Not CORE"

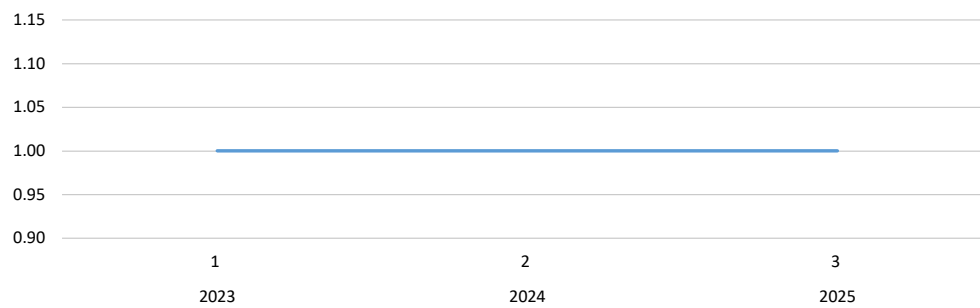
Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2023	1	79	1.01	1.01	0.96	1.01	0.04	0.96	1.04
2024	2	68	1.02	1.00	0.99	1.00	0.03	0.97	1.03
2025	3	95	0.99	0.97	0.93	0.97	0.00	1.00	1.00

Note: Commercial and multifamily property not in the "Core" neighborhoods: excludes warehouse and shop. Time trend group: Not Core.

Warehouse and Shop not in the "Core"

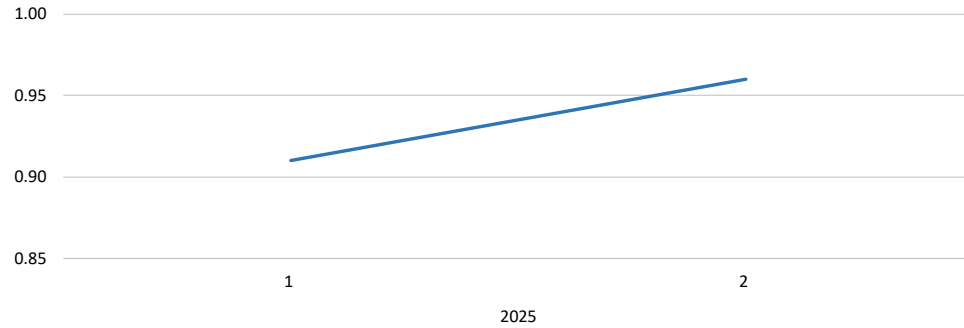
Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2023	1	12	0.95	0.89	0.92	1.00	0.00	1.00	1.00
2024	2	20	1.01	1.00	0.98	1.00	0.00	1.00	1.00
2025	3	22	0.93	0.88	0.82	1.00	0.00	1.00	1.00

Note: Too few sales per period. No time adjustment concluded. Time trend group: WhseShop Not Core

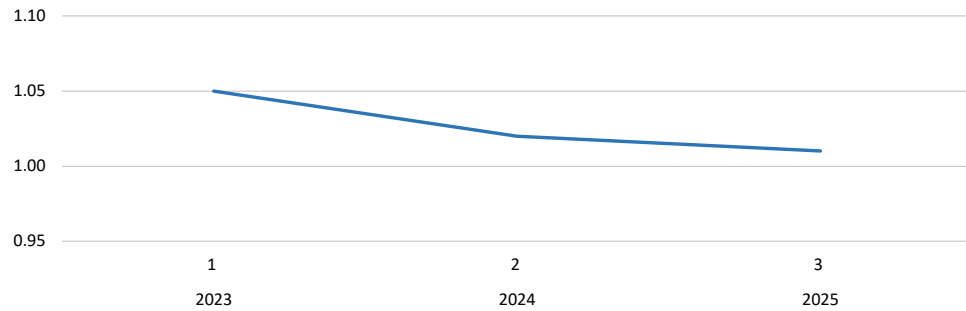
Vacant Land - Commercial & Multifamily - All Neighborhoods

Year	Year	Sale Count	Mean	Median	Wtd Mean	Selected	Change to End of Yr	Change Factor	Sale Price Adj Factor
2023	1	12	0.99	0.98	1.02	1.00	0.00	1.00	1.00
2024	2	21	1.04	1.04	0.96	1.00	0.00	1.00	1.00
2025	3	8	1.14	1.10	1.13	1.00	0.00	1.00	1.00

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

Manufactured Homes

Note: Time trend group: MFH

Floating Property

Note: Time trend group: FLT

2026 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	64	0	0%	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	67	2	3%	
	HM	90	1	1%	
	HS	16	2	13%	
	Total	237	5	2%	

Property	Model	Investment Class	Model Rating	2025 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2026 Model Value	Indicated Change
1 R140421	HF	GD	HF-GD	11,105,460	118	7,321,900	60%	88%	9.13	7,506,350	-32%
2 R182169	HF	AV	HF-AV	18,233,080	241	12,754,925	60%	88%	9.63	11,920,480	-35%
3 R182191	HF	AV	HF-AVP	11,834,740	146	8,259,950	60%	88%	9.63	7,719,570	-35%
4 R246157	HF	GD	HF-GD	27,010,740	287	17,808,350	60%	88%	9.13	18,256,970	-32%
5 R246182	HF	GD	HF-GD	7,999,700	85	5,274,250	60%	88%	9.13	5,407,110	-32%
6 R246326	HF	EX	HF-EX	45,860,820	455	29,893,500	60%	88%	8.38	33,389,390	-27%
7 R246586	HF	AV	HF-AVM	10,207,340	197	8,988,125	55%	84%	9.63	9,856,140	-3%
8 R246606	HF	AV	HF-AVP	17,833,190	220	12,446,500	60%	88%	9.63	11,632,240	-35%
9 R270507	HF	AV	HF-AV	11,579,740	150	7,938,750	60%	88%	9.42	7,584,790	-34%
10 R581441	HF	EX	HF-EX	33,362,480	331	21,746,700	60%	88%	8.38	24,289,880	-27%

Hotel Full Service: Median Indicated Change: -32%

Property	Model	Investment Class	Model Rating	2025 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2026 Model Value	Indicated Change
1 R140546	HL	GD	HL-GD	28,215,460	243	13,304,250	60%	78%	9.13	20,773,870	-26%
2 R140891	HL	FR	HL-FR	1,948,100	60	1,971,000	55%	81%	10.13	2,134,930	10%
3 R150148	HL	AV	HL-AV	1,975,370	26	1,138,800	60%	81%	9.63	1,415,500	-28%
4 R238972	HL	AV	HL-AVP	11,704,490	124	6,110,100	60%	78%	9.42	8,990,020	-23%
5 R239148	HL	GD	HL-GD	9,726,370	82	4,489,500	60%	78%	8.92	7,175,140	-26%
6 R240391	HL	AV	HLS-AVM	2,070,160	53	1,741,050	55%	81%	9.33	2,047,550	-1%
7 R246590	HL	AV	HL-AVP	7,215,390	78	3,843,450	60%	78%	9.63	5,531,700	-23%
8 R317293	HL	AV	HL-AV	10,084,220	153	6,701,400	60%	81%	9.63	8,329,770	-17%
9 R486542	HL	AV	HLS-AVP	5,422,990	74	3,106,150	60%	81%	9.27	4,010,850	-26%
10 R639889	HL	EX	HLS-EX	11,269,190	91	4,816,175	60%	81%	8.02	7,393,630	-34%

Hotel Limited Service: Median Indicated Change: -25%

Property	Model	Investment Class	Model Rating	2025 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2026 Model Value	Indicated Change
1 R102315	HM	AV	HM-AVM	663,220	24	613,200	60%	79%	9.63	802,320	21%
2 R121664	HM	FR	HM-FR	1,969,650	73	1,598,700	50%	79%	9.83	1,707,650	-13%
3 R150374	HM	GD	HM-GD	7,591,380	81	2,956,500	65%	68%	9.13	6,937,580	-9%
4 R235624	HM	AV	HM-AV	941,020	27	788,400	60%	77%	9.42	1,189,640	26%
5 R246227	HM	AV	HM-AV	1,024,670	30	876,000	60%	77%	9.63	1,292,980	26%
6 R261552	HM	AV	HM-AV	1,254,680	36	1,051,200	60%	77%	9.42	1,586,170	26%
7 R318470	HM	AV	HM-AV	836,460	24	700,800	60%	77%	9.42	1,057,440	26%
8 R318572	HM	AV	HM-AVM	591,510	21	536,550	60%	79%	9.45	715,410	21%
9 R330760	HM	AV	HM-AVP	1,062,630	16	525,600	60%	68%	9.63	1,079,370	2%
10 R333464	HM	AV+	HM-AV	1,332,960	38	1,109,600	60%	77%	9.38	1,681,440	26%

Motel: Median Indicated Change: 24%

Property	Model	Investment Class	Model Rating	2025 Model Value	Units	PGI	Adjusted Occupancy	Adjusted Expense	Overall Rate	2026 Model Value	Indicated Change
1 R111558	HS	AV	HS-AVM	6,178,210	104	3,985,800	60%	74%	9.27	6,841,640	11%
2 R187013	HS	EX	HS-EX	16,753,200	105	5,748,750	70%	74%	8.17	13,318,510	-21%
3 R235954	HS	AV	HS-AVP	8,273,880	98	4,828,950	70%	74%	9.42	9,516,400	15%
4 R238253	HS	AV+	HS-AV	15,401,620	203	9,261,875	65%	74%	9.38	17,020,920	11%
5 R273077	HS	AV	HS-AVP	21,347,080	258	12,712,950	70%	74%	9.63	24,507,080	15%

Hotel Extended Stay: Median Indicated Change: 11%

2026 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	5	3%	Each property has an income model estimating market values. The primary sales data is insufficient to draw reliable conclusions. A supplemental income study was performed to adjust market values.							
Property	Model	Investment Class	Model Rating	2025 Model Value	Units	PGI	Adjusted Vacancy	Adjusted Expense	Overall Rate	2026 Model Value	Indicated Change	
1	R201362	UC	AV	MHP-AV	5,222,840	51	474,300	3.0%	32%	6.14	5,095,240	-2%
2	R320127	UC	AV	MHP-AV	8,807,150	86	799,800	3.0%	32%	6.14	8,591,990	-2%
3	R321277	UC	AV	MHP-AV	4,187,220	40	372,000	3.0%	32%	5.95	4,123,880	-2%
4	R320793	UC	EX	MHP-EX	10,981,440	77	924,000	3.0%	32%	5.61	10,863,990	-1%
5	R320798	UC	EX	MHP-EX	12,550,230	88	1,056,000	3.0%	32%	5.61	12,416,010	-1%
6	R334659	UC	EX	MHP-EX	11,037,710	76	912,000	3.0%	32%	5.59	10,761,270	-3%
7	R145732	UC	FR	MHP-FR	5,474,790	67	538,680	3.0%	32%	6.64	5,351,110	-2%
8	R146012	UC	FR	MHP-FR	4,332,410	54	434,160	3.0%	32%	6.77	4,230,020	-2%
9	R334963	UC	FR	MHP-FR	2,206,250	27	217,080	3.0%	32%	6.64	2,156,410	-2%
10	R202311	UC	GD	MHP-GD	8,272,470	64	683,520	3.0%	32%	5.59	8,065,280	-3%
11	R237466	UC	GD	MHP-GD	6,238,710	48	512,640	3.0%	32%	5.50	6,147,960	-1%
12	R237765	UC	GD	MHP-GD	9,177,280	71	758,280	3.0%	32%	5.59	8,947,440	-3%
13	R109311	UC	PR	MHP-PR	1,662,160	18	118,800	3.0%	32%	6.58	1,626,790	-2%
14	R293945	UC	PR	MHP-PR	3,637,260	42	277,200	3.0%	32%	6.45	3,586,510	-1%
15	R331999	UC	PR	MHP-PR	2,837,130	33	217,800	3.0%	32%	6.64	2,773,040	-2%
All Manufactured Home Parks:									Median Indicated Change:			-2%

Summary of Recalculation Study Areas

Study Area	Market Group	Classification	COD Std	COD	Median Change	After Ratio	Page
G1009	1	Rural	20	7	-1.8%	100.3	7
RB1020	1	Non-Homogeneous	15	6	-0.1%	99.6	7
RB1021	1	Non-Homogeneous	15	7	0.0%	99.5	7
RB1022	1	Non-Homogeneous	15	7	-2.8%	99.8	7
RB1023	1	Non-Homogeneous	15	7	-0.8%	99.8	8
RB1030	1	Non-Homogeneous	15	7	-0.1%	99.9	8
RB1031	1	Non-Homogeneous	15	7	0.9%	100.0	8
RB1032	1	Non-Homogeneous	15	7	2.1%	99.9	8
RB1040	1	Non-Homogeneous	15	6	-5.3%	100.0	9
RB1041	1	Non-Homogeneous	15	7	1.7%	99.5	9
RB1043	1	Non-Homogeneous	15	6	0.8%	100.1	9
RB1045	1	Non-Homogeneous	15	7	-4.4%	100.0	9
RB1046	1	Non-Homogeneous	15	7	0.1%	99.9	10
RB1050	1	Non-Homogeneous	15	9	-1.5%	99.7	10
RB1051	1	Non-Homogeneous	15	9	-0.9%	99.8	10
RB1052	1	Non-Homogeneous	15	9	0.1%	99.7	10
RB2053	2	Non-Homogeneous	15	8	-0.4%	100.0	11
RB2054	2	Non-Homogeneous	15	8	-0.8%	99.7	11
RB2060	2	Non-Homogeneous	15	7	0.3%	100.2	11
RB2061	2	Non-Homogeneous	15	6	1.2%	100.3	11
RB2062	2	Non-Homogeneous	15	7	0.0%	99.9	12
RB2063	2	Non-Homogeneous	15	7	0.1%	99.7	12
RB2064	2	Non-Homogeneous	15	8	0.3%	100.1	12
RB2065	2	Non-Homogeneous	15	8	0.3%	100.2	12
RB3070	3	Non-Homogeneous	15	7	-1.8%	100.3	13
RB3071	3	Non-Homogeneous	15	9	-1.9%	100.0	13
RB3072	3	Non-Homogeneous	15	7	-0.6%	99.6	13
RB3073	3	Non-Homogeneous	15	7	-1.0%	99.6	13
RB3074	3	Non-Homogeneous	15	8	4.4%	99.7	14
RB3080	3	Non-Homogeneous	15	9	-2.4%	99.6	14
RB3081	3	Non-Homogeneous	15	8	2.3%	99.9	14
RB3082	3	Non-Homogeneous	15	9	1.1%	99.9	14
RB3083	3	Non-Homogeneous	15	7	3.9%	100.0	15
RB3084	3	Non-Homogeneous	15	9	-1.2%	99.7	15
RB3085	3	Non-Homogeneous	15	9	0.1%	99.9	15
RB3090	3	Non-Homogeneous	15	9	-1.3%	99.8	15
RB3091	3	Non-Homogeneous	15	7	-0.7%	100.3	16
RB3092	3	Non-Homogeneous	15	7	1.1%	99.7	16
G3093	3	Non-Homogeneous	15	8	1.1%	99.8	16
RB3100	3	Non-Homogeneous	15	8	0.6%	99.9	16
RB3101	3	Non-Homogeneous	15	9	-0.9%	100.2	17
RB3102	3	Non-Homogeneous	15	8	3.0%	99.6	17
RB3103	3	Non-Homogeneous	15	8	0.8%	99.7	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	1.9%	99.7	17
RB3105	3	Non-Homogeneous	15	9	3.0%	99.7	18
RB3106	3	Non-Homogeneous	15	8	11.3%	99.7	18
RB3107	3	Non-Homogeneous	15	9	-1.4%	100.3	18
RB3108	3	Non-Homogeneous	15	7	-2.0%	100.1	18
RB3109	3	Non-Homogeneous	15	8	-0.5%	99.8	19
RB3110	3	Non-Homogeneous	15	11	4.1%	99.7	19
RB3111	3	Non-Homogeneous	15	8	-1.3%	100.1	19
RB4140	4	Non-Homogeneous	15	9	-2.6%	99.9	19
RB4141	4	Non-Homogeneous	15	9	2.2%	99.7	20
RB4142	4	Non-Homogeneous	15	6	-8.2%	100.0	20
RB4143	4	Non-Homogeneous	15	7	-2.3%	99.8	20
RB4144	4	Non-Homogeneous	15	11	-3.5%	99.5	20
RB4145	4	Non-Homogeneous	15	8	1.2%	99.7	21
G4146	4	Non-Homogeneous	15	9	0.4%	99.5	21
RB4147	4	Non-Homogeneous	15	8	-6.2%	99.9	21
RB5130	5	Non-Homogeneous	15	8	-1.2%	99.6	21
G5131	5	Non-Homogeneous	15	7	-4.9%	99.9	22
RB5132	5	Non-Homogeneous	15	6	1.0%	99.6	22
RB5133	5	Non-Homogeneous	15	8	-3.5%	100.4	22
RB5134	5	Non-Homogeneous	15	7	-2.0%	99.8	22
RB5135	5	Non-Homogeneous	15	6	-0.1%	99.9	23
RB5136	5	Non-Homogeneous	15	6	2.9%	99.9	23
RB6120	6	Non-Homogeneous	15	7	0.4%	99.5	23
G6122	6	Non-Homogeneous	15	9	-3.5%	100.0	23
G6124	6	Non-Homogeneous	15	10	-9.6%	99.8	24
Condominiums		Non-Homogeneous	15	9	-3.0%	99.7	25
2-4 Plexes		Non-Homogeneous	15	10	-2.3%	99.6	25
Row Houses		Non-Homogeneous	15	8	1.0%	99.9	25
Generic Commercial		Commercial	15	15	2.6%	98.2	27
Industrial Warehouses		Commercial	15	13	6.9%	99.6	27
Commercial - Income Recalculation		Commercial	15	13	7.8%	100.0	27
Vacant Land - Non Residential		Vacant Land	20	20	-5.5%	95.9	27
Court Apts		Multi-Family	12	12	4.8%	96.5	32
Floating Property		Non-Homogeneous	20	19	-2.6%	99.7	35
Manufactured Homes in Parks		Non-Homogeneous	25	25	2.2%	97.4	35

Summary of Trend Study Areas

	COD Std	COD 2026	Land Trend	Imp Trend	After Ratio	Page
Office	15	12	1.00	1.05	99.4	28
Stores	15	12	1.00	0.97	100.2	28
Restaurants	15	11	1.00	0.94	99.8	29
Warehouse & Shop	15	15	1.00	0.95	99.7	29
Other Commercial: Auto, Nursing, Comm Condos, Parking, Misc.	15	14	1.00	1.05	99.5	30
Vacant Land	20	17	1.00		102.7	30
Multifamily	12	12	1.00	0.95	99.6	33

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

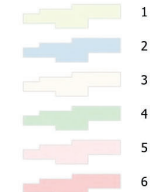
STATE CODE	PROPERTY CLASS	USE	ZONING	DEVELOPMENT
301	2213	Industrial	Commercial	Improved
301	2513	Industrial	EFU	Improved
301	2513	Industrial	Unzoned	Improved
303	303	Industrial	Industrial	State Responsibility
303	303	Industrial	Tract	State Responsibility
303	313	Industrial	Residential	State Responsibility
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



Division of Assessment, Recording and Taxation
Residential Neighborhoods and Market Groups with
Median Percent Change - 2026

Market Group



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Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
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Scale: 1:90,000

Inset Map 2
Market Group 1

RB1009
G1009
-1.8%

1
RB1010
G1009
-1.8%

Inset Map 1
Market Group 4

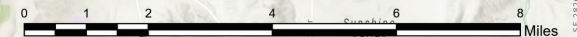
RB4144
-3.5%

RB4142
-8.2%

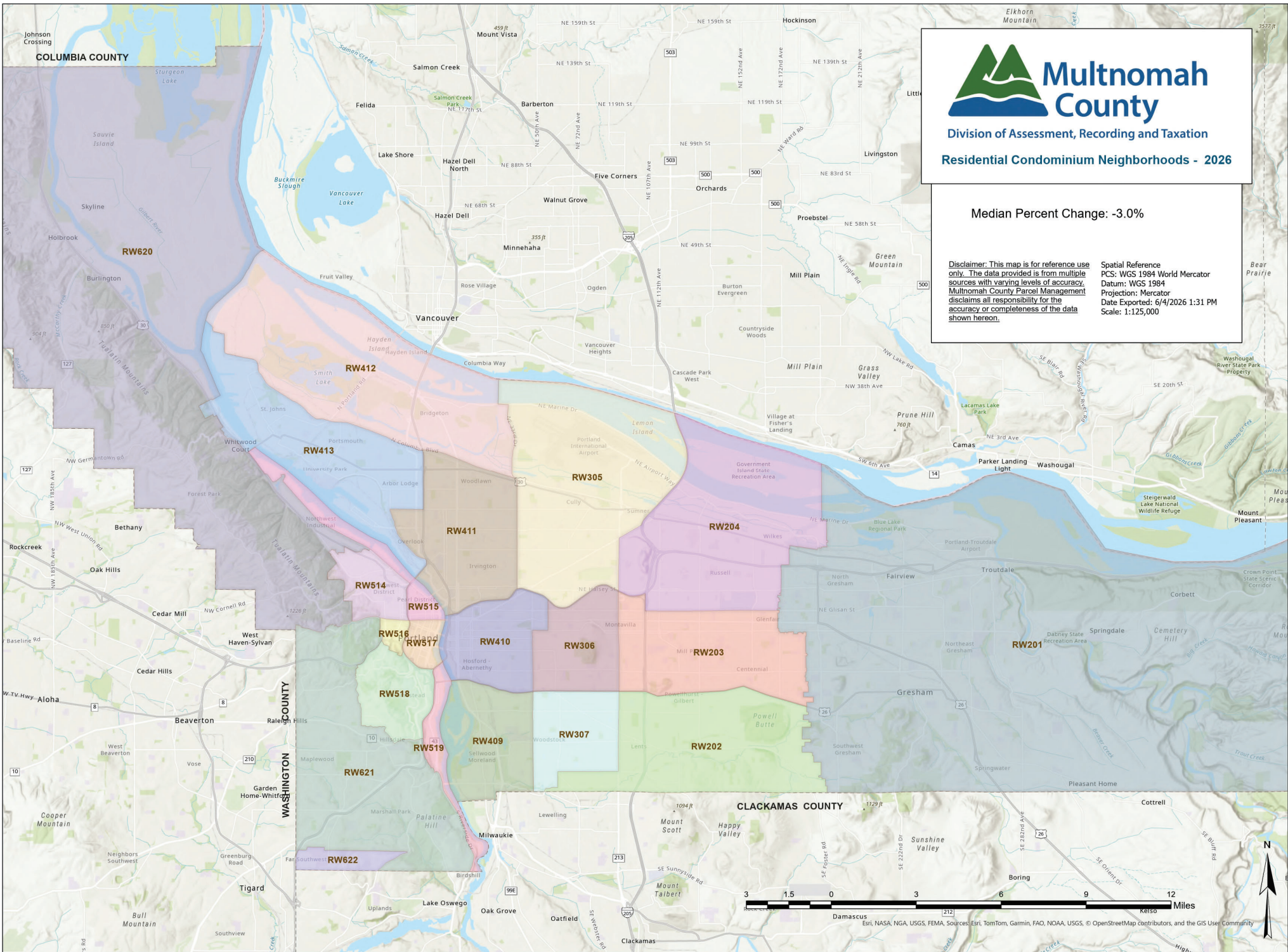
RB4141
2.2%

See Inset Map 1

See Inset Map 2
For East County
Neighborhoods



Esri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



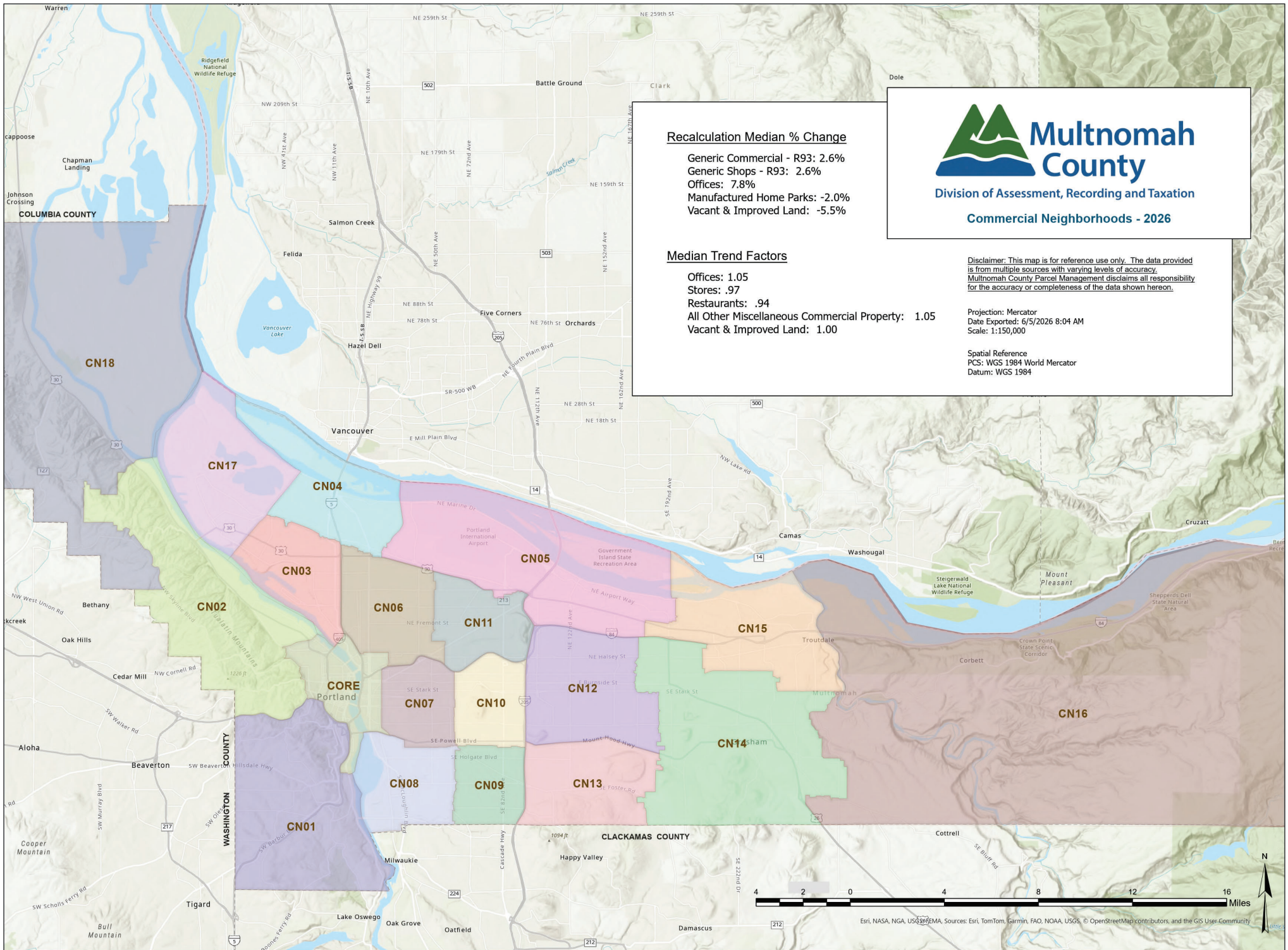
Division of Assessment, Recording and Taxation

Residential Condominium Neighborhoods - 2026

Median Percent Change: -3.0%

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Spatial Reference
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Recalculation Median % Change

Generic Commercial - R93: 2.6%
Generic Shops - R93: 2.6%
Offices: 7.8%
Manufactured Home Parks: -2.0%
Vacant & Improved Land: -5.5%

Median Trend Factors

Offices: 1.05
Stores: .97
Restaurants: .94
All Other Miscellaneous Commercial Property: 1.05
Vacant & Improved Land: 1.00



Multnomah County

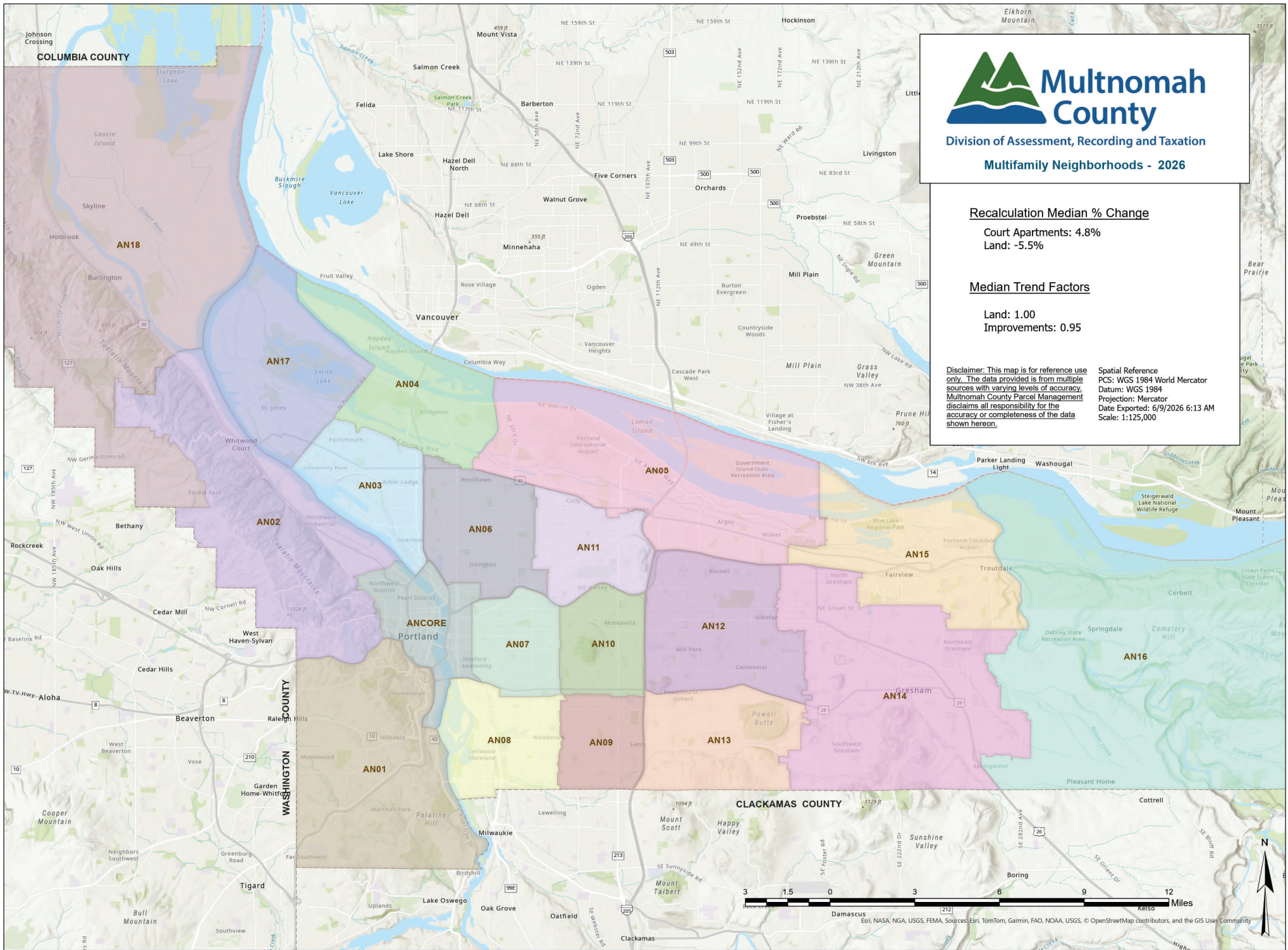
Division of Assessment, Recording and Taxation

Commercial Neighborhoods - 2026

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Scale: 1:150,000

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



Division of Assessment, Recording and Taxation

Multifamily Neighborhoods - 2026

Recalculation Median % Change

Court Apartments: 4.8%
Land: -5.5%

Median Trend Factors

Land: 1.00
Improvements: 0.95

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Spatial Reference
PCS: WGS 1984 World Mercator
Datum: WGS 1984
Projection: Mercator
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Scale: 1:125,000





Division of Assessment, Recording and Taxation

Industrial Neighborhoods - 2026

Recalculation Median % Change

Industrial Warehouses: 6.9%

Median Trend Factors

Warehouses & Shops: 0.95

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Spatial Reference
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