

2024 LAND VALUES / SALES - BEAVERTON CITY

2024 COMM'L. LAND VALUES / SALES - MAIN TRUNKLINE

PARCEL #	DATE	INSTR.	ADJ.SALE PRICE	LAND RESID.	ACRES	FRTGE.	\$F.F.	\$PER AC.	\$ SQ.FT.	COMMENTS
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95	330	455	37,936	0.87	SM.VIL./LK.COMM.
110-430-012-017-00 & 430-012-015-01	11/15/2021	WD	112,000	65,314	0.57	160	408	115,192	2.64	SM.VIL./LK.COMM.
160-001-400-002-01	8/22/2022	WD	300,000	87,894	0.4	91.27	963	218,099	5.01	
160-007-200-042-00	11/3/2022	LC	125,000	85,264	0.28	224	381	306,705	7.04	
160-100-002-010-10	2/3/2023	WD	140,000	67,492	0.2	132	515	337,460	7.75	
				455,964	5.4	937.27	486.48	84,438	1.94	

USED \$ 486 F.F. FOR COMM'L. PROPERTIES ON MAIN TRUNKLINE

2024 COMM'L. LAND VALUES / SALES - OFF MAIN TRUNKLINE

050-005-200-001-10	5/31/2022	WD	65,000	65,000	13.7	164	396	4,745	0.11	
060-036-400-009-00	10/7/2021	WD	68,000	35,477	0.38	100	355	93,115	2.14	
130-015-404-002-00	2/15/2023	LC	110,000	57,155	11	333	172	5,196	0.12	
170-050-010-005-01	10/7/2022	LC	69,900	29,301	0.06	132	222	532,745	12.23	
170-050-016-007-00 & 170-005-008-00	5/20/2021	WD	114,000	38,542	0.47	156.5	246	270,485	6.21	
170-060-004-005-00	11/23/2021	WD	245,000	43,708	0.2	132	331	218,540	5.02	
170-160-004-004-00	6/3/2021	WD	28,500	12,671	0.26	66	192	49,304	1.13	
170-506-300-011-00	9/1/2022	WD	200,000	59,321	0.58	182.45	325	102,454	2.35	
170-601-200-005-02	8/29/2021	WD	175,000	175,000	1.58	265	537	90,019	2.07	
				516,175	28.23	1530.95	337.15	18,285	0.42	

USED \$ 337 FOR COMM'L. PROPERTIES OFF-MAIN TRUNKLINE

2024 IND'L. LAND VALUES / SALES

2024 IND'L. LAND VALUES / SALES (PRICED BY F.F.)

010-032-200-009-11	7/26/2022	WD	60,000	10,768	0.98	124	87	10,988	0.25	
060-036-400-009-00	10/7/2021	WD	68,000	35,477	0.38	100	355	93,115	2.14	
110-420-012-012-00 & 420-012-015-00	5/2/2022	WD	165,000	71,343	1.64	440	162	43,528	1	
150-192-000-021-00	4/7/2022	WD	160,000	31,240	0.85	160	195	36,796	0.84	
				148,828	3.84	824	181	38,757	0.89	

USED \$ 181 F.F. FOR IND'L. PROP. PRICED BY F.F. (<3 AC.)

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

2024 IND'L. LAND VALUES / SALES PRICED PER AC. (>3 ACRES)

Parcel #	Sale Date	Inst.	Adj Sale Land	Ac. Less	Act. Frt.	Depth	Per Ac.	Frt. Ft.
010-025-101-005-00	2/25/2022	WD	325,000	96,160	4.6		20,904	0.48
030-028-300-004-00	12/20/2022	WD	250,000	66,152	1.91		34,580	0.79
050-003-104-004-00	8/13/2021	WD	23,000	23,000	7.02		3,276	0.08
050-003-203-001-02	8/20/2021	WD	73,000	47,827	1.86		25,769	0.59
050-003-300-002-20	1/10/2022	WD	123,200	46,469	5		9,294	0.21
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95		37,936	0.87
100-026-400-003-10	1/21/2022	WD	138,000	86,216	6.7		12,868	0.3
150-013-100-002-01	9/7/2022	WD	408,800	76,735	2.84		27,067	0.62
			592,559		33.88		17,490	0.4

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

2024 RESIDENTIAL LAND VALUES / SALES - BEAVERTON CITY

TRADITIONAL RES'L. LOT SALES / VALUES

Parcel #	Sale Date	Inst.	Adj Sale Land	Ac. Less	Act. Frt.	Depth	Per Ac.	Frt. Ft.
160-050-003-020-00	4/30/2021	WD	13,000	13,000	1	139.89	312	93
160-050-006-015-00	8/3/2021	WD	18,000	18,000	0.5	161	136	112
170-180-006-010-00	1/7/2022	WD	7,500	7,500	0.53	165	140.25	45
170-280-000-009-00 & 010-00	4/11/2022	WD	16,000	16,000	0.52	200	115.2	80
			54,500			665.89		81.84

USED \$82 F.F. FOR TRADITIONAL RESIDENTIAL LOT VALUES

2024 RESIDENTIAL LAND SALES / VALUES FOR ACREAGE PARCELS

Parcel #	Sale Date	Inst.	Adj Sale Land	Ac. Less	Act. Frt.	Depth	Per Ac.	Frt. Ft.
0-1.50 ACRES								
030-040-000-011-00	12/23/2021	WD	7000	7000	0.69	122	10145	57
060-055-000-135-00	7/29/2021	WD	6000	6000	0.46	100	15000	60
060-080-000-067-00	9/21/2021	WD	5000	5000	0.36	99	13889	51
060-085-000-126-10	11/23/2021	WD	8700	8700	0.75	218	11600	40
060-150-000-115-00	3/4/2022	WD	10000	10000	0.3	72	33333	139
			36,700		2.56		14336	

USED \$14,300 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
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
120-023-203-002-10	1/25/2022	WD	22,000	22,000	4.95	330	4,444	67
130-016-300-003-06	11/23/2021	WD	24,000	24,000	2.98	365	8,054	66
				122,500	23.18		5,285	

USED \$5,300 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
080-028-303-004-00	9/3/2021	WD	42,000	42,000	10	329	4,200	128
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
				142,000	40.92		3,470	

USED \$3,500 PER ACRE FOR 7-10.99 ACRES

11-15.99 ACRES

010-004-400-003-00	9/8/2021	LCM	***	***	12		3125	
060-018-400-023-01	6/11/2021	WD	50,000	50,000	15.23		3283	
090-031-200-002-13	7/16/2021	WD	50,000	50,000	14.04	304	3561	164
				137,500	41.27		3,332	

USED \$3,300 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
050-012-300-003-00	11/12/2021	WD	54,320	54,320	16.99	354.32	3,197	153
070-012-102-001-00	5/16/2021	LC	36,000	36,000	20.16	510	1,786	71
130-012-200-003-00	8/9/2022	WD	82,000	82,000	20		4,100	
150-032-202-004-00	9/2/2022	WD	62,000	62,000	20		3,100	
				274,320	97.15		2,824	

USED \$2,800 PER ACRE FOR 16-20.99 ACRES

21-69.99 ACRES

010-018-400-003-00	2/7/2023	WD	90,000	90,000	40		2,250	
030-004-303-002-00	10/14/2021	WD	80,000	80,000	40		2,000	