

2023 BEAVERTON CITY E.C.F.'S

PARCEL #	SALE DATE	INST.	ADJ.SALE	LAND & IMPROVE.	BLD.RES.	MAN.COS	E.C.F.
2023 COMMERCIAL E.C.F.'S							
010-001-304-018-02	8/26/2020	WD	120,000	42,560	77,440	46,116	1.679
110-430-012-017-00	11/15/2021	WD	112,000	39,435	72,565	62,139	1.168 WATER INFL.
160-125-000-018-00	9/8/2020	LC	50,000	19,838	30,162	74,562	0.405
170-050-011-008-01	6/1/2020	WD	225,000	28,759	196,241	319,168	0.615
170-050-016-007-00	5/20/2021	WD	114,000	70,402	43,598	108,698	0.401
170-060-003-002-01	2/16/2022	WD	99,700	22,004	77,696	156,204	0.497
170-060-003-004-02	1/25/2022	WD	140,000	20,062	119,938	213,859	0.561
170-060-004-005-00	11/23/2021	WD	245,000	35,573	209,427	282,384	0.742
170-506-400-001-02	6/18/2020	WD	425,000	94,073	330,927	551,589	0.600
					1,157,994	1,814,719	0.638
USED .64 E.C.F. FOR COMMERCIAL PROPERTIES							

2023 INDUSTRIAL E.C.F.'S							
010-001-304-018-02	8/26/2020	WD	120,000	42,560	77,440	46,116	1.679
010-025-101-005-00	2/25/2022	WD	325,000	64,148	260,852	172,715	1.510
100-026-400-003-10	1/21/2022	WD	138,000	70,761	67,239	149,451	0.450
110-430-012-017-00	11/15/2021	WD	112,000	39,435	72,565	62,139	1.168
150-192-000-018-00	6/12/2020	LC	97,000	28,052	68,948	123,900	0.556
160-125-000-018-00	9/8/2020	LC	50,000	19,838	30,162	74,562	0.405
170-050-016-007-00	5/20/2021	WD	114,000	70,402	43,598	108,698	0.401
					620,804	737,581	0.842
USED .84 E.C.F. FOR INDUSTRIAL PROPERTIES							

2023 RESIDENTIAL E.C.F.'S
2023 RES'L. E.C.F.'S - TRADITIONAL SINGLE-FAMILY NEIGHBORHOOD
(SEE ATT'D.BSA PRINTOUT-SINGLE FAMILY) USED .78 E.C.F. FOR TRAD'L. RESIDENTIAL NEIGHBORHD.

2023 RESIDENTIAL E.C.F.'S - MOBILE HOMES (ALL NEIGHBORHOODS)							
080-013-300-003-00	9/9/2021	WD	95,000	80,000	15,000	29,139	0.515
080-100-000-007-10	7/12/2021	WD	22,500	2,699	19,801	42,751	0.463
160-050-003-007-00	12/30/2020	WD	77,000	13,699	63,301	66,131	0.957
170-080-044-001-01	6/7/2021	WD	110,408	15,834	94,574	77,576	1.219

170-080-045-008-00	10/15/2021 WD	112,000	14,545	97,455	84,833	1.149
				290,131	300,430	0.966

**USED .97 E.C.F. FOR MOBILE HOMES IN ALL
NEIGHBORHOODS**

2023 RESIDENTIAL E.C.F.'S - WATERFRONT RES'L. NEIGHBORHOOD

080-013-401-003-01	4/12/2021 WD	338,000	24,187	313,813	325,604	0.964
080-013-404-001-10	1/22/2021 WD	599,000	85,692	513,308	633,563	0.810
160-110-000-023-00	9/2/2021 CD	214,000	91,190	122,810	181,565	0.676
160-250-000-006-00	11/9/2020 WD	177,000	30,748	146,252	196,696	0.744
160-250-000-009-00	7/6/2020 WD	158,000	42,073	115,927	86,956	1.333
160-250-000-011-00	8/26/2021 WD	182,000	28,538	153,462	229,274	0.669
160-250-000-012-00	6/8/2021 WD	236,250	40,943	195,307	180,314	1.083
				1,560,879	1,833,972	0.851

USED .85 E.C.F. FOR 'WATERFRT.' NEIGHBORHOOD

2023
'TRADITIONAL' SINGLE-FAMILY E.C.F.s

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	nf. Adj. Sale	\$asd. when Solc	\$asd./Adj. Sale
160-007-200-016-10	2811 KNOX RD	10/05/20	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$22,400	24.09
160-007-200-035-00	201 GLIDDEN RD	12/13/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$27,500	44.00
160-007-200-038-00	117 GLIDDEN RD	11/01/21	\$78,500	WD	03-ARM'S LENGTH	\$78,500	\$28,200	35.92
160-007-200-049-01	418 E KNOX ST	04/02/21	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$29,000	48.33
160-007-200-052-00	411 GLIDDEN ST	11/30/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,000	33.55
160-007-200-053-00	419 GLIDDEN RD	08/18/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$30,000	54.55
160-007-300-072-00	208 GLIDDEN RD	07/06/20	\$60,003	WD	03-ARM'S LENGTH	\$60,003	\$21,900	36.50
160-007-302-002-10	425 S ROSS ST	10/19/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,400	38.00
160-012-200-023-00	513 LANG RD	03/31/21	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$28,300	33.10
160-012-400-046-00	108 PARK LANE	07/23/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$16,400	63.08
160-012-400-057-00	456 S ROSS ST	09/15/20	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$43,000	35.86
160-050-001-002-00	226 W BROWN ST	10/20/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,900	71.60
160-050-002-023-00	352 W BROWN ST	12/13/21	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$20,300	48.92
160-050-003-016-00	339 W BROWN ST	08/28/20	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$34,100	25.64
160-050-003-023-00	355 W BROWN ST	09/03/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$32,700	35.35
160-050-004-016-10	139 W BROWN ST	08/21/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$0	0.00
160-050-007-008-00	208 TONKIN ST	07/12/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,400	26.18
160-050-010-011-00	191 TONKIN ST	08/28/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$0	0.00
160-050-010-014-00	135 TONKIN ST	01/12/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$68,600	50.81
160-080-000-002-00	507 DOANE ST	10/21/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46
160-100-002-006-00	117 E KNOX ST	09/11/20	\$64,400	WD	03-ARM'S LENGTH	\$64,400	\$42,800	66.46
160-100-003-003-00	212 E BROWN ST	12/22/20	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$36,900	42.41
160-100-003-006-00	217 W KNOX ST	11/18/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$42,100	37.26
160-100-004-005-10	320 E BROWN ST	12/30/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$34,400	31.56
160-100-006-001-00	400 E KNOX ST	12/15/20	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$37,500	30.74
160-100-009-005-00	116 E KNOX ST	10/13/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$37,400	39.79
160-120-001-001-20	330 PORTER ST	07/28/21	\$109,900	LC	03-ARM'S LENGTH	\$109,900	\$38,300	34.85
160-120-001-003-00	322 PORTER ST	11/24/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,200	42.75
160-120-001-013-01	315 SEARS ST	11/05/20	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$61,600	73.33
160-130-000-001-10	315 GLIDDEN RD	04/16/21	\$111,675	WD	03-ARM'S LENGTH	\$111,675	\$57,000	51.04
Totals:			\$2,747,878			\$2,747,878	\$1,012,200	
							Sale. Ratio =>	36.84
							Std. Dev. =>	16.79

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area ev. by Mean (%)	Building Style	
\$86,768	\$5,630	\$87,370	\$104,023	0.840	1,024	\$85.32	010	5.7389	Single Family
\$61,875	\$9,108	\$53,392	\$67,650	0.789	852	\$62.67	010	0.6718	Single Family
\$69,015	\$3,904	\$74,596	\$83,476	0.894	1,144	\$65.21	010	11.1105	Single Family
\$65,832	\$6,632	\$53,368	\$75,897	0.703	924	\$57.76	010	7.9362	Single Family
\$117,639	\$12,222	\$142,778	\$135,150	1.056	1,884	\$75.78	010	27.3920	Single Family
\$74,071	\$8,971	\$46,029	\$83,462	0.551	832	\$55.32	010	23.1022	Single Family
\$62,599	\$11,951	\$48,052	\$64,933	0.740	1,172	\$41.00	010	4.2501	Single Family
\$121,940	\$17,609	\$112,391	\$133,758	0.840	1,638	\$68.61	010	5.7737	Single Family
\$75,247	\$10,840	\$74,660	\$82,573	0.904	1,056	\$70.70	010	12.1648	Single Family
\$41,070	\$4,554	\$21,446	\$46,815	0.458	600	\$35.74	010	32.4424	Single Family
\$135,895	\$23,734	\$96,166	\$143,796	0.669	1,225	\$78.50	010	11.3755	Single Family
\$41,860	\$4,432	\$20,568	\$47,985	0.429	1,104	\$18.63	010	35.3884	Single Family
\$47,373	\$7,244	\$34,256	\$51,447	0.666	875	\$39.15	010	11.6676	Single Family
\$83,832	\$7,963	\$125,037	\$97,268	1.285	1,520	\$82.26	010	50.2969	Single Family
\$94,960	\$13,436	\$79,064	\$104,518	0.756	1,176	\$67.23	010	2.6058	Single Family
\$129,303	\$12,813	\$102,687	\$149,346	0.688	1,745	\$58.85	010	9.4944	Single Family
\$45,659	\$7,324	\$47,676	\$49,147	0.970	832	\$57.30	010	18.7540	Single Family
\$116,036	\$11,263	\$108,737	\$134,324	0.810	1,120	\$97.09	010	2.6990	Single Family
\$144,362	\$16,420	\$118,580	\$164,028	0.723	2,079	\$57.04	010	5.9597	Single Family
\$131,953	\$14,974	\$115,026	\$149,973	0.767	1,428	\$80.55	010	1.5543	Single Family
\$104,912	\$12,710	\$51,690	\$118,208	0.437	1,535	\$33.67	010	34.5240	Single Family
\$92,301	\$5,992	\$81,008	\$110,653	0.732	1,020	\$79.42	010	5.0428	Single Family
\$95,246	\$4,554	\$108,446	\$116,272	0.933	1,440	\$75.31	010	15.0173	Single Family
\$84,547	\$10,527	\$98,473	\$94,897	1.038	1,312	\$75.06	010	25.5157	Single Family
\$92,953	\$9,814	\$112,186	\$106,588	1.053	960	\$116.86	010	26.9994	Single Family
\$84,561	\$6,346	\$87,654	\$100,276	0.874	1,536	\$57.07	010	9.1609	Single Family
\$86,640	\$6,908	\$102,992	\$102,221	1.008	1,000	\$102.99	010	22.5026	Single Family
\$77,423	\$18,730	\$61,270	\$75,247	0.814	1,016	\$60.31	010	3.1726	Single Family
\$153,299	\$11,842	\$72,158	\$181,355	0.398	1,612	\$44.76	010	38.4639	Single Family
\$129,706	\$20,772	\$90,903	\$139,659	0.651	1,344	\$67.64	010	13.1628	Single Family
\$2,748,877		\$2,428,659	\$3,114,946			\$65.59		0.2842	
			E.C.F. =>	0.780		Std. Deviation=	0.206558		
			Ave. E.C.F. =>	0.783		Ave. Variance=	15.7980	Coefficient of	20.18859018

Land Value	Other Parcels in Sale	Land Table	Property Cliding D	
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	93
\$9,108	/ /	TRADITIONAL RES'L. NEIG	401	47
\$3,904	/ /	TRADITIONAL RES'L. NEIG	401	64
\$5,577	/ /	TRADITIONAL RES'L. NEIG	401	62
\$8,336	/ /	TRADITIONAL RES'L. NEIG	401	56
\$6,722	/ /	TRADITIONAL RES'L. NEIG	401	61
\$11,951	/ /	TRADITIONAL RES'L. NEIG	401	36
\$11,354	/ /	TRADITIONAL RES'L. NEIG	401	66
\$9,261	/ /	TRADITIONAL RES'L. NEIG	401	54
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	54
\$22,732	/ /	TRADITIONAL RES'L. NEIG	401	74
\$4,432	/ /	TRADITIONAL RES'L. NEIG	401	36
\$7,244	/ /	TRADITIONAL RES'L. NEIG	401	45
\$7,672	/ /	TRADITIONAL RES'L. NEIG	401	55
\$12,437	/ /	TRADITIONAL RES'L. NEIG	401	64
\$9,356	/ /	TRADITIONAL RES'L. NEIG	401	70
\$4,631	/ /	TRADITIONAL RES'L. NEIG	401	59
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	96
\$9,142	/ /	TRADITIONAL RES'L. NEIG	401	60
\$3,762	160-007-200-049-02	TRADITIONAL RES'L. NEIG	401	66
\$6,831	/ /	TRADITIONAL RES'L. NEIG	401	53
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	76
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	62
\$6,703	/ /	TRADITIONAL RES'L. NEIG	401	57
\$9,579	/ /	TRADITIONAL RES'L. NEIG	401	62
\$4,554	/ /	TRADITIONAL RES'L. NEIG	401	58
\$5,076	/ /	TRADITIONAL RES'L. NEIG	401	57
\$13,662	/ /	TRADITIONAL RES'L. NEIG	401	53
\$7,970	/ /	TRADITIONAL RES'L. NEIG	401	71
\$10,393	/ /	TRADITIONAL RES'L. NEIG	401	71