

2023 for 2024 Beaverton 1001-AG ACREAGE Land Value Analysis												
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	
010-003-304-002-02	4308 W LANG RD	03/31/23	\$425,000	\$117,100	27.55	\$203,165	40.00	40.00	\$5,079	1264/6		
010-004-101-001-11	4559 W CALHOUN RD	08/23/21	\$15,500	\$6,900	44.52	\$15,500	4.00	4.00	\$3,875	1220/202		
010-006-404-003-03	BARD RD	09/22/21	\$120,000	\$58,200	48.50	\$88,069	42.67	42.67	\$2,064	1225/66		
010-007-103-001-01	3712 S BARD RD	01/12/22	\$395,500	\$123,600	31.25	\$395,500	114.44	113.40	\$3,456	1233/870		
010-008-201-001-02	5299 W LANG RD	04/27/21	\$130,000	\$92,200	70.92	\$57,693	53.00	53.00	\$1,089	1209/239		
010-013-302-001-00	4269 S ROEHRS RD	05/27/22	\$170,000	\$81,700	48.06	\$101,116	37.12	22.00	\$2,724	1245/223	010-014-401-002-00	
Totals:			\$1,256,000	\$479,700		\$861,043	291.23	275.07				
					Sale. Ratio =>	38.19	Average					
					Std. Dev. =>	15.41	per Net Acre=>		2,956.60			
								USED =>	\$3,000			

2023 for 2024 Beaverton 2001-COMMERCIAL ACREAGE Land Value Analysis												
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
010-003-304-002-02	4308 W LANG RD	03/31/23	\$425,000	\$117,100	27.55	\$203,165	40.00	40.00	\$5,079	1264/6		1001 AGRICULTURE
010-004-101-001-11	4559 W CALHOUN RD	08/23/21	\$15,500	\$6,900	44.52	\$15,500	4.00	4.00	\$3,875	1220/202		1001 AGRICULTURE
010-006-404-003-03	BARD RD	09/22/21	\$120,000	\$58,200	48.50	\$88,069	42.67	42.67	\$2,064	1225/66		1001 AGRICULTURE
010-007-103-001-01	3712 S BARD RD	01/12/22	\$395,500	\$123,600	31.25	\$395,500	114.44	113.40	\$3,456	1233/870		1001 AGRICULTURE
010-008-201-001-02	5299 W LANG RD	04/27/21	\$130,000	\$92,200	70.92	\$57,693	53.00	53.00	\$1,089	1209/239		1001 AGRICULTURE
010-013-302-001-00	4269 S ROEHRS RD	05/27/22	\$170,000	\$81,700	48.06	\$101,116	37.12	22.00	\$2,724	1245/223	010-014-401-002-00	1001 AGRICULTURE
010-025-101-005-00	5040 S M18	02/25/22	\$325,000	\$65,500	20.15	\$49,844	5.00	5.00	\$9,969			3001 INDUSTRIAL
010-031-301-008-00	5810 SAMANTHA DR	05/12/21	\$30,000	\$14,700	49.00	\$3,973	10.00	10.00	\$397	1211/254		2001 COMMERCIAL
Totals:			\$1,611,000	\$559,900		\$914,860	306.23	290.07				
					Sale. Ratio =>	34.75	Average					
					Std. Dev. =>	15.90	per Net Acre=>		2,987.52			
								USED =>	\$3,000			

2023 for 2024 Beaverton 3001-INDUSTRIAL ACREAGE Land Value Analysis												
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Land Table
010-003-304-002-02	4308 W LANG RD	03/31/23	\$425,000	\$117,100	27.55	\$203,165	40.00	40.00	\$5,079	1264/6		1001 AGRICULTURE
010-004-101-001-11	4559 W CALHOUN RD	08/23/21	\$15,500	\$6,900	44.52	\$15,500	4.00	4.00	\$3,875	1220/202		1001 AGRICULTURE
010-006-404-003-03	BARD RD	09/22/21	\$120,000	\$58,200	48.50	\$88,069	42.67	42.67	\$2,064	1225/66		1001 AGRICULTURE
010-007-103-001-01	3712 S BARD RD	01/12/22	\$395,500	\$123,600	31.25	\$395,500	114.44	113.40	\$3,456	1233/870		1001 AGRICULTURE
010-008-201-001-02	5299 W LANG RD	04/27/21	\$130,000	\$92,200	70.92	\$57,693	53.00	53.00	\$1,089	1209/239		1001 AGRICULTURE
010-013-302-001-00	4269 S ROEHRS RD	05/27/22	\$170,000	\$81,700	48.06	\$101,116	37.12	22.00	\$2,724	1245/223	010-014-401-002-00	1001 AGRICULTURE
010-025-101-005-00	5040 S M18	02/25/22	\$325,000	\$65,500	20.15	\$49,844	5.00	5.00	\$9,969			3001 INDUSTRIAL
010-031-301-008-00	5810 SAMANTHA DR	05/12/21	\$30,000	\$14,700	49.00	\$3,973	10.00	10.00	\$397	1211/254		2001 COMMERCIAL
Totals:			\$1,611,000	\$559,900		\$914,860	306.23	290.07				
					Sale. Ratio =>	34.75	Average					
					Std. Dev. =>	15.90	per Net Acre=>		2,987.52			
								USED =>	\$3,000			

2023 for 2024 Beaverton 4001-RURAL ACREAGE & FF Land Value Analysis										
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale
010-040-000-001-00	3430 N BRANCH DR	07/01/22	\$180,000	\$37,200	24.80	\$2,511	0.38	0.38	\$6,591	
010-001-303-001-01	3315 N BRANCH DR	04/26/21	\$182,500	\$66,100	36.22	\$2,339	1.00	1.00	\$2,339	
010-100-000-022-00	3524 TRAXLER DR	08/05/22	\$20,000	\$10,100	50.50	\$5,969	1.00	1.00	\$5,969	
010-100-000-018-00	TRAXLER DR	09/19/22	\$13,000	\$9,000	69.23	\$13,000	1.00	1.00	\$13,000	
010-018-100-001-03	4016 N BARD RD	01/07/22	\$100,000	\$34,300	34.30	\$11,901	1.08	1.08	\$11,019	
010-001-303-003-02	3401 N BRANCH DR	07/21/21	\$149,000	\$57,100	38.32	\$15,471	1.09	1.09	\$14,194	
010-025-200-003-00	5109 S ROEHRS RD	12/15/22	\$285,000	\$119,000	41.75	\$3,141	1.25	1.25	\$2,513	
010-001-402-001-13	3339 BURGESS RD	12/09/22	\$65,000	\$33,800	52.00	\$11,215	1.50	1.50	\$7,477	
010-032-200-009-10	W LYLE RD	08/24/22	\$12,750	\$5,400	42.35	\$12,750	1.53	1.53	\$8,333	
010-025-300-002-00	5361 S ROEHRS RD	12/29/22	\$150,000	\$61,100	40.73	\$7,037	2.00	2.00	\$3,519	
010-025-400-011-00	3020 W LYLE RD	08/30/22	\$27,250	\$13,800	50.64	\$14,122	2.00	1.00	\$7,061	010-025-400-007-00
010-023-401-001-13	4878 S ROEHRS RD	12/02/21	\$184,900	\$25,900	14.01	\$32,844	2.00	2.00	\$16,422	
010-001-304-002-03	NORTH BRANCH DR	09/22/21	\$15,500	\$4,900	31.61	\$15,500	2.17	2.17	\$7,143	
010-050-000-011-00	5960 S M18	03/11/22	\$14,000	\$5,700	40.71	\$9,396	2.24	1.49	\$4,198	010-050-000-007-00
010-005-100-001-09	5011 W CALHOUN RD	08/10/22	\$146,000	\$38,000	26.03	\$11,160	2.28	2.28	\$4,895	
010-007-400-002-03	3794 BARD RD	01/14/22	\$149,900	\$25,800	17.21	\$23,197	2.31	2.31	\$10,042	
010-023-100-003-01	4752 ROEHRS RD	02/28/23	\$152,000	\$48,100	31.64	\$11,678	2.72	2.72	\$4,293	
010-036-303-001-10	5985 S ROEHRS RD	11/03/21	\$23,000	\$9,700	42.17	\$4,354	2.75	2.75	\$1,583	
010-025-400-006-01	3084 W LYLE RD	05/10/22	\$130,000	\$42,600	32.77	\$23,927	3.00	3.00	\$7,976	
010-100-000-012-00	TRAXLER DR	10/22/21	\$32,000	\$17,400	54.38	\$32,000	3.00	1.00	\$10,667	010-100-000-013-00, 010-100-000-014-00
010-100-000-012-00	TRAXLER DR	10/27/22	\$45,000	\$27,600	61.33	\$45,000	3.00	1.00	\$15,000	010-100-000-013-00, 010-100-000-014-00
010-036-304-001-12	3286 W COOLIDGE RD	12/23/22	\$110,000	\$35,700	32.45	\$15,456	3.03	3.03	\$5,101	
010-002-400-003-06	3580 E LANG DR	07/23/21	\$119,000	\$36,300	30.50	\$1,528	3.05	3.05	\$501	
010-014-203-101-01	4095 HICKS DR	07/19/22	\$167,000	\$56,500	33.83	\$4,867	3.21	3.21	\$1,516	
010-025-300-009-00	3328 W LYLE RD	03/21/22	\$215,000	\$82,900	38.56	\$38,055	4.00	4.00	\$9,514	
010-028-200-004-00	5215 N LEWIS RD	07/23/21	\$120,000	\$42,200	35.17	\$4,885	5.00	5.00	\$977	
010-029-300-001-06	5332 W LYLE RD	06/14/21	\$40,000	\$18,800	47.00	\$17,280	5.00	5.00	\$3,456	

010-016-100-001-12	4579 BEAVERTON RD	07/09/21	\$166,000	\$37,000	22.29	\$11,377	5.24	5.24	\$2,171	
010-016-100-001-12	4579 BEAVERTON RD	09/17/21	\$170,000	\$37,000	21.76	\$15,377	5.24	5.24	\$2,935	
010-035-101-002-00	3577 W LYLE RD	08/20/21	\$18,000	\$9,100	50.56	\$18,000	5.54	5.54	\$3,249	
010-020-102-003-00	5200 W DALE ROAD	09/27/21	\$145,000	\$32,600	22.48	\$37,483	8.50	8.50	\$4,410	
010-013-400-003-00	3266 W DALE RD	09/28/21	\$40,000	\$22,400	56.00	\$9,099	10.00	10.00	\$910	
010-024-100-005-02	3173 W DALE RD	03/15/22	\$310,000	\$103,100	33.26	\$10,477	10.00	10.00	\$1,048	
010-016-100-001-11	4579 BEAVERTON RD	01/18/23	\$35,000	\$15,000	42.86	\$35,000	10.00	10.00	\$3,500	
010-025-404-001-03	5430 S M18	08/03/22	\$270,000	\$66,200	24.52	\$35,407	10.00	10.00	\$3,541	
010-004-201-002-00	W CALHOUN RD	06/28/21	\$45,000	\$14,700	32.67	\$45,000	10.00	10.00	\$4,500	
010-025-102-001-01	3125 W GUERNSEY	09/08/22	\$187,400	\$46,400	24.76	\$92,641	10.00	10.00	\$9,264	
010-031-400-002-02	5710 W COOLIDGE RD	09/07/21	\$170,000	\$38,100	22.41	\$51,198	10.01	10.01	\$5,115	
010-008-400-004-00	5008 BEAVERTON RD	12/29/22	\$172,300	\$42,600	24.72	\$71,164	10.05	10.05	\$7,081	
010-015-300-005-00	4457 TOWNHALL RD	08/26/21	\$76,000	\$29,100	38.29	\$16,043	10.21	10.21	\$1,571	
010-025-101-001-05	5112 S M18	05/10/22	\$227,500	\$82,800	36.40	\$32,392	14.03	14.03	\$2,309	
010-013-302-002-00	ROEHRS RD	05/27/22	\$42,500	\$26,300	61.88	\$42,500	18.00	18.00	\$2,361	
010-031-102-001-01	5733 LYLE RD	11/29/21	\$250,000	\$124,800	49.92	\$27,276	20.00	20.00	\$1,364	
010-014-404-006-03	4466 ROEHRS RD	08/12/22	\$132,000	\$78,600	59.55	\$39,233	20.00	20.00	\$1,962	
010-020-104-002-05	W DALE RD	04/06/21	\$40,000	\$23,500	58.75	\$40,000	20.00	20.00	\$2,000	
010-035-104-002-00	ROEHRS RD	07/01/22	\$55,000	\$34,300	62.36	\$47,429	20.00	10.00	\$2,371	010-035-104-001-00
010-032-200-015-00	S BARD RD	08/05/22	\$60,000	\$29,600	49.33	\$60,000	20.00	20.00	\$3,000	
010-004-300-003-00	4972 W LANG RD	11/18/22	\$199,900	\$64,200	32.12	\$101,658	20.00	20.00	\$5,083	
010-005-400-001-00	5240 W LANG RD	08/03/22	\$123,000	\$50,200	40.81	\$66,423	20.03	20.03	\$3,317	
010-020-303-001-02	4981 S BARD RD	11/03/22	\$180,000	\$84,600	47.00	\$59,355	20.03	20.03	\$2,963	
010-017-201-001-02	5277 W BEAVERTON RD	07/29/21	\$377,000	\$33,200	34.95	\$95,000	27.91	27.91	\$3,403	
010-011-200-001-00	3755 W LANG RD	11/02/22	\$134,000	\$38,700	28.88	\$117,343	28.60	28.60	\$4,103	
010-027-302-001-10	5251 TOWNHALL RD	10/17/22	\$200,000	\$64,800	32.40	\$68,349	40.00	40.00	\$1,709	
010-018-400-003-00	W DALE RD	02/07/23	\$90,000	\$42,900	47.67	\$90,000	40.00	40.00	\$2,250	
010-029-100-001-00	5106 N LEWIS RD	08/06/21	\$120,000	\$39,700	33.08	\$110,087	40.00	40.00	\$2,752	
010-020-100-002-01	5251 W DALE RD	01/27/23	\$295,000	\$132,700	44.98	\$114,872	40.00	20.00	\$2,872	010-020-103-002-03

010-002-400-005-10	3750 W LANG RD	07/01/22	\$240,000	\$103,000	42.92	\$93,505	45.00	45.00	\$2,078	
010-023-400-003-50	4886 S ROEHRS RD	01/24/22	\$145,000	\$63,000	43.45	\$108,172	53.18	53.18	\$2,034	
010-008-300-001-03	3787 S BARD RD	05/25/22	\$155,000	\$83,100	53.61	\$5,844	62.43	37.43	\$94	010-008-201-001-01, 010-008-201-001-11
010-036-401-001-02	S M18	12/22/22	\$145,000	\$80,300	55.38	\$145,000	73.00	73.00	\$1,986	
010-010-202-003-11	4445 W LANG RD	07/11/22	\$775,000	\$217,900	28.12	\$447,157	95.29	35.29	\$4,692	010-009-100-001-01, 010-009-101-001-00
010-009-200-001-00	4851 W LANG RD	05/06/21	\$199,000	\$91,200	45.83	\$177,055	110.00	70.00	\$1,610	010-009-200-005-00
010-005-100-003-00	N BARD RD	04/13/22	\$294,000	\$164,500	55.95	\$294,000	146.56	40.00	\$2,006	010-005-200-004-00, 010-005-200-005-00, 010-005-400-003-00
010-027-100-001-00	TOWNHALL RD	10/11/22	\$205,000	\$102,500	50.00	\$205,000	152.00	152.00	\$1,349	

Totals: \$9,024,400 \$3,314,700 \$3,426,499 1,323.45 1,056.14
Sale. Ratio => 36.73 Average
Std. Dev. => 12.47 per Net Acre=> 2,589.07

1 Acre:	<input type="text" value="9,000"/>	3 Acre:	<input type="text" value="18,000"/>	10 Acre:	<input type="text" value="35,000"/>	30 Acre:	<input type="text" value="75,000"/>
1.5 Acre:	<input type="text" value="13,500"/>	4 Acre:	<input type="text" value="19,600"/>	15 Acre:	<input type="text" value="45,000"/>	40 Acre:	<input type="text" value="100,000"/>
2 Acre:	<input type="text" value="15,000"/>	5 Acre:	<input type="text" value="24,500"/>	20 Acre:	<input type="text" value="60,000"/>	50 Acre:	<input type="text" value="125,000"/>
2.5 Acre:	<input type="text" value="15,000"/>	7 Acre:	<input type="text" value="30,000"/>	25 Acre:	<input type="text" value="66,000"/>	100 Acre:	<input type="text" value="250,000"/>

<= Values applied based on analitical determination

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
010-001-200-019-01	3205 S M18	08/15/22	\$62,000	\$21,300	34.35	(\$1,838)	311.2	238.4	(\$6)	
010-032-200-009-10	W LYLE RD	08/24/22	\$12,750	\$5,400	42.35	\$12,750	205.0	327.0	\$62	
010-035-101-002-00	3577 W LYLE RD	08/20/21	\$18,000	\$9,100	50.56	\$18,000	631.0	731.3	\$29	
010-040-000-001-00	3430 N BRANCH DR	07/01/22	\$150,000	\$37,200	24.80	\$2,511	89.9	170.0	\$28	
010-050-000-011-00	5960 S M18	03/11/22	\$14,000	\$5,700	40.71	\$9,396	382.4	650.0	\$25	010-050-000-007-00
010-100-000-012-00	TRAXLER DR	10/22/21	\$32,000	\$17,400	54.38	\$32,000	560.8	840.0	\$57	010-100-000-013-00, 010-100-000-014-00
010-100-000-012-00	TRAXLER DR	10/27/22	\$45,000	\$27,600	61.33	\$45,000	560.8	840.0	\$80	010-100-000-013-00, 010-100-000-014-00
010-100-000-018-00	TRAXLER DR	09/19/22	\$13,000	\$9,000	69.23	\$13,000	179.5	294.3	\$72	
010-100-000-022-00	3524 TRAXLER DR	08/05/22	\$20,000	\$10,100	50.50	\$5,969	224.4	318.0	\$27	
Totals:			\$366,750	\$142,800		\$136,788	3,145.2			
					Sale. Ratio =>	38.94	Average			
					Std. Dev. =>	13.65	per Front Ft=>		\$43	

2023 for 2024 Beaverton 4003-SECONDARY WATER Land Value Analysis										
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	Other Parcels in Sale
010-001-402-004-10	BURGESS RD	01/18/23	\$22,412	\$11,200	49.97	\$22,412	160.0	2346.8	\$140	
010-014-201-001-01	3876 HICKS RD	08/19/22	\$190,100	\$73,000	38.40	\$55,340	245.0	248.9	\$226	
010-014-202-001-01	4088 HICKS RD	12/15/21	\$145,000	\$71,800	49.52	(\$6,465)	107.0	500.7	(\$60)	
010-015-100-005-00	4041 W BEAVERTON RD	12/30/21	\$92,500	\$29,200	31.57	\$16,822	82.5	528.0	\$204	
010-205-000-001-00	3485 BIRCHPOINT DR	07/02/21	\$112,500	\$20,600	18.31	\$86,443	281.6	629.5	\$307	010-205-000-002-00, 010-205-000-004-00
010-205-000-010-11	3395 BIRCHPOINT DR	09/24/21	\$160,000	\$47,000	29.38	\$21,366	198.0	178.7	\$108	
010-205-000-010-11	3395 BIRCHPOINT DR	07/29/22	\$180,000	\$77,100	42.83	\$41,366	198.0	178.7	\$209	
010-205-000-016-10	3373 BIRCHPOINT DR	09/20/22	\$195,000	\$68,200	34.97	\$67,229	345.8	566.7	\$194	010-205-000-014-00, 010-205-000-015-00
010-205-000-026-10	3319 BIRCHPOINT DR	01/14/22	\$116,000	\$52,700	45.43	\$13,419	150.0	493.7	\$89	
010-206-000-060-00	3510 N BRANCH DR	10/08/21	\$230,400	\$62,100	26.95	\$120,561	800.4	89.4	\$151	
010-210-000-005-00	3913 WATERS EDGE DR	08/19/22	\$79,000	\$27,900	35.32	\$7,883	68.0	207.0	\$116	
010-390-000-004-00	3205 N BRANCH DR	07/02/21	\$249,900	\$109,700	43.90	(\$8,977)	186.5	122.0	(\$48)	
Totals:			\$1,772,812	\$650,500		\$437,399	2,822.8			
					Sale. Ratio =>	36.69	Average			
					Std. Dev. =>	9.65	per FF=>		\$155	
						USE =>			\$150	

2023 for 2024 Beaverton 4002-MAIN WATER Land Value Analysis											
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Effec. Front	Depth	Dollars/FF	Liber/Page	Other Parcels in Sale
010-001-404-001-00	3060 E LANG DR	12/07/22	\$310,000	\$141,300	45.58	\$199,915	372.0	1625.3	\$537	1258/225	
010-011-100-001-00	3505 W LANG RD	06/14/21	\$400,000	\$211,600	52.90	\$172,200	640.0	872.4	\$269	1213/695	010-012-201-001-00
010-206-000-066-00	3445 N BRANCH DR	08/17/21	\$32,000	\$15,400	48.13	\$32,000	77.0	142.0	\$416	1219/793	
Totals:			\$742,000	\$368,300		\$404,115	1,089.0				
					Sale. Ratio =>	49.64	Average				
					Std. Dev. =>	3.72	per FF=>		\$371		
						USE =>			\$400		

1001/2001/3001/4001/4002/4003 ECF 0.747