

**2023 LAND VALUES / SALES - BEAVERTON CITY**

**2023 COMM'L. LAND VALUES / SALES - MAIN TRUNKLINE**

PARCEL #	DATE	INSTR.	ADJ.SALE PRICE	LAND RESID.	ACRES	FRTGE.	\$F.F.	\$PER AC.	\$ SQ.FT.	COMMENTS
010-025-101-005-00	2/25/2022	WD	325,000	211,983	4.6	350	606	46,083	1.06	
050-003-204-003-00	2/24/2022	WD	112,500	70,742	10.58	328.15	216	6,686	0.15	
050-003-300-002-20	1/10/2022	WD	123,200	52,849	5	165	320	10,570	0.24	
160-007-200-042-00	9/25/2020	LC	125,000	100,700	0.28	132	763	362,230	8.32	
170-050-011-008-01	6/1/2020	WD	225,000	20,052	0.13	44	456	150,767	3.46	
170-060-003-004-02	1/25/2022	WD	140,000	4,841	0.08	25.25	192	60,512	1.44	
170-160-004-004-00	6/3/2021	WD	28,500	11,844	0.26	66	179	46,086	1.06	
				473,011	20.93	1,110.40	425.98	22,600	0.52	

**USED \$ 426 F.F. FOR COMM'L. PROPERTIES ON MAIN TRUNKLINE**

**2023 COMM'L. LAND VALUES / SALES - OFF MAIN**

010-001-304-018-02	8/26/2020	WD	120,000	87,869	1.03	277.54	317	85,310	1.96	
040-008-200-001-00	11/17/2021	WD	299,000	72,213	9.91	330	219	7,297	0.17	
060-192-000-010-00	5/15/2020	WD	12,700	12,700	0.24	50	254	53,814	1.24	
170-050-016-007-00 & 170-005-008-00	5/20/2021	WD	114,000	45,303	0.47	156.5	289	95,576	2.19	
170-060-004-005-00	11/23/2021	WD	245,000	60,676	0.2	132	460	303,380	6.96	
				278,761	11.85	946.04	294.66	23,524	0.54	

**USED \$ 295 F.F. FOR COMM'L. PROPERTIES OFF MAIN TRUNKLINE**

**2023 IND'L. LAND VALUES / SALES**

**2023 IND'L. LAND VALUES / SALES (PRICED BY F.F.)**

010-001-304-018-02	8/26/2020	WD	120,000	87,869	1.03	277.54	317	85,310	1.96	
150-192-000-018-00	6/12/2020	LC	97,000	13,540	0.43	86	157	31,415	0.72	
160-125-000-015-02	8/18/2021	EST	95,000	95,000	0.64	475.46	200	148,348	3.41	
160-125-000-018-00	9/8/2020	LC	50,000	2,877	0.17	40	72	17,331	0.4	
170-100-006-001-00	10/26/2020	WD	80,000	45,192	1.4	466.25	97	32,188	0.74	
170-506-101-001-04	8/13/2020	WD	10,000	10,000	1.22	200	50	8,197	0.19	
				254,478	4.89	1545.25	164.68	52,040	1.2	

**USED \$ 165 F.F. FOR IND'L. PROPERTIES PRICED BY F.F. (<3 AC.)\***

**\*NOTE: FOR PARCELS FRTG. HWY. M-18, 'MAIN TRUNKLINE' COMM'L. VALUES USED**

**2023 IND'L. LAND VALUES / SALES PRICED PER AC. (>3 ACRES)**

010-025-101-005-00	2/25/2022	WD	325,000	211,983	4.6	350	606	46083	1.06
040-008-200-001-00	11/17/2021	WD	299,000	72,313	9.91	330	219	7,297	0.17
050-003-300-002-20	1/10/2022	WD	123,200	52,849	5	165	320	10570	0.24
050-005-100-010-05	9/9/2020	WD	138,000	73,843	4	423.87	174	18461	0.42
170-506-400-001-02	6/18/2020	WD	425,000	54,179	3.01	208	261	18,012	0.41
				465,167	26.52	1,476.87	315	17,540	0.4

**USED \$ 17,500 PER ACRE FOR IND'L. PROP. > 3 ACRES**

**2023 RESIDENTIAL LAND VALUES / SALES - BEAVERTON CITY  
TRADITIONAL RES'L. LOT SALES / VALUES**

				LAND RES ACRES	EFF.FRT.	DEPTH	\$F.F.
060-092-000-530-00	5/15/2020	WD	6,500	6,500	0.37	104	63
060-150-000-035-00	6/9/2020	WD	4,500	4,500	0.24	71	63
070-140-000-031-00	3/20/2021	WD	4,200	4,200	0.2	66	64
160-050-003-020-00	4/30/2021	WD	13,000	13,000	1	139.89	312
160-050-006-015-00	8/3/2021	WD	18,000	18,000	0.5	161	136
170-180-006-010-00	1/7/2022	WD	7,500	7,500	0.53	165	140.25
170-280-000-002-00	5/20/2021	WD	4,000	4,000	0.27	100	117.3
170-280-000-007-00	9/16/2020	WD	4,500	4,500	0.27	100	117.41
				62,200	3.38	906.89	\$68.59

**USED \$69 F.F. FOR TRADITIONAL RES'L.LOT VALUES**

**2023 RESIDENTIAL LAND SALES / VALUES FOR ACREAGE PARCELS**

PARCEL #	SALE DATE INST.	ADJ SALE LAND RES'L.	AC.LESS	ACT.FRT.	DEPTH	PER AC.	FRT.FT.
<b>0-1.50 ACRES</b>							
030-040-000-011-00	12/23/2021	WD	7000	7000	0.69	122	10145
060-055-000-096-00	6/12/2020	WD	6300	6300	0.68	121	124
060-085-000-126-10	11/23/2021	WD	8700	8700	0.75	218	150
060-091-000-448-10	12/1/2020	WD	17900	17900	1.41	302	203
070-140-000-031-00	3/20/2021	WD	4,200	4,200	0.2	66	21000
120-036-204-003-02	7/13/2020	WD	7,000	7,000	1	229	7000
120-105-000-097-10	8/14/2020	QC	1,000	1,000	0.69	151	1450
120-105-000-122-00	1/4/2021	WD	1,500	1,500	0.28	75	5357
120-170-000-015-00	12/5/2020	WD	7500	7500	0.17	60	44118
120-170-000-016-00	12/5/2020	WD	7,500	7,500	0.17	60	44118
120-171-000-021-00	10/9/2020	WD	4,500	4,500	0.17	60	26471

120-171-000-021-00 & 000-027-00	5/22/2020 WD	7,000	7,000	0.34	120	20588	58
130-167-000-001-00	11/18/2020 WD	9,500	9,500	1.09	179	8716	53
			89,600	7.64	1763	11728	51

**USED \$11,700 PER ACRE FOR 0-1.50 ACRES**

**1.51-6.99 ACRES**

010-001-304-002-03	9/22/2021 WD	15500	15500	2.17	312	7143	50
010-004-101-001-11	8/23/2021 WD	15500	15500	4	272.25	3875	57
010-005-200-001-01	11/11/2021 WD	22000	22000	5	372.66	4400	67
020-026-104-004-00	6/16/2020 WD	16500	16500	5	165	3300	100
050-005-400-001-01	7/1/2021 WD	12,000	12,000	2	265	6,000	45
050-016-100-001-11	6/21/2021 WD	11,500	11,500	2.08	275	5,529	42
120-017-204-001-01	5/27/2020 WD	15,000	15,000	5	330	3,000	45
120-023-203-002-10	1/25/2022 WD	22,000	22,000	4.95	330	4,444	67
130-010-100-004-00	2/11/2021 WD	36,000	36,000	2.7	260	13,333	138
130-016-300-003-06	11/23/2021 WD	24,000	24,000	2.98	365	8,054	66
150-023-300-002-24	11/5/2020 WD	23,000	23,000	5.71	1138	4,028	20
			234,000	46.29	4084.91	5,055	57

**USED \$5,100 PER ACRE FOR 1.51-6.99 ACRES**

**7-10.99 ACRES**

010-031-301-008-00	5/12/2021 WD	30,000	30,000	10	330	3,000	91	
010-036-303-002-00	10/6/2020 WD	35,000	35,000	10.02	132	3,500	265	
040-013-303-003-00	8/6/2020 WD	24,000	24,000	10	660	2,400	36	
050-004-103-001-02	9/3/2020 WD	32,500	32,500	10	330	3,250	98	
050-030-104-001-00	6/19/2020 WD	27,000	27,000	10	330	2,700	82	
080-028-303-004-00	9/3/2021 WD	42,000	42,000	10	329	4,200	128	
080-029-304-003-00	9/28/2020 LC	40,000	40,000	10.01	330	3,996	121	
091-020-200-001-01	7/3/2020 WD	30,000	30,000	10.06	330	2,982	91	
100-002-302-002-00	1/22/2021 WD	34,000	34,000	10.82	392	3,142	87	
100-027-300-001-06	10/14/2021 WD	36,000	36,000	10.1	333	3,564	108	
120-022-401-001-50	8/3/2020 WD	37,300	37,300	8.5	360	4,388	104	
120-033-300-003-00	10/26/2020 WD	28,000	28,000	10	660	2,800	42	
150-022-100-001-03	5/26/2020 WD	31,500	31,500	10	330	3,150	95	
170-631-300-019-20	3/26/2021 LC	29,900	29,900	10.07	326.6	2,969	92	
			492,200	149.58		1337	3,290	89

**USED \$3,300 PER ACRE FOR 7-10.99 ACRES**

11-15.99 ACRES

050-013-400-001-10	10/20/2021	WD	24,000	24,000	15	475	1600	51
090-031-200-002-13	7/16/2021	WD	50,000	50,000	14.04	304	3561	164
110-011-203-001-00	1/8/2021	WD	55,000	55,000	15	330	3667	167
& 011-203-003-00								
140-030-404-001-20	1/22/2021	WD	36,000	36,000	12	791	3,000	46
150-026-103-004-00	3/13/2021	WD	44,900	44,900	11.14	741.55	4,031	61
& 204-001-01								
			209,900		67.18	2641.55	3,124	79

**USED \$3,100 PER ACRE FOR 11-15.99 ACRES**

16-20.99 ACRES

010-020-104-002-05	4/6/2021	WD	40,000	40,000	20	660	2,000	61
030-010-404-001-00	6/24/2020	WD	40,000	40,000	20	660	2,000	61
030-014-402-002-02	8/4/2020	WD	30,000	30,000	16.3	68	1,840	441
040-019-200-003-00	8/14/2020	WD	52,000	52,000	20	LTD.ACC.	2,600	
050-001-102-001-00	12/21/2020	WD	32,000	32,000	20	423	1,600	76
050-012-300-003-00	11/12/2021	WD	54,320	54,320	16.99	354.32	3,197	153
050-019-401-003-01	12/23/2020	WD	49,000	49,000	19.2	467	2,552	105
070-012-102-001-00	5/16/2021	LC	36,000	36,000	20.16	510	1,786	71
080-035-200-003-00	4/29/2020	WD	40,000	40,000	20	1320	2,000	30
			373,320		172.65		2,162	

**USED 2,200 PER ACRE FOR 16-20.99 ACRES**

21-69.99 ACRES

010-008-400-003-00	12/23/2020	WD	89,900	89,900	49.38	618	1,821	145
020-002-104-001-00	3/25/2021	WD	81,500	81,500	40	1330	2,038	61
040-013-302-001-10	9/23/2020	WD	84,000	84,000	40	1284	2,100	65
040-024-300-001-12	1/14/2021	WD	95,400	95,400	60.34	LTD.ACCESS	1,581	
050-002-400-004-00	12/31/2020	WD	80,000	80,000	40	1320	2,000	61
050-009-103-001-00	6/19/2020	WD	72,000	72,000	41	1320	1,756	55
060-008-200-001-00	11/6/2020	WD	118,000	118,000	58.91	1178	2,003	100
060-010-100-001-02	2/1/2022	WD	60,000	60,000	30	660	2,000	91
060-010-400-001-00	12/10/2020	WD	78,000	78,000	40	1320	1,950	59
060-013-100-006-02	8/27/2020	WD	88,000	88,000	40	1320	2,200	67

060-019-400-002-00	7/24/2020 LC	80,000	80,000	40	1320	20,000	61
070-024-404-001-02	4/23/2020 WD	70,000	70,000	40	1320	1,750	53
140-015-400-001-01	11/6/2020 WD	105,000	105,000	40	660	2,625	159
140-027-102-001-00	3/29/2021 WD	96,000	96,000	40	1320	2,400	73
170-631-300-001-00	5/27/2021 LC	59,900	59,900	33.57	330	1,784	182
			1,257,700		633.2	1,986	

**USED \$2,000 PER ACRE FOR 21-69.99 ACRES**

2023 WATERFRONT VALUES / SALES  
WATERFRONT VALUES / SALES - L MAIN WATER

PARCEL I.D.	SALE DATE INST.	ADJ.SALE	LAND RES	EFF.FRT.	AC.	F.F.	
030-070-000-156-00	6/27/2020 PTA	23,000	23,000	53	0.13	434	
060-130-000-269-00	7/17/2020 WD	70,000	70,000	105	0.3	667	
060-165-000-024-00	8/26/2020 WD	85,000	85,000	157	0.41	536	
060-166-000-171-00	9/18/2020 LC	55,500	55,500	155	0.55	358	
060-166-000-170-00	10/23/2020 WD	50,000	50,000	112	0.61	446	
060-200-000-102-00	12/7/2021 WD	61,500	61,500	112	0.4	549	
110-276-000-127-00	9/25/2020 WD	31,000	31,000	68	0.24	456	
150-025-400-010-00	5/14/2021 WD	55,000	55,000	101	0.86	545	
			431,000	863		499.42	

**USED \$ 499 F.F. FOR MAIN WATER LOTS**

WATERFRONT VALUES / SALES - HIGH BANKS

030-023-200-002-30	5/20/2020 LC	20,000	20,000	103	0.47	194	
030-023-200-002-53	8/11/2021 WD	22,000	22,000	109	0.51	202	
060-080-000-009-00	7/1/2020 WD	16,500	16,500	132	0.47	125	
060-080-000-018-00	6/18/2020 WD	27,000	27,000	132	0.46	206	
140-016-300-001-00	5/12/2020 WD	21,000	21,000	187	0.92	112	
& -002-00 & -003-00			106,500	663		160.63	

**USED \$ 161 F.F. FOR HIGH BANKS LOTS**

WATERFRONT VALUES / SALES - BACKWATER LOTS

060-085-000-075-00	5/27/2020 WD	10,500	10,500	131	0.57	80	
050-019-200-004-00	12/10/2020 WD	25,000	25,000	209	3.33	120	
080-013-102-001-05	10/23/2020 WD	68,000	68,000	941	10	72	
& 013-102-001-06							

080-013-102-001-08	12/11/2020	WD	41,500	41,500	826		50
080-013-401-004-01	1/22/2021	WD	18,000	18,000	231	1.87	78
120-020-400-012-00	12/3/2020	WD	35,000	35,000	330	10	106
170-080-075-004-00	3/5/2021	WD	5,700	5,700	66	0.4	112
				203,700	2734		74.51

**USED \$ 75 F.F. FOR BACKWATER LOTS**

**WATERFRONT VALUES / SALES - ACREAGE**

**0-1.5 ACRES**

060-023-201-007-01	2/11/2022	WD	20,000	20,000	1	454.64	44	20,000
070-003-403-001-11	6/24/2021	WD	10,500	10,500	1.5	76	138	7,000
110-276-000-127-00	9/25/2020	WD	31,000	31,000	0.24	68	456	129,167
150-006-300-005-00	9/13/2021	WD	6,500	6,500	1.25	336	19	5,200
170-080-075-004-00	3/5/2021	WD	5,700	5,700	0.41	67	112	13,902
				73,700	4.4	1001.64	74	16,750

**USED \$16,800 PER ACRE FOR 0-1.50 ACRES  
(WATERFRONT)**

**1.51-5.99 ACRES**

010-011-400-005-00	2/19/2021	WD	30,000	30,000	4.02	600	50	7,463
050-019-200-004-00	12/10/2020	WD	25,000	25,000	3.32	209	120	7,508
050-031-200-006-01	3/26/2021	WD	11,000	11,000	3.64	177	62	3,022
080-013-102-001-05	10/23/2020	WD	34,000	34,000	5			6,800
080-013-102-001-06	10/23/2020	WD	34,000	34,000	5			6,800
080-013-102-001-07	7/30/2021	WD	45,000	45,000	4.4	885.15	51	10,227
080-013-102-001-08	12/11/2020	WD	41,500	41,500	4			10,375
080-013-400-004-03	12/4/2020	WD	22,000	22,000	5.03			4,400
080-013-401-004-01	1/22/2021	WD	18,000	18,000	1.87	231	78	9,626
080-024-100-001-01	7/24/2020	LC	10,000	10,000	1.65	280	202	6,061
130-021-200-002-10	12/4/2020	WD	22,000	22,000	4	553	40	5,500
130-021-303-004-00	1/13/2021	WD	39,000	39,000	4.9	215	181	7,959
150-007-401-008-00	2/2/2021	W	55,000	55,000	5.18	371.58	149	10,714
& 401-009-00								

**386,500 386,500 52.01 7,431**  
**USED \$7,400 PER ACRE FOR 1.51-5.99 ACRES  
(WATERFRONT)**

6-19.99 ACRES

010-004-201-002-00	6/28/2021	WD	45,000	45,000	10	272.25	136	4500
060-018-400-023-21	6/11/2021	WD	50,000	50,000	15.23	414.77	121	3283
060-023-201-006-00	9/17/2021	WD	98,500	98,500	10.23	902	109	9629
080-013-102-001-05 & 013-102-001-06	10/23/2020	WD	68,000	68,000	8.68	907.96	75	7834
080-013-104-003-00	11/30/2020	LC	40,000	40,000	11.2	418.3	96	3,571
110-023-100-001-13	7/2/2021	WD	87,778	87,778	12.1	371.02	237	7,254
				389,276	67.44			5,772

**USED \$5,800 PER ACRE FOR 6-19.99 ACRES  
(WATERFRONT)**

20-39.99 ACRES

040-019-200-003-00	8/14/2020	WD	52,000	52,000	20			2,600 H2O INFL.
110-011-203-001-00 & 011-203-003-00	1/8/2021	WD	55,000	55,000	15			3,667 (CREEK)
150-030-301-008-00 & 301-009-00 & 301-010-00	5/28/2020	WD	112,000	112,000	30.3	1008	111	3,696 (NESTOR DR.)
				219,000	65.3			3,354

**USED \$3,400 PER ACRE FOR 20-39.99 ACRES  
(WATERFRONT)**

40+ ACRES

060-014-100-001-10	5/28/2021	WD	790,000	790,000	344.99	480.87		2,290
130-015-101-001-00 & 055-000-029-00	10/4/2019	WD	148,000	148,000	70.13	**		2,110 H2O INFL.
130-026-100-002-00	8/5/2021	WD	505,000	505,000	240			2,104 (CREEK)
150-005-100-003-00	1/29/2021	WD	185,000	185,000	85			2,176 (CREEK)
				1,480,000	669.99			2,209

\*\*OUTSIDE DATE RANGE BUT SHOWED  
FOR COMPARISON PURPOSES

**USED \$2,200 FOR 40+ ACRES  
(WATERFRONT)**