

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.	Land Res Acres	Eff. Frt.	Depth	\$F.F.
160-050-003-020-00	4/30/2021	WD	13,000	13,000	1	139.89
160-050-006-015-00	8/3/2021	WD	18,000	18,000	0.5	161
170-180-006-010-00	1/7/2022	WD	7,500	7,500	0.53	165
170-280-000-009-00 & 010-00	4/11/2022	WD	16,000	16,000	0.52	200
			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	

050-026-104-001-11	4/16/2021 LC	75,900	75,900	35		2,169	
060-010-100-001-02	2/1/2022 WD	60,000	60,000	30	660	2,000	91
060-035-404-002-04	6/25/2021 WD	55,000	55,000	21.93		2,508	
			360,900	166.93		2,162	

USED \$2,200 PER ACRE FOR 21-69.99 ACRES

2024 RESIDENTIAL WATERFRONT LAND VALUES / SALES

WATERFRONT VALUES / SALES - L MAIN WATER

PARCEL I.D.	SALE DATE INST.	ADJ. SALE	LAND RES	EFF. FRT.	AC.	F.F.	
010-205-000-001-00 & 002-00 & 004-00	7/2/2021 WD	112,500	112,500	280	1.5	402	
030-221-000-051-00	8/2/2021 WD	28,000	28,000	60	0.16	467	
060-145-000-222-00	6/21/2021 WD	128,000	128,000	86	0.31	1488	
060-200-000-102-00	12/7/2021 WD	61,500	61,500	112	0.4	549	
140-040-000-002-00	5/27/2021 WD	60,000	60,000	109	0.27	550	
150-025-400-010-00	5/14/2021 WD	55,000	55,000	101	0.86	545	
			445,000	748		594.92	

USED \$595 F.F. FOR MAIN WATER LOTS

WATERFRONT VALUES / SALES - HIGH BANKS

030-023-200-002-53	8/11/2021 WD	22,000	22,000	109	0.51	202	
030-360-000-004-00	9/10/2021 WD	27,000	27,000	102	0.33	265	
060-016-100-003-02	8/27/2021 WD	130,000	130,000	490.56	1.48	265	
070-003-403-001-11	6/24/2021 WD	10,500	10,500	76	1.5	138	
070-035-400-006-04	4/16/2021 WD	60,000	60,000	268	1	224	
150-007-103-005-00	9/14/2021 WD	41,000	41,000	249	2.3	165	
150-007-401-004-00 & 401-005-00	5/18/2021 WD	55,000	55,000	374.64	2.9	147	
			345,500	1669.2		206.99	

USED \$207 F.F. FOR HIGH BANKS LOTS

WATERFRONT VALUES / SALES - BACKWATER LOTS

010-004-201-002-00	6/28/2021 WD	45,000	45,000	330	10	136	
060-023-201-006-00	9/17/2021 WD	98,500	98,500	902	10.23	109	
060-023-201-007-01	2/1/2022 WD	20,000	20,000	454.64	1	44	
070-009-103-004-00 & 005-00, 006-00, 007 & 008-00	4/3/2021 WD	20,000	20,000	365	3.31	55	

080-013-102-001-07	7/30/2021	WD	45,000	45,000	885.15	4.4	51	
130-016-300-003-06	11/23/2021	WD	24,000	24,000	365	2.98	66	
				252,500	3301.79		76.47	

USED \$76 F.F. FOR BACKWATER LOTS

2024 RESIDENTIAL LAND VALUES / SALES - WATERFRONT ACREAGE

0-1.5 ACRES

030-023-200-002-53	8/11/2021	WD	22,000	22,000	0.51	103	214	42,553
030-221-000-051-00	8/2/2021	WD	28,000	28,000	0.16	60	467	175,000
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
150-006-300-005-00	9/13/2021	WD	6,500	6,500	1.25	336	19	5,200
				87,000	4.42			19,683

**USED \$19,700 PER ACRE FOR 0-1.50 ACRES
(WATERFRONT)**

1.51-5.99 ACRES

010-001-304-002-03*	9/22/2021	WD	15,500	15,500	2.17			7,143 *WTR.INFL.
050-031-200-006-01	3/26/2021	WD	11,000	11,000	3.64	177	62	3,022
070-003-403-001-11	6/24/2021	WD	10,500	10,500	1.5	76	138	7,000
080-013-102-001-07	7/30/2021	WD	45,000	45,000	4.4	885.15	51	10,227
130-033-101-005-00	6/9/2021	WD	45,000	45,000	2.73	216	208	16,484
				127,000	14.44			8,819

**USED \$8,800 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
060-015-401-001-00	10/24/2022	WD	79,900	79,900	10.02			7,974
& 014-203-006-00								
110-023-100-001-13	7/2/2021	WD	87,778	87,778	12.1	371.02	237	7,254
				361,178	57.58			6,273

**USED \$6,300 PER ACRE FOR 6-19.99 ACRES
(WATERFRONT)**

20-39.99 ACRES

010-011-200-001-00	11/2/2022 WD	134,000	134,000	28.6		4,685
030-016-100-001-00	6/25/2021 WD	79,900	79,900	27.01		2,958
140-025-304-001-00	2/9/2022 WD	60,000	60,000	21		2,857
			273,900	76.61		3,575

**USED \$3,600 PER ACRE FOR 20-39.99 ACRES
(WATERFRONT)**

40+ ACRES

010-005-100-003-00	4/13/2022 WD	294,000	294,000	146.56		2006
010-007-103-001-01	1/12/2022 LC	395,500	395,500	113.4		3488 (CREEK)
010-008-300-001-03 & 008-201-001-01 & 008-201-001-11	5/25/2022 WD	155,000	155,000	62.43		2483
060-014-100-001-10	5/28/2021 WD	790,000	790,000	344.99	480.87	2,290
130-026-100-002-00	8/5/2021 WD	505,000	505,000	240		2,104 (CREEK)
			2,139,500	907.38		2,358

**USED \$2,400 FOR 40+ ACRES
(WATERFRONT)**