

2024 BEAVERTON CITY E.C.F.'S

PARCEL #	SALE DATE	INST.	ADJ.SALE LAND & IMPROVE.	BLD.RES.	MAN.COS'	E.C.F.
2024 COMMERCIAL E.C.F.'S						
030-070-000-125-00	1/23/2023	LC	80,000	27,052	52,948	112,414 0.471
110-420-012-012-00 & 420-012-015-00	5/2/2022	WD	165,000	70,839	94,161	132,011 0.713
150-013-100-002-01	9/7/2022	WD	408,800	96,898	311,902	446,195 0.699
160-001-400-002-01	8/22/2022	WD	300,000	56,918	243,082	307,068 0.792
160-001-400-005-00	12/9/2022	WD	110,000	26,595	83,405	114,077 0.731
160-100-002-010-10	2/3/2023	WD	140,000	36,403	103,597	105,668 0.98
170-050-016-007-00 & 170-005-008-00	5/20/2021	WD	114,000	71,206	42,794	113,112 0.378
				931,889	1,330,545	0.700

**USED .70 E.C.F. FOR COMMERCIAL PROPERTIES**

2024 INDUSTRIAL E.C.F.'S

010-025-101-005-00	2/25/2022	WD	325,000	77,332	247,668	333,041 0.744
060-036-400-009-00	10/7/2021	WD	68,000	20,962	47,038	41,038 1.146
100-026-400-003-10	1/21/2022	WD	138,000	78,311	59,689	66,076 0.903
160-100-002-010-10	2/3/2023	WD	140,000	36,403	103,597	105,668 0.980
				457,992	545,823	0.839

**USED .84 E.C.F. FOR INDUSTRIAL PROPERTIES**

2024 RESIDENTIAL E.C.F.'S

2024 RES'L. E.C.F.'S - TRADITIONAL SINGLE-FAMILY NEIGHBORHOOD

(SEE ATT'D.BSA PRINTOUT-SINGLE FAMILY)

**USED .81 E.C.F. FOR TRAD'L. RESIDENTIAL NEIGHBORHD.**

2024 RESIDENTIAL E.C.F.'S - MOBILE HOMES (ALL NEIGHBORHOODS)

080-028-101-001-00	9/21/2021	WD	150,000	40,656	109,344	99,612 1.098
080-100-000-007-10	12/29/2022	WD	66,000	3,084	62,916	54,811 1.148
170-060-005-008-00	3/2/2023	LC	60,000	7,590	52,410	53,369 0.982
170-080-022-006-00	9/30/2022	WD	110,000	17,417	92,583	86,730 1.067
170-080-044-001-01	6/7/2021	WD	110,408	17,151	93,257	81,082 1.150
170-080-045-008-00	10/15/2021	WD	112,000	15,882	96,118	88,505 1.086
				506,628	464,109	1.092

**USED 1.09 E.C.F. FOR MOBILE HOMES IN ALL  
NEIGHBORHOODS**

**2024 RESIDENTIAL E.C.F.'S - WATERFRONT RES'L. NEIGHBORHOOD**

080-013-401-002-20	4/12/2021	WD	338,000	43,527	294,473	346,558	0.850
080-036-404-001-13	8/10/2022	WD	95,000	14,358	80,642	74,989	1.075
160-110-000-005-00	8/17/2022	WD	155,000	34,611	120,389	149,336	0.806
160-250-000-003-00	12/9/2022	WD	185,000	8,651	176,349	168,049	1.049
160-250-000-005-00	2/7/2023	WD	370,255	73,316	296,939	240,968	1.232
160-250-000-006-00	9/16/2022	WD	275,000	36,204	238,796	209,551	1.140
160-250-000-012-00	6/8/2021	WD	236,250	47,787	188,463	191,726	0.983
				1,396,051	1,381,177		1.011

**USED 1.01 E.C.F. FOR 'WATERFRT.' NEIGHBORHOOD**

# BEAVERTON CITY 2024 E.C.F.'s TRADITIONAL SINGLE-FAMILY NEIGHBORHOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Asd. when Solc	Adj. Sa
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
160-007-200-044-00	315 ROSS ST	11/30/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$44,000	51.76
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
160-007-300-064-00	408 GLIDDEN RD	04/04/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,900	62.38
160-007-300-073-02	200 GLIDDEN RD	06/16/22	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$35,200	34.34
160-007-300-073-02	200 GLIDDEN RD	06/16/22	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$35,200	32.00
160-012-400-046-00	108 PARK LANE	07/23/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$16,400	63.08
160-050-001-002-00	226 W BROWN ST	10/20/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$17,900	71.60
160-050-001-015-00	140 W BROWN ST	02/10/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$26,800	30.45
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	11/09/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$37,100	26.88
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
160-050-003-049-00	306 SAGINAW ST	09/30/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$29,100	44.77
160-050-004-009-00	203 W BROWN ST	06/24/21	\$92,600	WD	03-ARM'S LENGTH	\$92,600	\$38,600	41.68
160-050-005-001-01	202 SEELEY ST	03/25/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$26,800	24.81
160-050-007-008-00	208 TONKIN ST	07/12/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$14,400	26.18
160-050-007-008-00	208 TONKIN ST	09/09/21	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$14,400	19.20
160-050-007-020-00	126 TONKIN ST	01/03/23	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$24,700	32.08
160-050-008-008-10	316 TONKIN ST	05/07/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00
160-050-008-012-10	320 TONKIN ST	05/07/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$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
160-050-010-025-00	115 TONKIN ST	08/23/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$28,300	56.60
160-080-000-011-00	546 DOANE ST	09/09/22	\$100,000	OTH	03-ARM'S LENGTH	\$100,000	\$39,300	39.30
160-080-000-012-00	428 DOANE ST	11/28/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$86,800	36.17
160-100-001-006-00	121 E BROWN ST	04/06/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$23,900	31.87
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
160-100-006-008-00	405 DOANE ST	06/11/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$43,900	27.10
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
160-120-001-003-10	322 PORTER ST	01/20/23	\$132,500	WD	31-SPLIT IMPROVED	\$132,500	\$0	0.00
160-130-000-001-10	315 GLIDDEN RD	04/16/21	\$111,675	WD	03-ARM'S LENGTH	\$111,675	\$57,000	51.04

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Totals:	\$3,360,175	\$3,360,175	\$1,065,800
			Sale. Ratio => 31.72
			Std. Dev. => 16.73

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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area v.	by Mean	Building Style	Land Value
\$66,405	\$10,824	\$51,676	\$71,258	0.725	852	\$60.65	010	9.2977	Single Family	\$10,824
\$73,618	\$4,639	\$73,861	\$88,435	0.835	1,144	\$64.56	010	1.7029	Single Family	\$4,639
\$108,434	\$8,467	\$76,533	\$128,163	0.597	1,330	\$57.54	010	22.1022	Single Family	\$5,248
\$70,420	\$7,733	\$52,267	\$80,368	0.650	924	\$56.57	010	16.7830	Single Family	\$6,628
\$135,234	\$14,024	\$140,976	\$155,397	0.907	1,884	\$74.83	010	8.9020	Single Family	\$9,907
\$128,952	\$27,632	\$52,368	\$129,897	0.403	1,456	\$35.97	010	41.5027	Single Family	\$25,264
\$85,650	\$19,250	\$83,250	\$85,128	0.978	1,344	\$61.94	010	15.9761	Single Family	\$17,524
\$85,650	\$19,250	\$90,750	\$85,128	1.066	1,344	\$67.52	010	24.7863	Single Family	\$17,524
\$47,378	\$5,412	\$20,588	\$53,803	0.383	600	\$34.31	010	43.5518	Single Family	\$5,412
\$45,552	\$5,267	\$19,733	\$51,647	0.382	1,104	\$17.87	010	43.6105	Single Family	\$5,267
\$66,342	\$8,318	\$79,682	\$74,390	1.071	1,188	\$67.07	010	25.2966	Single Family	\$5,988
\$51,796	\$8,608	\$32,892	\$55,369	0.594	875	\$37.59	010	22.4128	Single Family	\$8,608
\$124,368	\$14,184	\$123,816	\$141,262	0.877	1,520	\$81.46	010	5.8326	Single Family	\$9,117
\$102,202	\$15,835	\$76,665	\$110,727	0.692	1,176	\$65.19	010	12.5797	Single Family	\$14,780
\$69,106	\$7,403	\$57,597	\$79,106	0.728	1,056	\$54.54	010	9.0081	Single Family	\$6,078
\$98,426	\$10,762	\$81,838	\$115,347	0.709	1,440	\$56.83	010	10.8684	Multi-Family	\$6,255
\$69,870	\$10,560	\$97,440	\$76,038	1.281	964	\$101.08	010	46.3281	Single Family	\$8,360
\$48,933	\$8,371	\$46,629	\$52,003	0.897	832	\$56.04	010	7.8491	Single Family	\$5,503
\$48,933	\$8,371	\$66,629	\$52,003	1.281	832	\$80.08	010	46.3088	Single Family	\$5,503
\$70,546	\$7,800	\$69,200	\$80,444	0.860	1,260	\$54.92	010	4.2054	Single Family	\$5,503
\$205,157	\$24,560	\$185,440	\$231,535	0.801	1,242	\$149.31	010	1.7259	Single Family	\$16,108
\$225,209	\$21,855	\$188,145	\$260,710	0.722	1,603	\$117.37	010	9.6513	Single Family	\$16,108
\$153,990	\$18,562	\$116,438	\$173,626	0.671	2,079	\$56.01	010	14.7549	Single Family	\$10,865
\$77,603	\$7,381	\$42,619	\$90,028	0.473	888	\$47.99	010	34.4780	Single Family	\$3,960
\$102,325	\$10,056	\$89,944	\$118,294	0.760	1,200	\$74.95	010	5.7831	Single Family	\$8,829
\$211,465	\$27,387	\$212,613	\$235,997	0.901	2,176	\$97.71	010	8.2736	Single Family	\$14,343
\$61,538	\$9,178	\$65,822	\$67,128	0.981	812	\$81.06	010	16.2366	Single Family	\$5,412
\$101,359	\$5,412	\$107,588	\$123,009	0.875	1,440	\$74.71	010	5.6459	Single Family	\$5,412
\$124,793	\$15,554	\$146,446	\$140,050	1.046	1,296	\$113.00	010	22.7493	Single Family	\$5,412
\$90,022	\$7,294	\$86,706	\$106,062	0.818	1,536	\$56.45	010	0.0670	Single Family	\$5,412
\$92,325	\$7,962	\$101,938	\$108,158	0.942	1,000	\$101.94	010	12.4318	Single Family	\$6,032
\$75,541	\$13,565	\$118,935	\$79,456	1.497	1,016	\$117.06	010	67.8682	Single Family	\$10,824
\$138,945	\$23,336	\$88,339	\$148,217	0.596	1,344	\$65.73	010	22.2164	Single Family	\$12,351

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\$3,258,087	\$2,945,363	\$3,648,182	\$70.91	1.0825
	E.C.F. =>	0.807	Std. Deviat	0.25559
	Ave. E.C.F. =>	0.818	Ave. Variar	19.4178
			Coefficient	23.73300569

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Other Parcels in Sale	Land Table	Property Class	Site Characteristics	Access
	TRADITIONAL RES'L. NEIG	401 46		
	TRADITIONAL RES'L. NEIG	401 63		
	TRADITIONAL RES'L. NEIG	401 76		
	TRADITIONAL RES'L. NEIG	401 61		
	TRADITIONAL RES'L. NEIG	401 60		
	TRADITIONAL RES'L. NEIG	401 60		
	TRADITIONAL RES'L. NEIG	401 48		
	TRADITIONAL RES'L. NEIG	401 48		
	TRADITIONAL RES'L. NEIG	401 58		
	TRADITIONAL RES'L. NEIG	401 36		
	TRADITIONAL RES'L. NEIG	401 36		
	TRADITIONAL RES'L. NEIG	401 45		
	TRADITIONAL RES'L. NEIG	401 75		
	TRADITIONAL RES'L. NEIG	401 63		
	TRADITIONAL RES'L. NEIG	401 63		
	TRADITIONAL RES'L. NEIG	401 60		
	TRADITIONAL RES'L. NEIG	401 60		
	TRADITIONAL RES'L. NEIG	401 58		
	TRADITIONAL RES'L. NEIG	401 58		
	TRADITIONAL RES'L. NEIG	401 54		
160-050-008-008-00, 160-050-008-009-00, 160-05	TRADITIONAL RES'L. NEIG	401 97		
160-050-008-009-00, 160-050-008-013-00, 160-05	TRADITIONAL RES'L. NEIG	401 97		
	TRADITIONAL RES'L. NEIG	401 59		
160-012-400-048-00	TRADITIONAL RES'L. NEIG	401 59		
	TRADITIONAL RES'L. NEIG	401 59		
	TRADITIONAL RES'L. NEIG	401 55		
	TRADITIONAL RES'L. NEIG	401 55		
	TRADITIONAL RES'L. NEIG	401 63		
	TRADITIONAL RES'L. NEIG	401 61		
	TRADITIONAL RES'L. NEIG	401 75		
	TRADITIONAL RES'L. NEIG	401 57		
	TRADITIONAL RES'L. NEIG	401 56		
	TRADITIONAL RES'L. NEIG	401 52		
	TRADITIONAL RES'L. NEIG	401 70		