

**ASSESSOR'S CERTIFIED
RATIO STUDY
JANUARY 1, 2019**



*"Serving Columbia County through
Engagement, Connection and Innovation"*



Oregon

Kate Brown, Governor

**Department of Revenue
Property Tax Division**
955 Center St NE
PO Box 14380
Salem, OR 97309-5075
www.oregon.gov/dor

August 8, 2019

Sue Martin, Assessor
Columbia County
230 Strand Street Rm. 331
St. Helens, OR 97051

Columbia County 2019 Assessor's Certified Ratio Study Acceptance and Recommendations

The Department's Mass Appraisal Review team has completed its required review of your *2019 Assessor Certified Ratio Study* report and accepts its findings.

In accordance with ORS 309.200 the county assessor has produced and timely filed a ratio study report and appraisal plan that documents achievement of the 100% real market value (RMV) standard for the forthcoming assessment roll as required by ORS 308.232. Any significant changes made to the reported RMV adjustment program must be documented and forwarded to the mass appraisal team at MassAppraisal.Team@oregon.gov

Your appraisal / valuation plan is yet to be received and is due on or before November 1, 2019.

In accordance with ORS 309.203(1) the Department recommends you continue to maintain accurate property records and values which are extremely important to the maintenance of the county's property tax program.

Our mass appraisal team is available to assist with your real market value mass appraisal programs. If you have questions, please contact any of the CMART team members via email at MassAppraisal.Team@oregon.gov.

Sincerely,

Roxanne Gillespie, MAI, Manager
Program Assistance
Property Tax Division

Tel: (503) 347-7536
Fax: (503) 945-8737
cc: County Governing Body

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COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

230 Strand St.

Direct (503) 397-2240

Fax (503) 397-5153

www.co.columbia.or.us

Certification and Analysis of Valuation Methods and Procedures

State of Oregon)
) SS.
County of Columbia)

I, Sue Martin, Assessor of Columbia County, State of Oregon, do hereby certify that I have prepared a ratio study for the current tax year according to ORS 309.200 and the guidelines developed by the Department of Revenue. Additionally, the attached is a complete and accurate copy of the original now on file in my office.

I further certify that the ratios and adjustments identified in this study will achieve 100% of real market value for real property and manufactured structures for the current year. This report is given to the Department of Revenue and will be given to the Clerk of the Board of Property Tax Appeals to provide current knowledge of the adjustment program used by my office.


Sue Martin, Assessor

7/16/19
Date

Joelle Leach, Analyst
Preparer/Contact Person

(503) 397-2240
Phone

Introduction

The purpose of Ratio Study is to measure the level of appraised value in relation to the market value as of the assessment date of January 1. For 2019, this is the relationship between the base set-up real market values for all re-calculated or re-appraised areas.

Furthermore, the Ratio Study's purpose is to document the analysis and to identify adjustment factors that will achieve 100% of Real Market Value (RMV). As an additional benefit, this study is a valuable tool for managing appraisal and adjustment programs.

Columbia County is divided into six (6) appraisal areas as illustrated on the County map included in this report. These appraisal areas are referred to as "Maintenance Areas" (MA). Properties within these areas are grouped together for market analysis and adjustment by using Study Areas and/or Property Class/RMV Class designations.

Also referenced on the area list is Maintenance Area 7. This area is not noted on the County Map but is designated for personal property manufactured structures located throughout Columbia County.

The Ratio Study

The format of the Ratio Study is intended to reflect the adjustment program as defined by Oregon Administrative Rule (OAR) 150-309-0230. Most notably are the "Summary of Ratio Indications" and the "Market Area Conclusions and Adjustments" sections of this study. The remaining sections lend additional support and provide further explanation of the adjustment program.

Summary of Ratio Indications

This summarizes the adjustments by Maintenance Area (MA), Study Area (SA) and Neighborhood (NH). Adjustments are made in general categories by RMV class:

1. Residential Urban (RMV class 1XX); Rural Tract (RMV class 4XX or 8XX) - This includes residential land, single family site built dwellings, real property manufactured structures, condominium's, 2-4 unit multi-family properties within the city limits and rural properties which include small rural residential parcels to large farm and forest parcels.
2. Commercial (RMV class 2XX) and Industrial (RMV class 3XX) - This includes commercial and industrial properties appraised by the County in urban or rural locations.
3. Others: this is for properties that do not fit well into any of the categories, or they may be better reported as a separate group.

Sales Trimming

When performing an analysis of the sales for a dataset, there may be ratios that are either very high or very low in the array. These are commonly referred to as "outliers". These outlying ratios require further investigation to identify whether the sale is deemed "usable" for analysis. In addition, there may be other extreme circumstances surrounding the sale that would result in a skewed ratio.

If the sale is deemed not beneficial to the analysis, then the sale should be “trimmed” from the array. The two standard methods of trimming sales are "Trimmed Mean" and the "Interquartile Range". Removing outliers is not a mandatory practice but is appropriate when drawing a conclusion about the sales data. If the decision is made to trim outliers, then this task must be performed before the process of analyzing the sale datasets. For this ratio study, a trimming method was not applied since all usable sales were deemed appropriate.

Time Study

The purpose for performing a time study is to measure the movement of value over a period of time. In this case, sales data is analyzed and an adjustment (shown as a percent) is developed to bring the sales price to the January 1 assessment date.

Two separate time studies have been performed: one for the RMV Class 1XX properties and another for the RMV Class 4XX properties. No time adjustment analysis were performed for Personal Property Manufactured Structures or Commercial Properties.

For this Ratio Study, the Mid-Point ratio analysis was deemed as the best technique to adjust for the change over time for the RMV Class 1XX and 4XX properties. By using this analysis, the time adjustment conclusion is applied to the chosen central tendency (Mean, Median, Weighted Mean or Geometric Mean) for each study. The resulting factor is then applied and used to adjust the RMV's to the January 1 assessment date.

Market Area Conclusions and Adjustments

Following are the essential elements that embody the Ratio Study as outlined. They include the individual ratio study for an area, as well as the supporting sales listings and statistical data.

Market grouping - The assessment system provides for adjusting values by market group using stratification and combination. Stratification means splitting a large group of properties into separate groups based on market differences. Conversely, combination means combining properties from separate groups with similar market characteristics. Study Area and RMV Class groupings are the most common market groupings used in this report. They may define the market by location, type of property or by those that have a special use.

Study - each study is two or more pages in length and identifies the RMV Class, the study area, shows the calculation of the adjustment and explains how the factors used in the calculation were selected. Furthermore, each study includes a sales list with related statistics. Following are the main elements included in each study:

1. Market Identification. This describes the population for which the individual study is done. Typically, this is by the RMV class, Maintenance Area (MA) and Study Area (SA) followed by a general description. Most locally assessed properties are identified and a trend conclusion is completed whether or not a sales listing can be generated or a conclusion of “No Trend” is determined.
2. The Adjustment Calculation Summary. This section identifies the following:
 - a. The size of the sales sample used.
 - b. The total size of the population in the study, both in terms of absolute numbers and by a percent.

- c. Identifies the values of the population by land RMV, on site development RMV, residential improvement RMV and farm/ancillary buildings RMV as it is documented in the Assessor file. These values are shown as dollar amounts and as a percentage of the total RMV for each population by category, both before adjustment and after.
- d. The best indicator of the market (central tendency) is selected. This ratio is either the Mean, Median, Weighted Mean or Geometric Mean. Ratio selections are based on the following principles:
 - i. No single sale should have a large influence on the ratio indications. The objective is to avoid a Mean distorted by an extreme ratio, a Weighted Mean influenced by high valued properties and to avoid a Median when gaps exist in the middle of the frequency distribution.
 - ii. Ratios above and below 100 can be a result of being at or near market. A single trend will result in half the properties being over market and half being under market. A single trend cannot reduce the distribution of ratios within the group.
 - iii. If an adjustment is clearly needed then it is applied. Similarly, the adjustment with the greatest support is applied.
 - iv. Reliability fluctuates. It is dependent upon the size of the sample and the variability within the sample. Therefore, the central tendencies will lie within a range of reliable conclusions.
- e. The "Selected Ratio from Sales" is the product of the chosen Central Tendency adjusted by the conclusion from the Time Study.
- f. The "RMV Adjustment" is not use at this time and remains 100.
- g. The "Before Ratio" is the product of the selected central tendency and the time adjustment. The resulting ratio is a measure of RMV assessment as of Jan 1 before any other adjustments are applied.
- h. The "Overall Adjustment Factor" is needed to bring the prior year RMV (or the current year re-calculated RMV) to the statutorily required 100% real market value as of the January 1 assessment date. It is calculated by dividing 1 by the Before Ratio. For improved properties, the overall adjustment factor is separated into the following:
 - i. Land Adjustment Factor: the adjustment by which the land portion of a property is adjusted. It usually is the land adjustment factor used in the analysis of unimproved land within the same MA and SA. However, the adjustment may be from the analysis of the improved RMV class if an insufficient sales sample of unimproved land is not available.
 - ii. OSD Adjustment Factor: the adjustment factor that brings the site improvement portion of the property to 100% of RMV. This value is available, as a separate component for improved properties, but at this time remains as a 100 adjustment.
 - iii. Residential Improvement Factor: the adjustment factor needed to bring the residential and associated improvements to 100% of RMV as part of the overall adjustment.
 - iv. Farm Improvement Adjustment: the adjustment factor applied as part of the overall adjustment that will bring outbuildings and other ancillary structures to 100% real market value.

- v. After Ratio: this measures the valuation to be sure it meets 100% real market value requirements as outlined in statute. The After Ratio "tests" the County's ratio study program.
 - vi. Adjustment: this is an estimate of the level of appraised value (RMV) relative to the market value as of the assessment date of January 1. This is before adjusting the RMV (trending).
 - i. Explanation: this is a written statement explaining which central tendency was selected to determine the ratio used in the analysis. If other factors contributed to the conclusion, they may be mentioned here as well.
3. Performance History. The following are historical displays of performance and valuation:
- a. Coefficient of Dispersion (COD). The history of COD is shown at the bottom of the report. A COD higher than the maximum for the RMV class and type is an indication that the RMV Class and/or MA may have a valuation problem. The acceptable measurement of uniformity ranges are when the COD percentages are between 10 and 20.
 - b. Price Related Differential (PRD). The PRD history measures vertical equity of the RMV. The measurements of vertical equity are defined as:
 - i. Regressive: a PRD above 1.00 suggests that the high-valued properties are under-appraised and the low-valued properties are over-appraised.
 - ii. Progressive: a PRD less than 1.00 suggests that high-value properties are over-appraised and low-valued properties are under-appraised.
 - iii. An ideal PRD is within the range of .98 to 1.03.
4. Performance Measures. To measure valuation, the following studies are performed:
- a. For most studies, listings are used of sold properties that meet the definition of an arms-length sale. Each sale is identified by MA, SA, Neighborhood and RMV Class. Once identified, then additional details are provided to describe the individual sale properties. Next, a ratio is calculated for each sale then statistical data is calculated for the entire grouping and displayed. The major components are as follows:
 - i. Maintenance Area (MA): one of the seven appraisal areas.
 - ii. Study Area (SA): market identification code.
 - iii. Neighborhood (NH): this identifier is not used at this time and the current designation is "000".
 - iv. Real Market Property Class: a three-digit number identifying the type of property.
 - v. Building Class: the type of main structure included in the sale.
 - vi. Sales are identified by a code (sales code) illustrating whether a sale is confirmed or not confirmed. The current sale codes used are as follows:
 - 01 Change of use
 - 02 Deed does not show warranty of title
 - 03 Grantee/Grantor is a political subdivision
 - 04 Grantee/Grantor is a bank or other financial institution
 - 05 Grantee/Grantor is a charitable, religious or other institution

- 06 Grantee/Grantor are related or business associates
 - 07 Conveyance of partial or divided interest
 - 08 Grantee/Grantor are the same, convenience
 - 10 Short Sale or conveyance to avoid foreclosure
 - 11 Grantor is Sheriff, Court Officer, Receiver, Guardian, Trustee
 - 12 Contract payoff
 - 13 Critical field on Deed or Document left blank
 - 14 Prior year sale
 - 16 Sale includes personal property not accurately extracted
 - 17 Sale includes orchards, crops or other exempt property
 - 20 Other errors or omissions
 - 21 Property sold not same as assessed
 - 22 Sale includes timber value
 - 23 Sale of properties that had RMV adjudicated in the past 5 years
 - 25 RMV needs updating due to new construction
 - 27 Sales review requested
 - 30 Unconfirmed and usable
 - 33 Confirmed and usable
 - 35 Assessment Clerk question
 - 50 Special size change code for tracking only
 - 80 Segregation
- vii. Map Number: the Assessor's map and tax lot number (more than one tax lot may be involved in the sale but not displayed).
 - viii. Book: the calendar year in which the title transfer document was recorded.
 - ix. Page: the recording number of the title transfer document.
 - x. Acres: the total land size expressed as acreage.
 - xi. RMV Land: the base set up land value that is analyzed and determined every year from sales data during the set-up study.
 - xii. RMV Imp: the base value using the current DOR Factor Book. The local cost modifier and depreciation conclusion is then applied. These are determined by the yearly set-up analysis.
 - xiii. Total Value: the sum of the RMV Land and the RMV Imp.
 - xiv. Sales Price: the sale price of the property as of the date of sale.
 - xv. Sale Date: the month and the year that the property sold.
 - xvi. Sale Number: the sale data is arrayed in ascending order by ratio.
 - xvii. Ratio: a comparison of the total appraised value to the sale price which is expressed as a percentage without a decimal point (Total RMV =/Sales Price = Ratio).

5. Explanation of the statistical data: As with all statistical analysis, the accuracy of each conclusion depends on a sufficient sample size that properly represents the population of an area. Judgments about grouping properties in order to gain reasonably accurate results are primarily based on creating an adequate sample size of study areas that move similarly in the market. Descriptive statistics are found on the second page of each ratio study and are split into two categories:
 - a. Statistics of Central Tendency – the center, middle or typical element in a dataset. These are generally assumed to reflect the level of appraised value (RMV) relative to the market value. However, the central tendency ratios must be analyzed in some detail to produce reasonably accurate trend conclusions. These statistics can be found on the second page of each study and are illustrated in graph form. The central tendency measurements are comprised of the following:
 - i. Median: the middle ratio of an array. It is a positional ratio and if gaps are present near the center of the data set then the Median may be an unreliable measurement.
 - ii. Mean: traditionally referred to as the “average”, the Mean is the sum of all the ratios divided by the number of ratios. Because it uses all the ratios in an array, it is easily distorted by extreme high and low ratios.
 - iii. Weighted Mean: the sum of the total RMV divided by the sum or the total Sales Price. The sales with relatively high prices will have the most effect on this measure.
 - iv. Geometric Mean: the “Nth” root of the product of the ratios, where “N” is the number of ratios in the array.
 - b. Statistics of Distribution: this performance measurement describes how values are distributed within the group; it illustrates how far the ratios are from the central tendency. Care must be taken not to “read too much” into the distribution statistics but rather to use them as an indication of the accuracy or consistency of RMV within the marketplace. If the sample is relatively small, the conclusion of the distribution may be unreliable.
 - i. Frequency Distribution – located on the second page, this is graph and numeric display of the distribution of sales by ratio range.
 - ii. Average Deviation (AD) – the average of the differences between each ratio and the Median for the entire grouping.
 - iii. Coefficient of Dispersion (COD) – measures the uniformity of RMV and is the average deviation from the Median converted to a percentage.
 - iv. Standard Deviation (SD) – a measure of deviation from the Mean for a normally distributed population. For this statistic to be useful, the population and the sales sample must meet relatively strict statistical standards. Therefore, it is considered less useful for a typical standard appraisal analysis than the COD.
 - v. Coefficient of Variance (COV) – the standard deviation from the Mean, converted to a percentage.
 - vi. Price Related Differential (PRD) – a measure of vertical equity. It is calculated by dividing the Mean by the Weighted Mean.

- vii. 95% Confidence Level – a calculation of uniformity used to determine the reliability that the sales array is representative of the population. This number is expressed as a percentage. The lower the percentage the greater the reliability. Conversely, the higher the percentage the lower the reliability.

6. The current “working” standards are:

a. Real Market Value	100%
b. COD Standards -	
Vacant Land RMV Class, 100, 400	20%
Real & Personal Manufactured Structure Urban	25%
Residential RMV Class 101, 109 -	
Homogenous	10%
Non-Homogenous	15%
Rural Improved RMV Class 401, 409	20%
Apartments RMV Class 701	12%
Commercial Improved RMV Class 201 –	
Large/Urban	15%
Smaller/Urban	20%
Industrial	no standard has been set
Floating Property	no standard has been set
c. The PRD standard	98% to 103%

Special Processed Values

Not all assessed values are adjusted in the manner described in this report. Specially assessed values (Farm or Forest deferred), certain personal property values, and many industrial property values are recalculated or specially processed annually. The ratio study does not report these values. It does however, indicate how the RMV of farm and forest deferred properties will be adjusted.

Columbia County Assessor's Annual Set-Up, Reappraisal and Recalculation:

Set-up

Every year, the Appraisal staff devotes approximately four months to analyzing and reviewing recent sales. During this time, land values, OSD values, local cost modifiers, and local market-based depreciation schedules are developed. In addition, class and condition benchmarks are established. These values are referred to as "base values" and are entered into the tables for January 1. Therefore, for the January 1 assessment date, the "Before Ratio" reflects these base values and modifiers.

Reappraisal

An area (or property type) is selected each year for a physical reappraisal performed by the Appraisal staff. During this time, every property within the reappraisal area is visited, inspected, and reviewed for any changes such as; class, condition, topography, access, view, or any other factor that will have an effect on the value. Once the reappraisal is complete, the property is calculated electronically using the base values and factors developed in the Set-up study.

Recalculation

The Columbia County Assessor's recalculation process is established from the base values and factors that are developed during Set-up and the existing inventory in our system. A physical inspection of the properties is not performed. Since the Set-up study is performed annually to develop base values, this recalculation method is a more reliable way to determine market trends rather than solely depending on the ratio study conclusions.

Please refer to Appendix A for further explanation on the Set-up, Reappraisal and Recalculation process and procedure.

Status of the Assessor's Adjustment Program

The Columbia County Assessor and staff will continue to review market information until the actual changes are made to the roll. It is possible that additional data and further analysis will lead to conclusions different from those contained in this report.

The Assessor must make those adjustments that are indicated by reliable market data to produce the most accurate appraisals possible. Any future modification to the adjustment factors in this report will be reported to the Department of Revenue and will be documented in the modifications section of this study.

Total Number of Sales County wide:

Area	Number of Arm's Length Sales	Sales used in the Ratio Study	Number of Confirmed Sales	Percent Confirmed
MA 1	275	256	241	94%
MA 2	246	231	214	93%
MA 3	113	98	87	89%
MA 4	119	89	78	88%
MA 5	106	83	74	89%
MA 6	138	126	115	91%
MA 7 PPMS	46	41	28	68%
Comm/Ind	23	14	9	64%
Apartment	1	1	1	100%
Floating Property	12	10	9	90%
Totals:	1079	949	856	90%

90% of usable sales used have been confirmed for the current study

Percent of Properties where RMV is equal to Assessed Value (AV):

Area	RMV is Equal to AV Count	Account Total per MA	Percent of the Accounts
MA 1	293	5342	5.48%
MA 2	560	4965	11.28%
MA 3	210	3878	5.42%
MA 4	223	4633	4.81%
MA 5	247	4759	5.19%
MA 6	97	4234	2.29%
MA 7	4	1158	0.35%
Total:	1634	28969	5.64%

*MAINTENANCE AREA
DESCRIPTIONS
AND MAP*

Maintenance Area Descriptions:

Maintenance Area 1: City of St. Helens

Maintenance Area 2: City of Scappoose
Rural Scappoose

Maintenance Area 3: City of Vernonia
Rural Vernonia

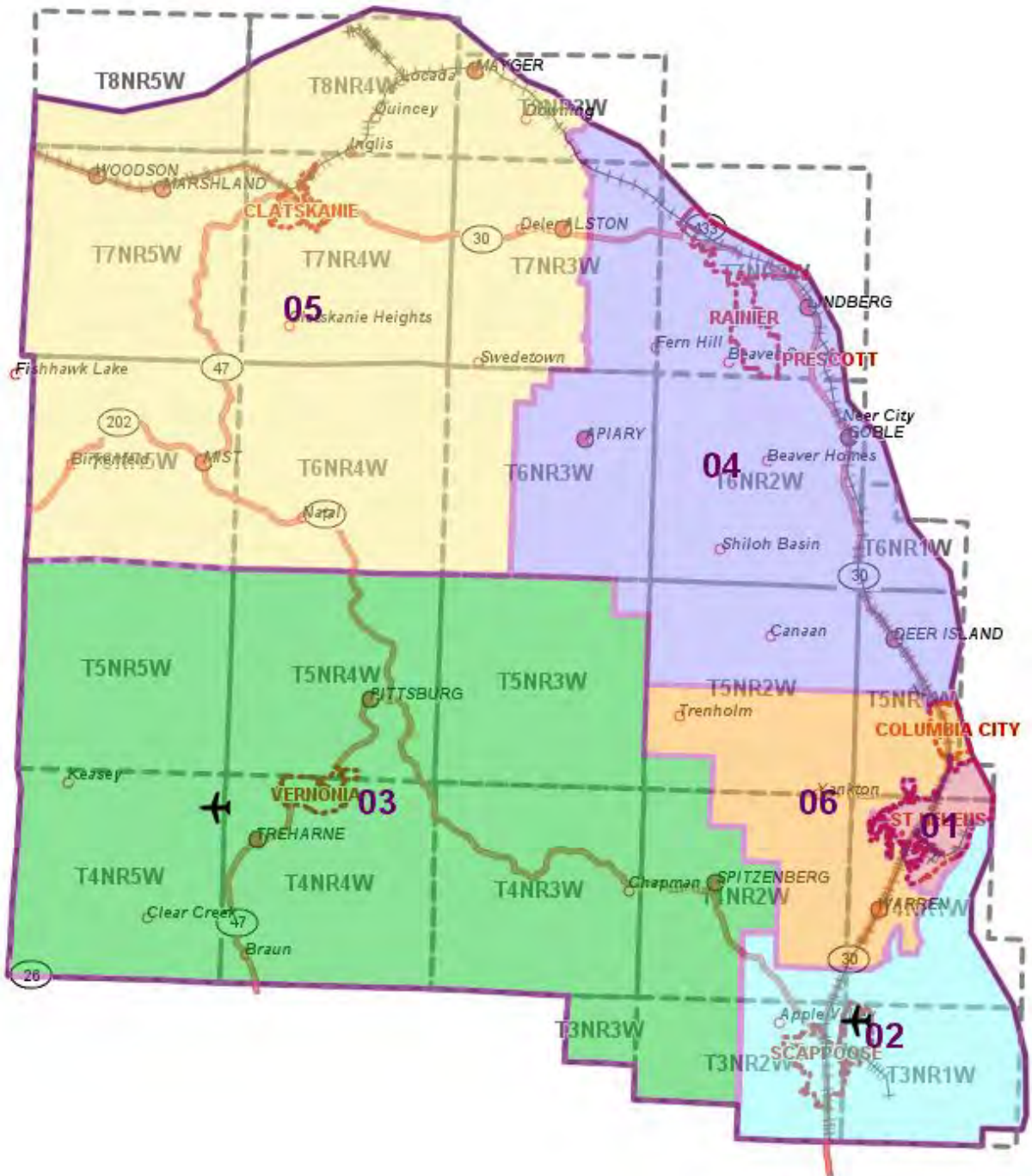
Maintenance Area 4: City of Rainier
Rural Rainier
Deer Island

Maintenance Area 5: City of Clatskanie
Rural Clatskanie

Maintenance Area 6: Rural St. Helens
City of Columbia City
Warren

Maintenance Area 7: Personal Property Manufactured Structures, Countywide

Maintenance Area Map:



*GROUPING ANALYSIS
AND
STUDY AREA
DESCRIPTIONS*

Grouping Analysis:

When performing an analysis, some Study Areas and/or property classes may move within the market in a similar manner. When this is observed, they may have been combined in one individual study. In addition, other study areas and/or property classes may have been combined to improve the sale sample in order to arrive at a more reliable conclusion.

Study areas and/or property classes were analyzed separately if:

- The data indicated that an individual SA and/or property class had sufficient data to arrive at a reliable conclusion, and
- The sales within those areas indicated that it would not be reasonable to combine them with another area and/or classification.

If a study area and/or property classes were combined, then they have been identified in the individual Ratio study.

Study Area descriptions:

Maintenance Area 1 – City or St. Helens

00	Undefined	73	Comm. use in Ind. area within Comm. corridor
15	River Front	74	Comm. use in Ind. area outside Comm. corridor
30	Duplex, Triplex, Fourplex	80	Yachts Landing PUE
43	Townhouse, Row House, Common Wall	90	Industrial – County Resp.
60	Island, Columbia River	95	Floating Home & Combinations
71	Comm. Hwy with Light	97	Boathouse & Misc. FP Imp.
72	Comm. Hwy without Light		

Maintenance Area 2 – Scappoose

00	Undefined	71	Comm. Hwy with Light
06	Forest Value Zone, HBU	72	Comm. Hwy without Light
21	Rural Value Zone 1	73	Comm. use in Ind. area within Comm. corridor
25	Scappoose Dike Land	74	Comm. use in Ind. area outside Comm. corridor
28	Duplex, Triplex, Fourplex	77	Scappoose Industrial Air Park
33	Townhouse, Row House, Common Wall	79	Keys Landing, Keys Crest, Keys Orchard
41	Sauvie Island	80	Columbia River View Estates
45	Sauvie Island Dike Land	90	Industrial – County Resp.
60	Island, Columbia River	95	Floating Home & Combinations
62	Freeman Road	97	Boathouse & Misc. FP Imp.
64	Hillcrest, Columbia Acres		

Maintenance Area 3 – Vernonia

00	Undefined	38	Roseview Heights
03	Flood Zone Properties	40	Duplex, Triplex, Fourplex
06	Forest Value Zone, HBU	73	Comm. use in Ind. area within Comm. corridor
31	Rural Value Zone 1		

Study Area descriptions continued:

Maintenance Area 4 – Rainier

00	Undefined	60	Island, Columbia River
06	Forest Value Zone, HBU	71	Comm. Hwy with Light
40	Duplex, Triplex, Fourplex	72	Comm. Hwy without Light
41	Rural Value Zone 1	73	Comm. use in Ind. area within Comm. corridor
42	Rural Value Zone 2	74	Comm. use in Ind. area outside Comm. corridor
44	Prescott	90	Industrial – County Resp.
45	Dike Land	95	Floating Home & Combinations
47	Rainier Riverfront Estates	97	Boathouse & Misc. FP Imp.
56	Deer Island Heights		

2019: SA 46 Riverview Drive, Maple Drive moved to SA 00

Maintenance Area 5 – Clatskanie

00	Undefined	60	Island, Columbia River
06	Forest Value Zone, HBU	71	Comm. Hwy with Light
36	Fishhawk Lake Estates	72	Comm. Hwy without Light
40	Duplex, Triplex, Fourplex	90	Industrial – County Resp.
51	Rural Value Zone 1	95	Floating Home & Combinations
55	Dike Land	97	Boathouse & Misc. FP Imp.

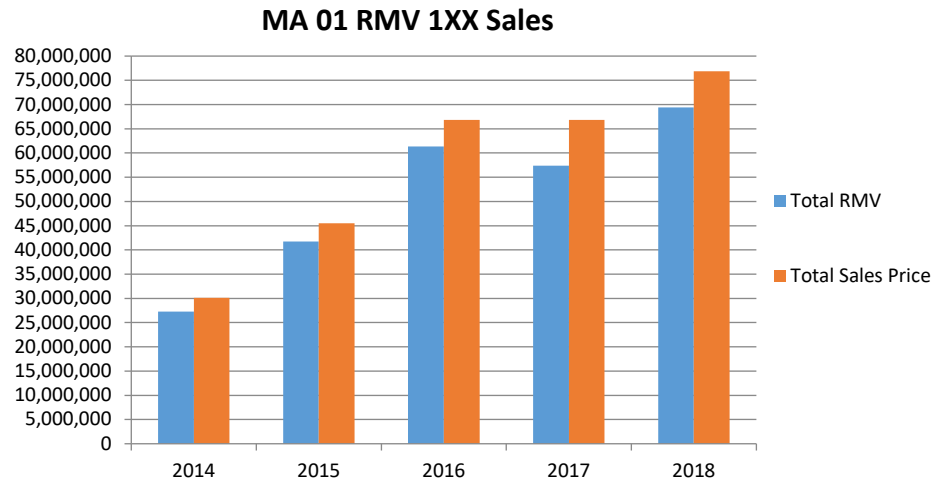
Maintenance Area 6 – City of Columbia City and Rural St. Helens (Warren, Yankton and Deer Island)

00	Undefined	62	Rural Value Zone 2
01	City of Columbia City	65	Dike Land
06	Forest Value Zone, HBU	72	Comm. Hwy without Light
15	River Front (CC)	73	Comm. use in Ind. area within Comm. corridor
31	Duplex, Triplex, Fourplex (CC)	90	Industrial – County Resp.
60	Island, Columbia River	95	Floating Home & Combinations
61	Rural Value Zone 1	97	Boathouse & Misc. FP Imp.

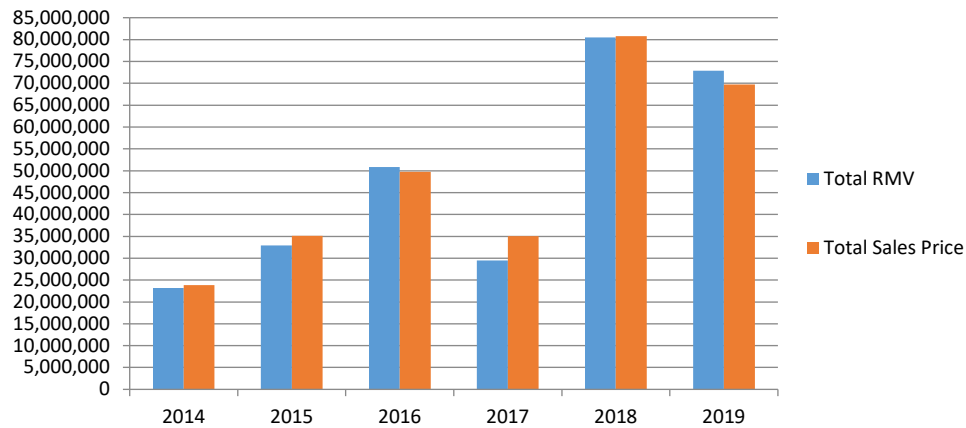
Maintenance Area 7 – Personal Property Manufactured Structure, County wide

01	PP MS in MA 1	27	PP MS in Crestwood Village (St. Helens)
02	PP MS in MA 2	28	PP MS in Columbia City Estates (Columbia City)
03	PP MS in MA 3	30	PP MS in Springlake Park (Scappoose)
04	PP MS in MA 4	31	PP MS in Crown Park (Scappoose)
05	PP MS in MA 5	35	PP MS in Riverside Meadows (Vernonia)
06	PP MS in MA 6		

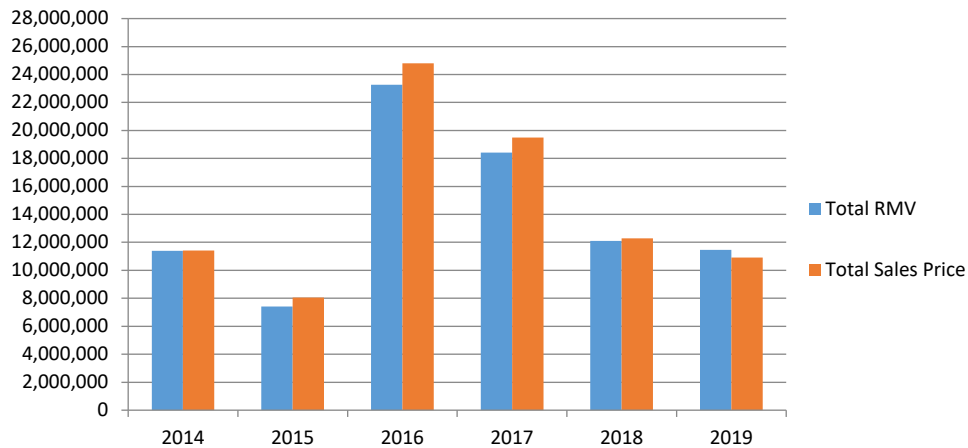
*RMV CLASS
1XX and 4XX
Sales Comparisons
of Arm's Length
Transactions*

Maintenance Area 1 – City of St. Helens:

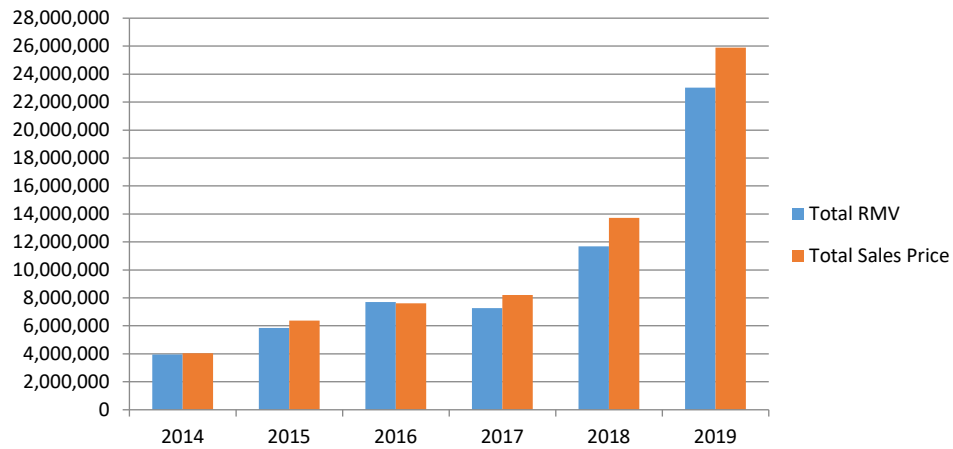
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	27,271,640	30,125,963	10.47%
2015	41,709,450	45,485,583	9.05%
2016	61,344,200	66,808,074	8.91%
2017	57,415,130	66,843,594	16.42%
2018	69,414,700	76,871,860	10.74%
2019	72,806,397	74,816,136	2.76%

Maintenance Area 2 – Scappoose:**MA 02 RMV 1XX Sales**

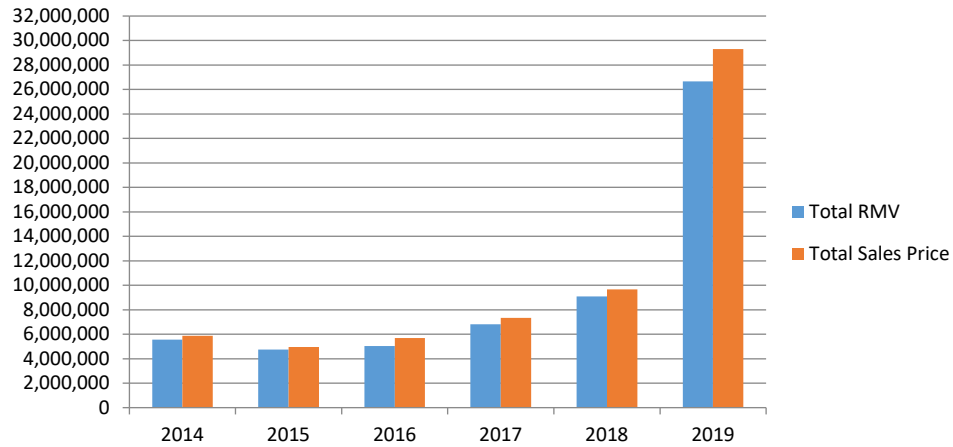
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	23,196,350	23,846,335	2.80%
2015	32,899,610	35,087,059	6.65%
2016	50,856,130	49,776,912	-2.12%
2017	29,496,410	35,017,982	18.72%
2018	80,452,400	80,765,394	0.39%
2019	72,907,900	69,742,485	-4.34%

MA 02 RMV 4XX Sales

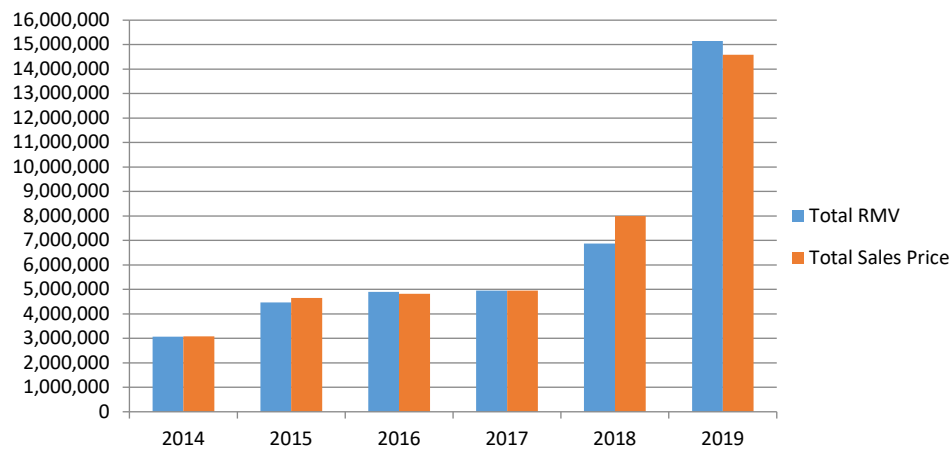
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	11,396,050	11,409,810	0.12%
2015	7,405,220	8,063,472	8.89%
2016	23,277,860	24,799,003	6.53%
2017	18,427,320	19,484,298	5.74%
2018	12,096,490	12,279,776	1.52%
2019	11,472,980	10,907,274	-4.93%

Maintenance Area 3 – Vernonia:**MA 03 RMV 1XX Sales**

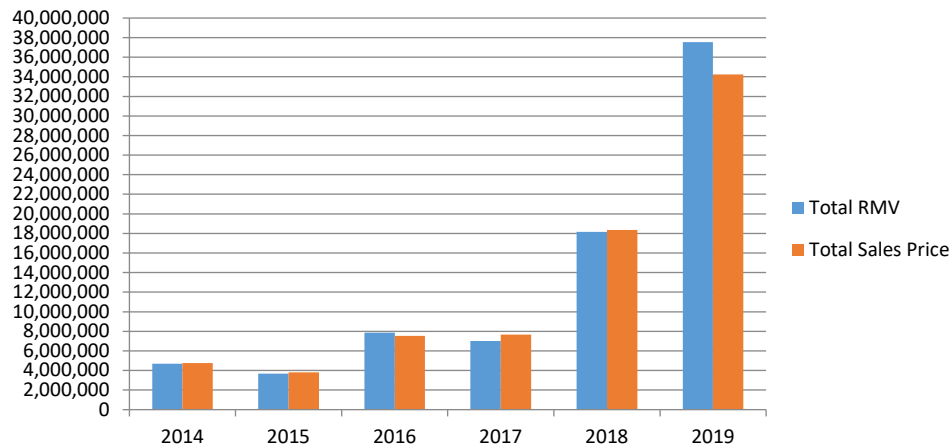
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	3,957,830	4,042,900	2.15%
2015	5,853,670	6,375,540	8.92%
2016	7,699,470	7,613,203	-1.12%
2017	7,269,820	8,202,250	12.83%
2018	11,688,780	13,725,520	17.42%
2019	23,043,060	25,881,796	12.32%

MA 03 RMV 4XX Sales

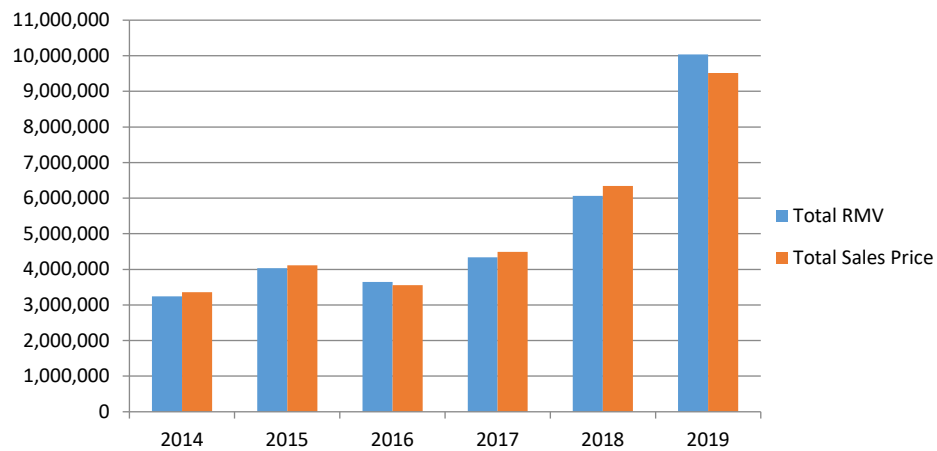
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	5,546,360	5,864,254	5.73%
2015	4,747,170	4,966,300	4.62%
2016	5,038,780	5,682,999	12.79%
2017	6,800,120	7,324,630	7.71%
2018	9,087,120	9,655,300	6.25%
2019	26,658,700	29,300,530	9.91%

Maintenance Area 4 – Rainier and Deer Island:**MA 04 RMV 1XX Sales**

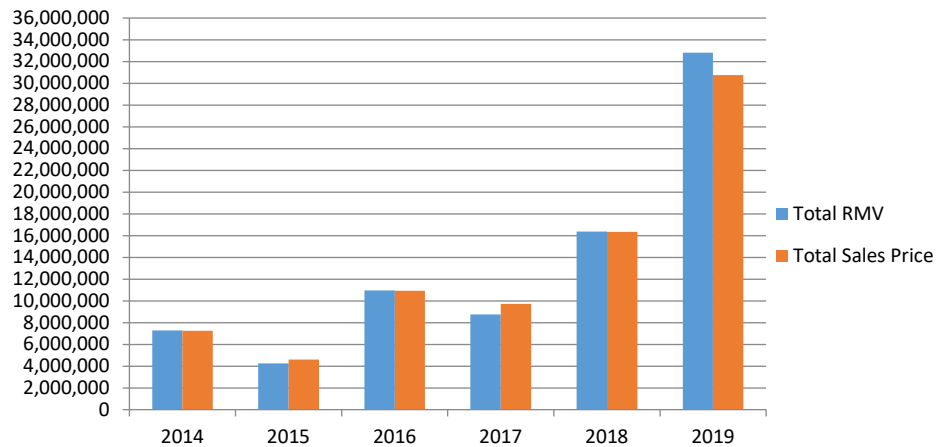
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	3,066,280	3,081,500	0.50%
2015	4,473,120	4,646,471	3.88%
2016	4,898,080	4,826,900	-1.45%
2017	4,946,580	4,950,780	0.08%
2018	6,869,280	7,993,514	16.37%
2019	15,143,380	14,590,910	-3.65%

MA 04 RMV 4XX Sales

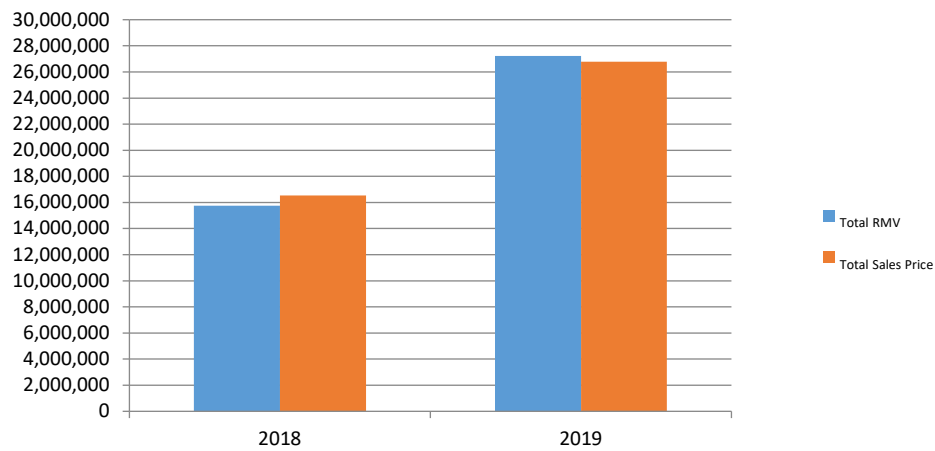
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	4,689,760	4,770,750	1.73%
2015	3,669,550	3,804,650	3.68%
2016	7,867,040	7,548,862	-4.04%
2017	7,002,190	7,654,700	9.32%
2018	18,164,370	18,360,619	1.08%
2019	37,536,600	34,223,260	-8.83%

Maintenance Area 5 – Clatskanie:**MA 05 RMV 1XX Sales**

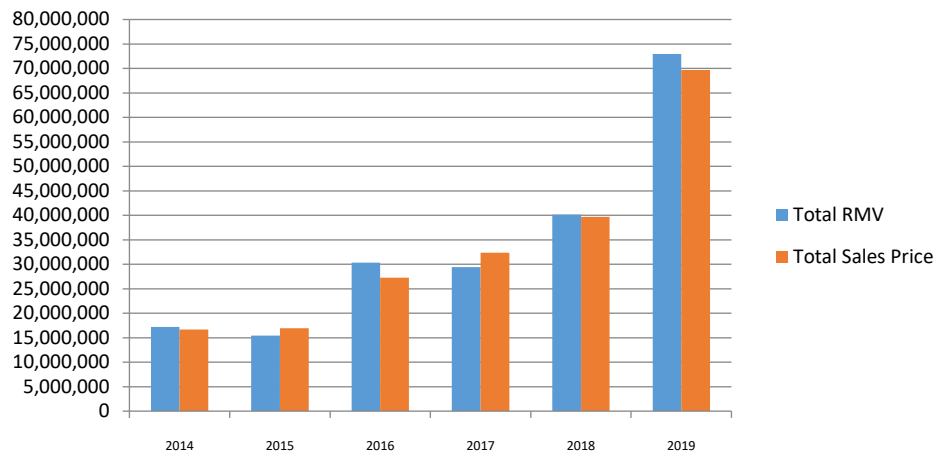
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	3,237,660	3,363,300	3.88%
2015	4,032,080	4,111,700	1.97%
2016	3,651,030	3,557,200	-2.57%
2017	4,336,980	4,487,700	3.48%
2018	6,064,040	6,341,157	4.57%
2019	10,035,500	9,515,600	-5.18%

MA 05 RMV 4XX Sales

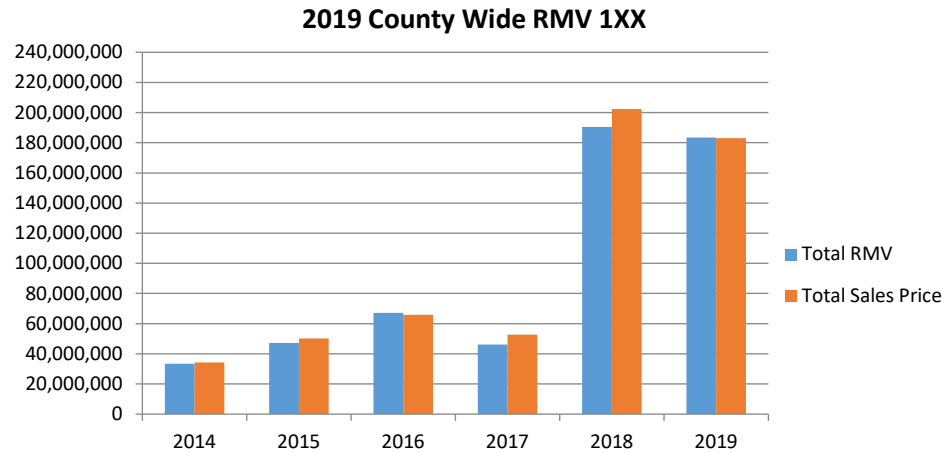
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	7,287,100	7,246,269	-0.56%
2015	4,239,600	4,613,497	8.82%
2016	10,959,730	10,931,450	-0.26%
2017	8,753,560	9,729,200	11.15%
2018	16,379,080	16,333,722	-0.28%
2019	32,804,200	30,755,170	-6.25%

Maintenance Area 6 – City of Columbia City, Rural St. Helens, Warren:**MA 06 RMV 1XX Sales**

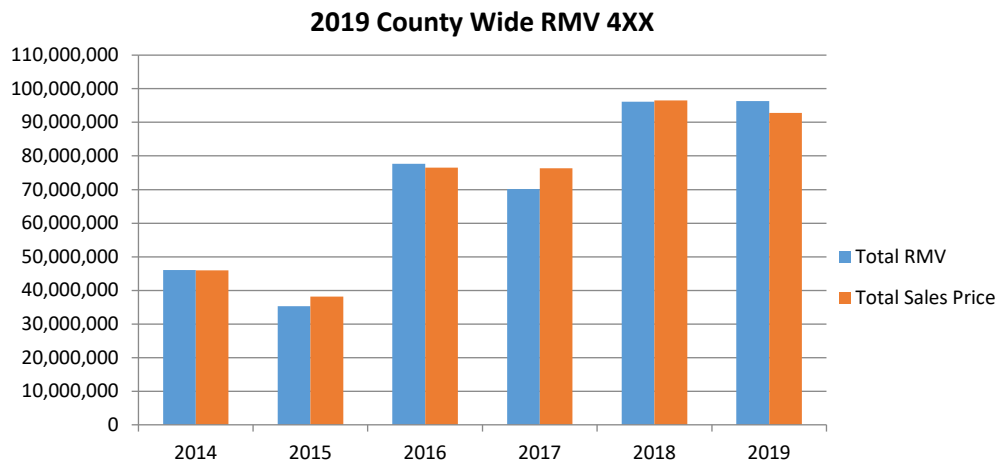
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2018	15,760,430	16,544,080	4.97%
2019	27,233,280	26,790,200	-1.63%

MA 06 RMV 4XX Sales

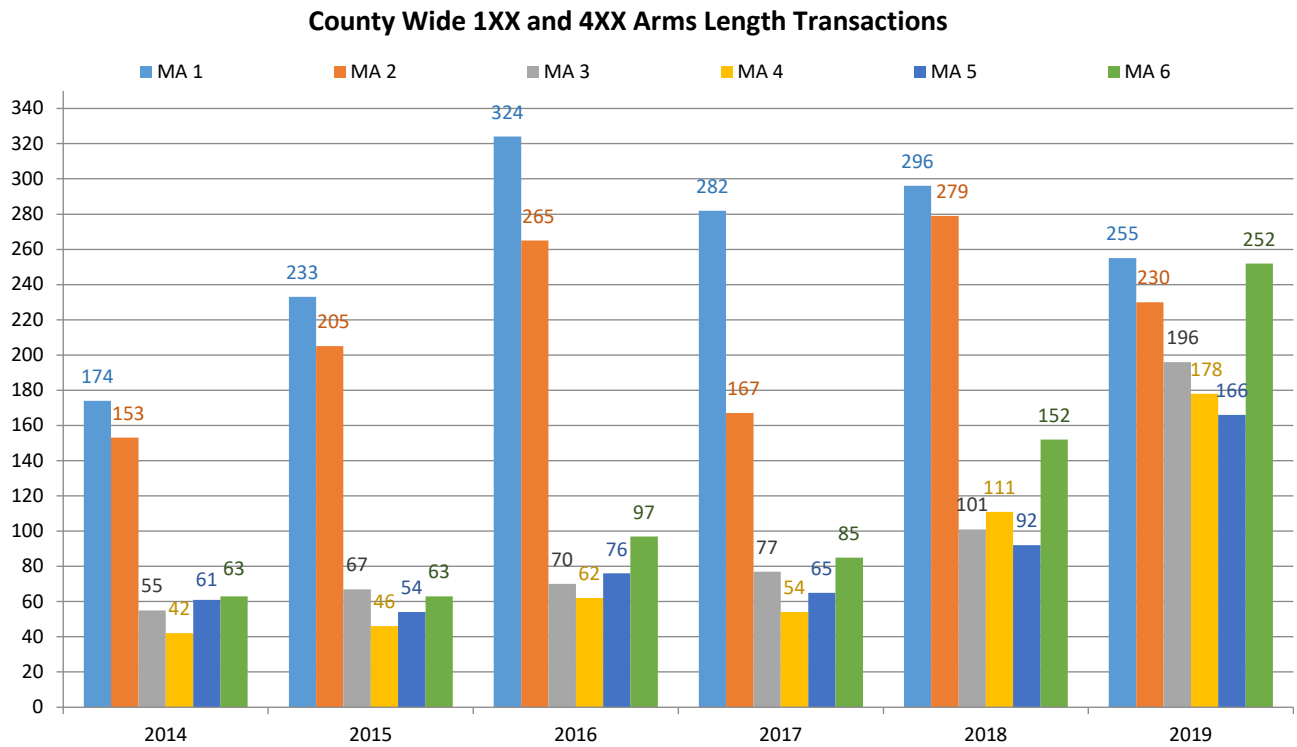
Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	17,172,520	16,647,834	-3.06%
2015	15,425,060	16,908,579	9.62%
2016	30,345,300	27,294,325	-10.05%
2017	29,386,950	32,361,666	10.12%
2018	40,127,990	39,663,183	-1.16%
2019	72,972,260	69,686,148	-4.50%

County Wide Property Class 1XX and 4XX:

Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	33,458,120	34,334,035	2.62%
2015	47,258,480	50,220,770	6.27%
2016	67,104,710	65,774,215	-1.98%
2017	46,049,790	52,658,712	14.35%
2018	190,373,520	202,280,525	6.25%
2019	183,441,907	182,947,874	-0.27%



Year	Total RMV	Total Sales Price	% difference from RMV to Sales Price
2014	46,091,790	45,938,917	-0.33%
2015	35,266,290	38,116,598	8.08%
2016	77,709,020	76,496,539	-1.56%
2017	70,177,260	76,348,594	8.79%
2018	96,119,360	96,533,600	0.43%
2019	96,335,450	92,779,828	-3.69%

County Wide Arms-Length Transaction Counts:

Year	MA 1	MA 2	MA 3	MA 4	MA 5	MA 6
2014	174	153	55	42	61	63
2015	233	205	67	46	54	63
2016	324	265	70	62	76	97
2017	282	167	77	54	65	85
2018	296	279	101	111	92	152
2019	255	230	196	178	166	252

PROPERTY CLASS
RMV CLASS

DESCRIPTIONS AND
COUNTS

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
003	003	CENTRALLY ASSESSED	116	117	1
003	030	Odd Lot	2	2	0
008	008	H & B Use Industrial Machinery and Equipment	39	41	2
010	010	Odd Lot	116	113	-3
014	101	H & B Use Residential Improved	1	1	0
014	401	H & B Use Rural Tract Improved	1	1	0
019	019	Personal Manufactured Structures	1184	1173	-11
020	020	Odd Lot-Commercial Zone	10	8	-2
024	201	H & B Use Commercial Improved	5	5	0
025	201	H & B Use Commercial Improved	3	3	0
025	401	H & B Use Rural Tract Improved	1	1	0
030	030	Odd Lot	4	4	0
032	030	Odd Lot	116	116	0
032	032	INDUSTRIAL, MINERALS ONLY	2	2	0
038	008	H & B Use Industrial Machinery and Equipment	1	1	0
038	303	H & B Use Industrial State Responsibility	1	1	0
040	040	Odd Lot	119	115	-4
100	100	H & B Use Residential Vacant	694	725	31
101	003	CENTRALLY ASSESSED	1	0	-1
101	101	H & B Use Residential Improved	9357	9404	47
102	102	H & Best Use Residential Condominium	50	50	0
102	401	H & B Use Rural Tract Improved	1	1	0
109	109	H & B Use Residential MS	426	436	10
200	020	Odd Lot-Commercial Zone	1	1	0
200	200	H & B Use Commercial Vacant	147	143	-4
200	300	H & B Use Industrial Vacant	1	1	0
201	201	H & B Use Commercial Improved	783	789	6
201	301	H & B Use Industrial Improved	11	11	0
206	201	H & B Use Commercial Improved	24	46	22
207	207	H & B Use Commercial MS Park improved	47	52	5
208	201	H & B Use Commercial Improved	8	8	0

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
300	300	H & B Use Industrial Vacant	40	37	-3
301	301	H & B Use Industrial Improved	28	28	0
301	333	H & B Use Industrial State IPR/Aggregate	1	1	0
303	300	H & B Use Industrial Vacant	1	1	0
303	303	H & B Use Industrial State Responsibility	43	42	-1
308	308	H & B Use Industrial Machinery and Equipment	10	11	1
330	300	H & B Use Industrial Vacant	15	15	0
330	400	H & B Use Rural Tract Vacant	2	2	0
333	303	H & B Use Industrial State Responsibility	3	3	0
400	400	H & B Use Rural Tract Vacant	669	657	-12
401	101	H & B Use Residential Improved	17	17	0
401	201	H & B Use Commercial Improved	1	1	0
401	401	H & B Use Rural Tract Improved	4725	4738	13
409	109	H & B Use Residential MS	32	32	0
409	401	H & B Use Rural Tract Improved	1	1	0
409	409	H & B Use Rural Tract MS Improved	1231	1231	0
441	401	H & B Use Rural Tract Improved	1	1	0
540	100	H & B Use Residential Vacant	6	5	-1
540	300	H & B Use Industrial Vacant	4	4	0
540	400	H & B Use Rural Tract Vacant	146	136	-10
541	101	H & B Use Residential Improved	11	12	1
541	201	H & B Use Commercial Improved	2	1	-1
541	401	H & B Use Rural Tract Improved	424	425	1
549	109	H & B Use Residential MS	2	2	0
549	409	H & B Use Rural Tract MS Improved	60	64	4
550	300	H & B Use Industrial Vacant	3	3	0
550	400	H & B Use Rural Tract Vacant	135	139	4
551	401	H & B Use Rural Tract Improved	326	330	4
559	409	H & B Use Rural Tract MS Improved	32	33	1
580	400	H & B Use Rural Tract Vacant	12	13	1
581	101	H & B Use Residential Improved	2	2	0

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
581	401	H & B Use Rural Tract Improved	81	79	-2
589	409	H & B Use Rural Tract MS Improved	14	14	0
600	600	H & B Use Timber Vacant	556	556	0
601	601	H & B Use Timber Improved	1	1	0
640	100	H & B Use Residential Vacant	42	41	-1
640	300	H & B Use Industrial Vacant	7	7	0
640	400	H & B Use Rural Tract Vacant	2048	2053	5
640	600	H & B Use Timber Vacant	1	1	0
641	101	H & B Use Residential Improved	21	21	0
641	201	H & B Use Commercial Improved	2	2	0
641	303	H & B Use Industrial State Responsibility	1	1	0
641	401	H & B Use Rural Tract Improved	2036	2040	4
649	109	H & B Use Residential MS	5	5	0
649	401	H & B Use Rural Tract Improved	2	2	0
649	409	H & B Use Rural Tract MS Improved	614	619	5
680	400	H & B Use Rural Tract Vacant	52	53	1
681	101	H & B Use Residential Improved	1	1	0
681	300	H & B Use Industrial Vacant	1	1	0
681	401	H & B Use Rural Tract Improved	163	164	1
689	409	H & B Use Rural Tract MS Improved	17	19	2
701	701	H & B Use Multi-Family Improved and MS Park Improved	81	80	-1
781	701	H & B Use Multi-Family Improved and MS Park Improved	6	6	0
800	800	RECREATION, LAND ONLY	117	115	-2
801	401	H & B Use Rural Tract Improved	1	1	0
801	801	RECREATION, WITH IMPROVEMENTS	4	4	0
801	801	RECREATION, WITH IMPROVEMENTS	4	4	0
801	801	RECREATION, WITH IMPROVEMENTS	4	4	0
801	801	RECREATION, WITH IMPROVEMENTS	4	4	0
890	890	Recreational Hillcrest/Columbia Hills	261	252	-9
910	200	H & B Use Commercial Vacant	6	2	-4
910	201	H & B Use Commercial Improved	1	1	0

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
910	400	H & B Use Rural Tract Vacant	1	0	-1
911	101	H & B Use Residential Improved	9	3	-6
911	201	H & B Use Commercial Improved	55	67	12
911	401	H & B Use Rural Tract Improved	15	6	-9
920	200	H & B Use Commercial Vacant	6	6	0
920	400	H & B Use Rural Tract Vacant	2	2	0
920	801	RECREATION, WITH IMPROVMENTS	1	1	0
920	801	RECREATION, WITH IMPROVMENTS	1	1	0
920	801	RECREATION, WITH IMPROVEMENTS	1	1	0
920	801	RECREATION, WITH IMPROVEMENTS	1	1	0
921	101	H & B Use Residential Improved	1	1	0
921	201	H & B Use Commercial Improved	25	24	-1
921	801	RECREATION, WITH IMPROVEMENTS	1	1	0
921	801	RECREATION, WITH IMPROVMENTS	1	1	0
921	801	RECREATION, WITH IMPROVMENTS	1	1	0
921	801	RECREATION, WITH IMPROVEMENTS	1	1	0
930	200	H & B Use Commercial Vacant	19	18	-1
930	400	H & B Use Rural Tract Vacant	4	4	0
930	800	RECREATION, LAND ONLY	3	3	0
931	101	H & B Use Residential Improved	1	0	-1
931	201	H & B Use Commercial Improved	2	4	2
931	409	H & B Use Rural Tract MS Improved	1	1	0
940	010	Odd Lot	13	12	-1
940	040	Odd Lot	2	3	1
940	100	H & B Use Residential Vacant	53	54	1
940	200	H & B Use Commercial Vacant	194	184	-10
940	300	H & B Use Industrial Vacant	9	9	0
940	400	H & B Use Rural Tract Vacant	21	23	2
940	600	H & B Use Timber Vacant	2	2	0
940	800	RECREATION, LAND ONLY	7	7	0
941	101	H & B Use Residential Improved	11	9	-2

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
941	201	H & B Use Commercial Improved	39	39	0
941	301	H & B Use Industrial Improved	7	7	0
941	401	H & B Use Rural Tract Improved	6	6	0
941	801	RECREATION, WITH IMPROVMENTS	6	6	0
941	801	RECREATION, WITH IMPROVEMENTS	6	6	0
941	801	RECREATION, WITH IMPROVEMENTS	6	6	0
941	801	RECREATION, WITH IMPROVMENTS	6	6	0
942	201	H & B Use Commercial Improved	1	1	0
945	201	H & B Use Commercial Improved	1	1	0
950	010	Odd Lot	18	19	1
950	040	Odd Lot	18	20	2
950	100	H & B Use Residential Vacant	22	17	-5
950	200	H & B Use Commercial Vacant	56	60	4
950	300	H & B Use Industrial Vacant	2	2	0
950	400	H & B Use Rural Tract Vacant	45	40	-5
950	600	H & B Use Timber Vacant	2	2	0
950	800	RECREATION, LAND ONLY	2	3	1
950	890	Recreational Hillcrest/Columbia Hills	3	0	-3
951	019	Personal Manufactured Structures	1	1	0
951	101	H & B Use Residential Improved	2	4	2
951	109	H & B Use Residential MS	1	0	-1
951	201	H & B Use Commercial Improved	17	17	0
951	301	H & B Use Industrial Improved	2	2	0
951	400	H & B Use Rural Tract Vacant	1	0	-1
951	401	H & B Use Rural Tract Improved	12	13	1
951	409	H & B Use Rural Tract MS Improved	1	1	0
951	801	RECREATION, WITH IMPROVEMENTS	3	4	1
951	801	RECREATION, WITH IMPROVEMENTS	3	4	1
951	801	RECREATION, WITH IMPROVMENTS	3	4	1
951	801	RECREATION, WITH IMPROVMENTS	3	4	1
960	010	Odd Lot	1	1	0

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
960	030	Odd Lot	3	3	0
960	040	Odd Lot	10	10	0
960	100	H & B Use Residential Vacant	4	4	0
960	200	H & B Use Commercial Vacant	52	55	3
960	300	H & B Use Industrial Vacant	4	6	2
960	400	H & B Use Rural Tract Vacant	34	35	1
960	600	H & B Use Timber Vacant	22	22	0
960	800	RECREATION, LAND ONLY	14	7	-7
961	201	H & B Use Commercial Improved	8	7	-1
961	300	H & B Use Industrial Vacant	1	1	0
961	301	H & B Use Industrial Improved	1	1	0
961	401	H & B Use Rural Tract Improved	1	1	0
962	201	H & B Use Commercial Improved	5	5	0
964	400	H & B Use Rural Tract Vacant	19	19	0
964	401	H & B Use Rural Tract Improved	6	6	0
970	200	H & B Use Commercial Vacant	7	4	-3
970	400	H & B Use Rural Tract Vacant	8	10	2
970	600	H & B Use Timber Vacant	24	28	4
970	800	RECREATION, LAND ONLY	2	2	0
971	101	H & B Use Residential Improved	1	1	0
971	200	H & B Use Commercial Vacant	1	0	-1
971	201	H & B Use Commercial Improved	6	3	-3
971	301	H & B Use Industrial Improved	1	4	3
973	800	RECREATION, LAND ONLY	1	1	0
973	800	RECREATION, LAND ONLY	1	1	0
973	800	RECREATION, LAND ONLY	1	1	0
973	800	RECREATION, LAND ONLY	1	1	0
980	100	H & B Use Residential Vacant	3	1	-2
980	200	H & B Use Commercial Vacant	6	6	0
981	101	H & B Use Residential Improved	14	12	-2
981	201	H & B Use Commercial Improved	45	43	-2

Prop Class	RMV Class	RMV Class Description	2018 Count	2019 Count	Change from prior year
981	401	H & B Use Rural Tract Improved	3	3	0
982	201	H & B Use Commercial Improved	3	2	-1
990	040	Odd Lot	4	5	1
990	200	H & B Use Commercial Vacant	21	14	-7
990	201	H & B Use Commercial Improved	2	2	0
990	300	H & B Use Industrial Vacant	34	34	0
990	301	H & B Use Industrial Improved	3	3	0
990	400	H & B Use Rural Tract Vacant	13	14	1
991	008	H & B Use Industrial Machinery and Equipment	2	0	-2
991	040	Odd Lot	2	1	-1
991	101	H & B Use Residential Improved	2	1	-1
991	200	H & B Use Commercial Vacant	1	1	0
991	201	H & B Use Commercial Improved	53	55	2
991	301	H & B Use Industrial Improved	11	11	0
991	308	H & B Use Industrial Machinery and Equipment	6	5	-1
991	400	H & B Use Rural Tract Vacant	2	2	0
991	401	H & B Use Rural Tract Improved	8	9	1
991	409	H & B Use Rural Tract MS Improved	1	1	0
992	201	H & B Use Commercial Improved	1	1	0
994	300	H & B Use Industrial Vacant	1	1	0
994	301	H & B Use Industrial Improved	1	1	0
995	101	H & B Use Residential Improved	2	2	0
995	201	H & B Use Commercial Improved	2	2	0
995	701	H & B Use Multi-Family Improved and MS Park Improved	2	2	0
996	701	H & B Use Multi-Family Improved and MS Park Improved	1	1	0

*TIME
ADJUSTMENT
STUDY*

Property sales occurring within Columbia County from January 1, 2018 through December 31, 2018 were analyzed in order to determine an adjustment for change over time (time adjustment). These sales were separated in to four groups:

1. RMV Class 100, 101, 102 and 109: These are properties located within the city limits of each maintenance area.
2. RMV Class 400, 401 and 409: Those properties that are located outside the city limits within each maintenance area.
3. RMV Class 019. This classing of properties is personal property manufactured structures that are located throughout the County.
4. RMV Class 111. These are properties designated as floating property such as: floating homes, combinations and boathouses.

Time Adjustment Conclusions:

The mid-point analysis for residential property (RMV Class 1XX) indicates an adjustment of 1.03 is needed for those properties located in the city limits.

For rural property (RMV Class 4XX) located in all maintenance areas, a mid-point analysis supports an adjustment of 1.04.

For personal property manufactured structures (RMV Class 019) located in MA 7, no time adjustment was applied.

Since there were too few sales of Commercial (RMV Class 200/201) and Industrial properties (RMV Class 300/301) available to specify a reliable change over time, it was decided that no time adjustment would be applied.

Floating property (RMV Class 111) also had too few sales for analysis. Therefore, no time adjustment was applied to these properties.

Applying the time adjustment conclusion in the Helion ORCATS Ratio Study program:

1. The selected central tendency is multiplied by the conclusion from the time study. The product of this calculation is then entered into the "Selected Ratio from Sales" field.
2. Next, the "RMV Adjustment" field is left at 100.
3. The values of the "Selected Ratio from Sales" and the "RMV Adjustment" are multiplied and return a product that is automatically calculated and entered into the "Before Ratio" field.

Historical Time Adjustment Conclusions:

<u>Year</u>	<u>RMV 1XX</u>	<u>RMV 4XX</u>
2014	97%	106%
2015	104%	97%
2016	99%	101%
2017	96%	95%
2018	103%	104%
2019	103%	104%

Time Study for RMV Class 1XX

			Count	Cumulative Count	Mean	Median	Wtd. Mean	Selected
	1	Jan	44	44	1.07	1.05	1.06	
	2	Feb	56	100	1.05	1.08	1.05	
	3	Mar	65	165	1.02	1.01	1.02	
	4	Apr	69	234	1.01	0.99	1.01	
	5	May	61	295	0.99	0.99	1.00	
Mid-Point	6	Jun	55	350	0.98	1.00	0.99	0.98
	7	Jul	42	392	0.97	0.99	1.00	
	8	Aug	64	456	0.99	1.00	1.00	
	9	Sep	42	498	1.00	1.01	1.00	
	10	Oct	48	546	0.96	0.97	0.97	
	11	Nov	38	584	0.95	0.95	0.96	
End of Year	12	Dec	37	621	1.01	1.00	0.98	1.01

Total Sales:	621	Total June RMV:	15,803,030	Totals Dec RMV:	13,206,040
Middle Sale:	311	Total June Sale Price:	15,974,208	Total Dec Sale Price:	13,535.203

Trend Factor:	0.03	Mid-point Time Adj:	1.03
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2019 RMV Class 1XX Time Adjustment

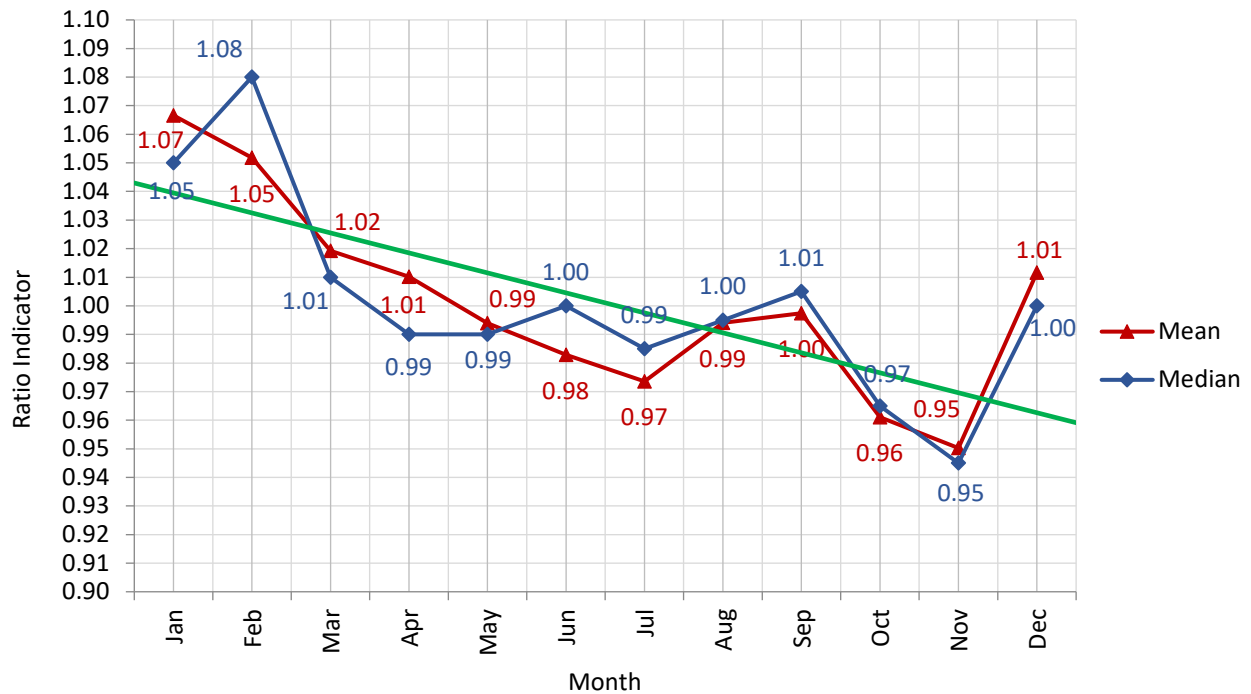
Conclusion: The mid-point of the sales is found to be June (the 6th month),
with a corresponding mid-point Mean central tendency of 0.98.

The end of year central tendency Mean is 1.01

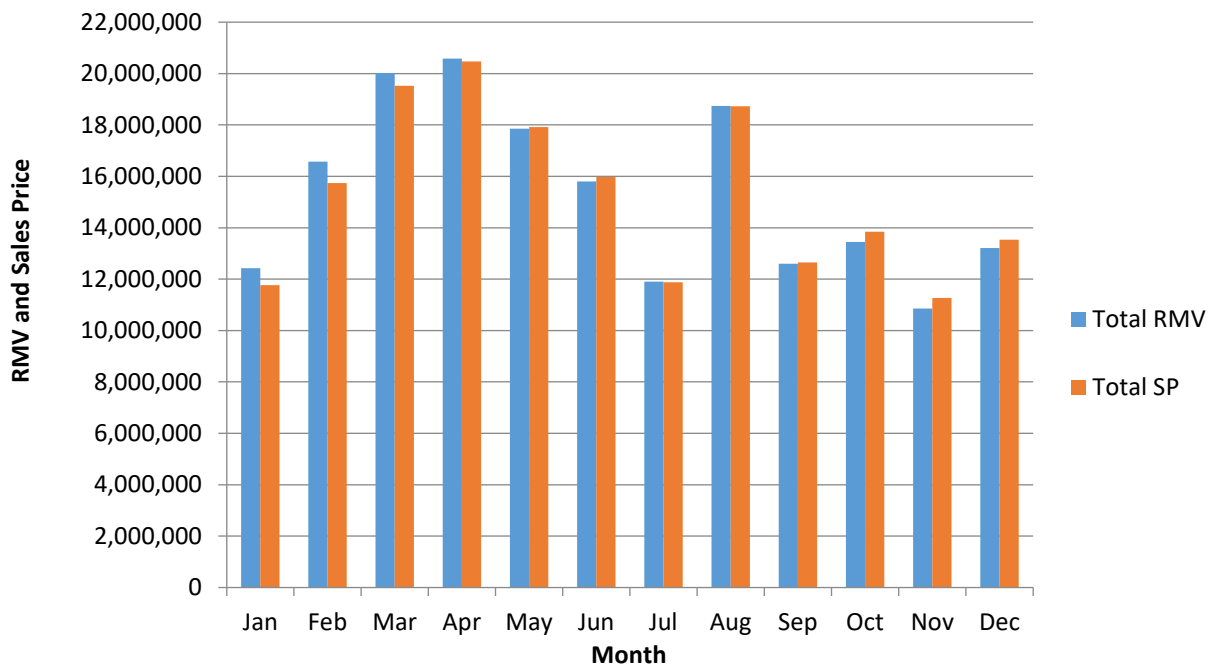
$$(1.01 - 0.98) / 1.01 = 0.03 \text{ or } 3\%$$

$$1.00 + 0.03 = 1.03 \text{ the Mid-Point Time Adjustment Factor}$$

2019 RMV Class 1XX



2019 RMV vs Sales Price, RMV Class 1XX



#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
1	6	1	0	101	101	143	33	14234	5N1W21-CD-05300	2018	121	0.23	294570	301800	01/03/18	98	1	1
2	5	0	0	101	101	142	33	26323	7N4W17-BA-02600	2018	106	0.32	335910	282900	01/03/18	119	1	2
3	3	0	0	100	100		33	22515	4N4W03-BD-00900	2018	180	0.23	36570	35339	01/04/18	103	1	3
4	4	0	0	100	100		33	18476	7N2W17-AD-02100	2018	322	0.27	45540	30000	01/05/18	152	1	4
5	1	0	0	101	101	143	33	13303	5N1W32-DD-00211	2018	272	0.18	356590	347500	01/06/18	103	1	5
6	2	0	0	101	101	141	33	2842	3N1W07-CA-02400	2018	349	0.29	362830	335000	01/08/18	108	1	6
7	2	0	0	101	101	143	33	438473	3N2W13-CA-03929	2018	1683	0.17	391400	361995	01/09/18	108	1	7
8	2	0	0	101	101	147	33	438494	3N2W13-CB-00103	2018	1176	0.09	352640	301195	01/09/18	117	1	8
9	1	0	0	101	101	141	30	9990	5N1W33-DC-11000	2018	1078	0.13	257790	185000	01/09/18	139	1	9
10	1	0	0	101	101	141	33	11456	4N1W05-AA-08000	2018	388	0.18	245390	288000	01/10/18	85	1	10
11	1	0	0	101	101	141	33	12607	4N1W05-DC-06200	2018	1055	0.23	289540	303000	01/10/18	96	1	11
12	1	0	0	101	101	143	33	13154	4N1W08-BB-06700	2018	669	0.18	354810	295000	01/10/18	120	1	12
13	6	1	0	101	101	143	33	14016	5N1W21-BD-00200	2018	396	0.27	454680	343000	01/10/18	133	1	13
14	1	0	0	100	100		33	13086	4N1W08-AC-00600	2018	361	2.18	148260	190000	01/11/18	78	1	14
15	1	0	0	101	101	133	33	12555	4N1W05-CD-03200	2018	344	0.22	240200	267000	01/11/18	90	1	15
16	3	3	0	101	101	141*	33	22354	4N4W03-BB-02500	2018	347	1	275170	292000	01/11/18	94	1	16
17	5	0	0	101	101	131	33	26279	7N4W09-CB-03501	2018	421	0.25	176530	172000	01/11/18	103	1	17
18	6	1	0	101	101	141	33	14355	5N1W28-AB-05200	2018	358	0.26	278030	261500	01/12/18	106	1	18
19	3	0	0	101	101	131	30	23297	4N4W05-AD-07400	2018	382	0.11	186900	175000	01/12/18	107	1	19
20	2	0	0	101	101	141	33	2877	3N1W07-CC-02700	2018	1625	0.17	317670	335000	01/16/18	95	1	20
21	2	0	0	101	101	143	33	31169	3N1W07-CC-05300	2018	528	0.14	394110	365000	01/16/18	108	1	21
22	2	0	0	101	101	143	33	438595	3N2W13-CC-00115	2018	1563	0.16	396330	359995	01/17/18	110	1	22
23	2	0	0	101	101	143	33	438614	3N2W13-CC-00134	2018	1114	0.16	375980	321495	01/17/18	117	1	23
24	2	0	0	101	101	131	33	3366	3N2W12-AC-02101	2018	530	0.11	215630	230000	01/18/18	94	1	24
25	1	0	0	101	101	141	33	11467	4N1W04-BB-02100	2018	536	0.16	290490	298500	01/18/18	97	1	25
26	1	30	0	101	101	232	33	13678	5N1W33-DD-10400	2018	499	0.13	268180	265900	01/18/18	101	1	26
27	1	0	0	101	101	143	33	12077	4N1W05-CB-00109	2018	542	0.15	375330	360000	01/18/18	104	1	27
28	3	0	0	101	101	131	33	433342	4N4W05-AC-03608	2018	856	0.15	190780	270000	01/19/18	71	1	28
29	2	0	0	101	101	143	33	438490	3N2W13-CA-03946	2018	1346	0.09	329360	292995	01/19/18	112	1	29
30	2	0	0	101	101	143	33	438477	3N2W13-CA-03933	2018	1249	0.09	328240	289995	01/19/18	113	1	30
31	2	0	0	101	101	143	33	438598	3N2W13-CC-00118	2018	1448	0.15	393840	344995	01/19/18	114	1	31
32	1	0	0	101	14	153	33	9400	4N1W03-BA-03300	2018	604	0.16	431370	499000	01/22/18	86	1	32
33	1	0	0	101	101	141	33	11462	4N1W04-BB-01600	2018	645	0.24	276470	259700	01/22/18	106	1	33
34	3	0	0	101	101	142	33	22768	4N4W04-BA-04601	2018	628	0.17	250370	196400	01/22/18	127	1	34
35	2	0	0	101	101	141	33	4379	3N2W13-AA-03500	2018	652	0.15	301090	278250	01/23/18	108	1	35
36	6	31	0	101	101	232	33	14410	5N1W28-AC-03200	2018	869	0.16	237180	244000	01/25/18	97	1	36
37	2	0	0	101	101	141	33	3829	3N2W12-CB-03300	2018	1399	0.31	349400	235000	01/25/18	149	1	37
38	5	0	0	100	100		33	432376	7N4W09-CA-00109	2018	708	0.24	49280	49900	01/26/18	99	1	38
39	4	0	0	101	101	133	33	17890	7N2W16-BC-02200	2018	780	0.15	176260	172500	01/26/18	102	1	39
40	2	0	0	109	109	452	33	2964	3N2W01-CC-02200	2018	711	0.14	208590	234800	01/26/18	89	1	40
41	1	0	0	101	101	143	33	433950	4N1W05-BD-01014	2018	797	0.12	302130	295000	01/29/18	102	1	41

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
42	1	0	0	101	101	143	33	13681	5N1W33-DD-10601	2018	1116	0.13	270470	214000	01/29/18	126	1	42
43	2	0	0	101	101	143	33	4430	3N2W13-AC-01800	2018	882	0.14	315220	315000	01/30/18	100	1	43
44	1	0	0	101	101	143	33	12881	4N1W06-DC-08000	2018	958	0.13	297290	277000	01/30/18	107	1	44
45	2	0	0	101	101	143	33	438515	3N2W13-CB-00124	2018	1160	0.21	395370	394400	02/01/18	100	2	1
46	2	0	0	101	101	143	33	438516	3N2W13-CB-00125	2018	1357	0.16	373030	372972	02/01/18	100	2	2
47	2	0	0	101	101	141	33	4425	3N2W13-AC-01300	2018	1108	0.14	322430	317000	02/01/18	102	2	3
48	2	0	0	101	101	143	33	438596	3N2W13-CC-00116	2018	1305	0.14	375720	340690	02/01/18	110	2	4
49	2	0	0	101	101	147	33	438538	3N2W13-CB-00147	2018	1635	0.08	346100	305335	02/01/18	113	2	5
50	2	0	0	101	101	141	33	438504	3N2W13-CB-00113	2018	1590	0.12	321380	344650	02/02/18	93	2	6
51	2	0	0	101	101	143	33	438508	3N2W13-CB-00117	2018	1556	0.13	363960	365972	02/02/18	99	2	7
52	2	0	0	102	102	143	33	434334	3N2W12-CC-92002	2018	1154	0.2	247980	220000	02/04/18	113	2	8
53	2	0	0	101	101	143	33	438612	3N2W13-CC-00132	2018	1695	0.23	417080	384995	02/05/18	108	2	9
54	2	0	0	101	101	143	33	438615	3N2W13-CC-00135	2018	1560	0.15	388030	334995	02/05/18	116	2	10
55	3	0	0	109	109	462	33	22913	4N4W04-BD-02001	2018	1289	0.19	161980	227000	02/06/18	71	2	11
56	3	3	0	101	101	141	33	23110	4N4W04-DA-02600	2018	1125	0.41	285240	317000	02/07/18	90	2	12
57	4	0	0	101	101	121	33	18398	7N2W16-DD-03700	2018	1121	0.09	89120	68500	02/07/18	130	2	13
58	2	0	0	101	101	143	33	3416	3N2W12-AD-02417	2018	1172	0.19	343290	310000	02/09/18	111	2	14
59	2	0	0	101	101	131	30	4103	3N2W12-DB-05001	2018	1257	0.19	248910	222000	02/09/18	112	2	15
60	2	0	0	101	101	141	33	432028	3N2W13-AD-04515	2018	1411	0.14	341850	351000	02/12/18	97	2	16
61	1	0	0	101	101	143	33	10963	4N1W04-DA-10400	2018	1344	0.13	313530	289000	02/12/18	108	2	17
62	6	1	0	101	101	141	33	14351	5N1W28-AB-04800	2018	1350	0.23	306710	266900	02/12/18	115	2	18
63	2	0	0	101	101	131	33	4130	3N2W12-DB-07601	2018	1280	0.2	293740	301500	02/13/18	97	2	19
64	2	0	0	101	101	143	33	438527	3N2W13-CB-00136	2018	1554	0.1	366130	394150	02/14/18	93	2	20
65	2	0	0	101	101	143	33	438522	3N2W13-CB-00131	2018	1522	0.12	375850	379900	02/14/18	99	2	21
66	1	0	0	101	101	141	33	13010	4N1W07-AB-03146	2018	1365	0.12	270520	250000	02/14/18	108	2	22
67	1	0	0	100	100		30	434609	4N1W08-BA-01201	2018	1368	0.11	45640	60000	02/15/18	76	2	23
68	3	0	0	100	100		33	22493	4N4W03-BC-10303	2018	1537	0.2	34400	42500	02/15/18	81	2	24
69	1	43	0	101	101	143	33	12185	4N1W05-CB-06801	2018	1384	0.09	254290	205000	02/15/18	124	2	25
70	2	0	0	101	101	143	33	438526	3N2W13-CB-00135	2018	1620	0.1	371220	382900	02/16/18	97	2	26
71	2	0	0	101	101	143	33	438421	3N1W18-BB-01126	2018	1382	0.17	376170	378000	02/16/18	100	2	27
72	1	0	0	101	101	141	33	12293	4N1W05-CD-00402	2018	2156	0.25	301310	250000	02/16/18	121	2	28
73	1	0	0	101	101	136	30	11041	4N1W04-DB-07800	2018	1419	0.14	247550	150000	02/16/18	165	2	29
74	3	3	0	100	100		33	22794	4N4W04-BB-01402	2018	2350	0.46	47500	74000	02/20/18	64	2	30
75	1	0	0	101	101	121	33	11093	4N1W04-DB-13000	2018	1539	0.13	149440	200000	02/20/18	75	2	31
76	1	0	0	101	101	136	33	10597	4N1W04-CA-05500	2018	1453	0.28	308900	303500	02/20/18	102	2	32
77	2	0	0	101	101	143	33	438611	3N2W13-CC-00131	2018	1880	0.14	390900	355995	02/20/18	110	2	33
78	2	0	0	101	101	143	30	438613	3N2W13-CC-00133	2018	1961	0.17	394810	358185	02/20/18	110	2	34
79	2	0	0	101	101	143	33	438492	3N2W13-CB-00101	2018	1905	0.15	391960	354275	02/20/18	111	2	35
80	2	0	0	101	101	143	33	438609	3N2W13-CC-00129	2018	2591	0.14	398820	355800	02/20/18	112	2	36
81	2	0	0	101	101	143	33	438610	3N2W13-CC-00130	2018	2077	0.14	376910	332035	02/20/18	114	2	37
82	3	3	0	101	101	131	33	22466	4N4W03-BC-07300	2018	1490	0.51	177020	215000	02/21/18	82	2	38
83	1	43	0	101	101	143	33	12206	4N1W05-CB-09300	2018	1513	0.06	235410	177000	02/21/18	133	2	39

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
84	2	0	0	101	101	141	33	4234	3N2W12-DC-00132	2018	1642	0.14	352310	312000	02/22/18	113	2	40
85	2	0	0	101	101	143	33	438484	3N2W13-CA-03940	2018	2534	0.11	362730	363500	02/23/18	100	2	41
86	2	0	0	101	101	143	33	438485	3N2W13-CA-03941	2018	2136	0.09	372520	344995	02/23/18	108	2	42
87	2	0	0	101	101	143	33	438475	3N2W13-CA-03931	2018	2484	0.13	382130	347495	02/23/18	110	2	43
88	2	0	0	101	101	143	33	438496	3N2W13-CB-00105	2018	2503	0.08	324370	294675	02/23/18	110	2	44
89	2	0	0	101	101	143	33	438535	3N2W13-CB-00144	2018	2943	0.08	309340	274995	02/23/18	112	2	45
90	2	0	0	101	101	143	33	438498	3N2W13-CB-00107	2018	2594	0.08	311400	274995	02/23/18	113	2	46
91	2	0	0	101	101	143	33	438495	3N2W13-CB-00104	2018	2559	0.08	312300	274335	02/23/18	114	2	47
92	2	0	0	101	101	143	33	438608	3N2W13-CC-00128	2018	2358	0.14	388170	334995	02/23/18	116	2	48
93	3	0	0	100	100		33	434114	4N4W04-BB-00112	2018	1647	0.26	38460	32000	02/26/18	120	2	49
94	1	0	0	101	101	131	33	11420	4N1W05-AA-04400	2018	1826	0.16	191520	241000	02/27/18	79	2	50
95	1	0	0	101	101	133	33	16762	4N1W07-AB-03300	2018	1752	0.25	243900	284000	02/27/18	86	2	51
96	1	0	0	101	101	143	33	12960	4N1W06-DD-09000	2018	1739	0.11	287930	286148	02/27/18	101	2	52
97	1	0	0	101	101	141	33	11525	4N1W05-AB-01040	2018	1648	0.12	288990	282000	02/27/18	102	2	53
98	1	0	0	101	101	143	33	433445	5N1W32-DB-01200	2018	1763	0.17	361100	333000	02/27/18	108	2	54
99	1	43	0	101	101	143	33	12183	4N1W05-CB-06701	2018	1691	0.09	244800	209900	02/27/18	117	2	55
100	2	0	0	101	101	143	33	4715	3N2W13-BC-01600	2018	1715	0.16	355660	299900	02/28/18	119	2	56
101	2	0	0	101	101	143	33	4769	3N2W13-BD-03800	2018	1898	0.16	383880	344000	03/01/18	112	3	1
102	3	3	0	109	109	473	33	22463	4N4W03-BC-07101	2018	1847	0.34	176970	238000	03/01/18	74	3	2
103	2	0	0	101	101	141	33	2895	3N1W18-BB-00800	2018	1937	0.15	303020	318000	03/02/18	95	3	3
104	1	0	0	101	101	131	33	9541	4N1W03-BB-07101	2018	1915	0.13	190650	189000	03/02/18	101	3	4
105	2	0	0	101	101	143	33	438467	3N2W13-CA-03923	2018	1939	0.12	371010	329995	03/02/18	112	3	5
106	3	3	0	109	109	462	33	23015	4N4W04-BD-12200	2018	1873	0.11	98590	78000	03/02/18	126	3	6
107	1	43	0	101	101	143	33	13508	5N1W33-DC-07900	2018	1831	0.06	227810	239500	03/05/18	95	3	7
108	4	0	0	101	101	134	30	18136	7N2W16-DA-01200	2018	1864	0.33	226810	225000	03/05/18	101	3	8
109	2	0	0	101	101	143	33	438419	3N1W18-BB-01124	2018	1808	0.17	372780	369900	03/05/18	101	3	9
110	2	0	0	101	101	143	33	437287	3N2W12-AD-06004	2018	1828	0.17	373480	355000	03/05/18	105	3	10
111	1	0	0	101	101	143	33	9848	4N1W03-CB-04700	2018	1895	0.13	250750	262500	03/06/18	96	3	11
112	2	0	0	101	101	143	33	438537	3N2W13-CB-00146	2018	2649	0.09	357680	339995	03/06/18	105	3	12
113	2	0	0	101	101	147	33	438451	3N2W13-CA-03907	2018	2541	0.08	346080	319995	03/06/18	108	3	13
114	2	0	0	101	101	143	33	438581	3N2W13-CC-00101	2018	2536	0.19	401840	359995	03/06/18	112	3	14
115	2	0	0	101	101	143	33	438600	3N2W13-CC-00120	2018	2237	0.14	387650	342347	03/06/18	113	3	15
116	3	0	0	101	101	143*	33	22622	4N4W04-AC-01701	2018	2057	0.46	332070	250000	03/06/18	133	3	16
117	6	1	0	101	101	143	33	14211	5N1W21-CD-02900	2018	1958	0.26	349740	355000	03/07/18	99	3	17
118	1	0	0	101	101	141	33	14865	4N1W05-CB-10300	2018	1925	0.13	278670	270000	03/07/18	103	3	18
119	2	0	0	101	101	143	33	4676	3N2W13-BA-07000	2018	2059	0.14	347440	323500	03/07/18	107	3	19
120	5	0	0	101	101	142	33	25704	7N4W08-BC-01100	2018	1944	0.2	317800	240500	03/08/18	132	3	20
121	1	0	0	101	101	143	33	11887	4N1W05-BC-06300	2018	2123	0.12	307360	289900	03/12/18	106	3	21
122	2	0	0	101	101	143	33	4562	3N2W13-AD-09800	2018	2017	0.14	308410	283400	03/12/18	109	3	22
123	1	0	0	101	101	141	33	438668	4N1W04-CA-06701	2018	2128	0.11	257080	267000	03/13/18	96	3	23
124	2	0	0	101	101	143	33	4489	3N2W13-AD-01500	2018	2065	0.25	390320	360000	03/13/18	108	3	24
125	1	0	0	109	109	453	33	9780	4N1W03-BD-05400	2018	2288	0.14	187210	214000	03/13/18	87	3	25

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
126	2	0	0	101	101	131	33	3775	3N2W12-CA-08400	2018	2142	0.47	289220	290000	03/14/18	100	3	26
127	1	0	0	101	101	141	33	12244	4N1W05-CC-01113	2018	2116	0.22	318540	304500	03/14/18	105	3	27
128	2	33	0	101	101	143	33	433071	3N2W12-DC-00152	2018	2145	0.06	299660	280000	03/14/18	107	3	28
129	1	0	0	101	101	131	33	12408	4N1W05-DA-03005	2018	2570	0.16	247260	261900	03/15/18	94	3	29
130	2	0	0	101	101	141	33	436518	3N2W13-CD-06100	2018	2132	0.14	340610	360000	03/15/18	95	3	30
131	2	0	0	109	109	452	33	3459	3N2W12-AD-05403	2018	2426	0.22	230510	220000	03/16/18	105	3	31
132	1	0	0	101	101	141	33	11449	4N1W05-AA-07300	2018	2240	0.17	246190	257050	03/19/18	96	3	32
133	2	0	0	101	101	143	33	436521	3N2W13-CD-06400	2018	2256	0.14	371940	343000	03/19/18	108	3	33
134	3	3	0	101	101	131	33	22972	4N4W04-BD-07800	2018	2335	0.12	149330	209750	03/20/18	71	3	34
135	6	1	0	101	101	141	33	14120	5N1W21-CB-00900	2018	3264	0.51	302420	239900	03/20/18	126	3	35
136	1	0	0	101	101	131	30	11040	4N1W04-DB-07700	2018	2353	0.13	193510	227500	03/21/18	85	3	36
137	2	0	0	101	101	143	33	438582	3N2W13-CC-00102	2018	2607	0.16	392930	350000	03/21/18	112	3	37
138	2	0	0	101	101	131*	33	4060	3N2W12-DB-01100	2018	2439	0.13	235530	258000	03/22/18	91	3	38
139	2	79	0	101	101	163	33	432004	3N2W11-DD-00314	2018	2324	0.18	597290	509550	03/22/18	117	3	39
140	2	0	0	101	101	143	33	433088	3N2W12-DC-00165	2018	2415	0.07	314510	262500	03/22/18	120	3	40
141	5	0	0	101	101	136	33	25778	7N4W08-CA-01100	2018	2555	0.17	201720	245000	03/23/18	82	3	41
142	2	0	0	101	101	141	33	4743	3N2W13-BD-01900	2018	2380	0.14	320290	315000	03/23/18	102	3	42
143	2	0	0	101	101	143	33	438583	3N2W13-CC-00103	2018	2368	0.14	390100	379995	03/23/18	103	3	43
144	2	33	0	101	101	143	33	429916	3N2W12-AD-03119	2018	2424	0.08	307390	265000	03/23/18	116	3	44
145	3	0	0	101	101	131	33	22650	4N4W04-AC-04200	2018	2584	0.17	167480	179900	03/26/18	93	3	45
146	1	0	0	101	101	141	33	431932	4N1W05-BA-03923	2018	2491	0.19	335180	345000	03/26/18	97	3	46
147	1	0	0	101	101	151	33	13730	5N1W34-CB-09300	2018	2515	0.57	478200	375000	03/26/18	128	3	47
148	1	0	0	101	101	143	33	12066	4N1W05-CA-04200	2018	2549	0.32	368030	276513	03/26/18	133	3	48
149	2	0	0	101	101	143	33	2899	3N1W18-BC-00400	2018	2553	0.15	364040	379900	03/27/18	96	3	49
150	2	0	0	101	101	141	33	3777	3N2W12-CA-08600	2018	2582	0.14	295460	289000	03/27/18	102	3	50
151	3	0	0	101	101	141	33	22552	4N4W03-CA-00900	2018	2683	0.27	269770	257500	03/27/18	105	3	51
152	3	0	0	109	109	452*	33	23174	4N4W05-AC-01302	2018	2686	0.17	151030	200000	03/27/18	76	3	52
153	3	0	0	101	101	131	33	23414	4N4W05-DA-03700	2018	2557	0.13	151830	172000	03/28/18	88	3	53
154	1	0	0	101	101	131	33	11034	4N1W04-DB-07100	2018	2601	0.1	185320	229000	03/29/18	81	3	54
155	2	0	0	101	101	143	33	438529	3N2W13-CB-00138	2018	3397	0.12	371190	409900	03/29/18	91	3	55
156	2	0	0	101	101	143	33	438528	3N2W13-CB-00137	2018	2924	0.1	356340	379900	03/29/18	94	3	56
157	2	0	0	101	101	141	33	438502	3N2W13-CB-00111	2018	3250	0.13	322080	343150	03/29/18	94	3	57
158	2	0	0	101	101	143	33	438520	3N2W13-CB-00129	2018	3436	0.13	373870	399150	03/29/18	94	3	58
159	2	0	0	101	101	143	33	438506	3N2W13-CB-00115	2018	3092	0.12	373290	394400	03/29/18	95	3	59
160	2	0	0	101	101	143	33	438505	3N2W13-CB-00114	2018	3240	0.12	388480	406900	03/29/18	95	3	60
161	2	0	0	101	101	143	33	438519	3N2W13-CB-00128	2018	3427	0.12	363240	380650	03/29/18	95	3	61
162	2	0	0	101	101	143	33	438518	3N2W13-CB-00127	2018	2891	0.16	383620	401400	03/29/18	96	3	62
163	1	0	0	101	101	143	33	436569	4N1W04-AD-06702	2018	2551	0.13	272950	274900	03/29/18	99	3	63
164	2	0	0	101	101	143	33	438517	3N2W13-CB-00126	2018	2979	0.17	390230	388400	03/29/18	100	3	64
165	1	0	0	101	101	131	30	10880	4N1W04-DA-00700	2018	2617	0.13	195970	192000	03/29/18	102	3	65
166	3	0	0	101	101	131	33	23087	4N4W04-DA-00300	2018	2842	0.14	158250	227000	04/02/18	70	4	1
167	1	0	0	101	101	131	33	13652	5N1W33-DD-08601	2018	4456	0.13	195040	265000	04/02/18	74	4	2

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
168	1	0	0	101	101	133	33	10173	4N1W04-AD-03100	2018	2678	0.13	164260	180000	04/02/18	91	4	3
169	6	1	0	101	101	132	33	14684	5N1W28-DB-01100	2018	2704	0.14	197120	198000	04/03/18	100	4	4
170	2	0	0	101	101	147	33	438497	3N2W13-CB-00106	2018	2834	0.07	345670	309675	04/03/18	112	4	5
171	2	0	0	101	101	143	33	4453	3N2W13-AC-03309	2018	2901	0.22	340200	297000	04/03/18	115	4	6
172	2	0	0	102	102	143	33	434333	3N2W12-CC-92001	2018	2821	0.2	248540	220000	04/04/18	113	4	7
173	3	0	0	100	100		30	435695	4N4W04-AB-00301	2018	2844	0.17	32970	35000	04/05/18	94	4	8
174	2	0	0	101	101	131	33	4164	3N2W12-DB-10600	2018	2898	0.23	263640	245000	04/05/18	108	4	9
175	1	0	0	101	101	143	33	13157	4N1W08-BB-07000	2018	2799	0.21	357020	309000	04/05/18	116	4	10
176	1	0	0	101	101	131	33	9588	4N1W03-BB-13300	2018	2886	0.13	200650	249000	04/06/18	81	4	11
177	2	79	0	101	101	153	33	3240	3N2W11-DA-02619	2018	2810	0.17	473940	460000	04/06/18	103	4	12
178	2	0	0	101	101	143	33	2797	3N1W07-CA-00148	2018	2927	0.23	381790	396250	04/09/18	96	4	13
179	1	0	0	101	101	131	33	14995	4N1W08-BA-01200	2018	2991	0.17	198450	235000	04/10/18	84	4	14
180	2	0	0	101	101	143	33	433513	3N2W13-CD-02900	2018	3010	0.14	352960	360000	04/10/18	98	4	15
181	2	0	0	101	101	143	33	438489	3N2W13-CA-03945	2018	3139	0.09	360450	364675	04/10/18	99	4	16
182	2	0	0	101	101	143	33	438499	3N2W13-CB-00108	2018	3118	0.08	324880	297475	04/10/18	109	4	17
183	2	0	0	101	101	143	33	438534	3N2W13-CB-00143	2018	3454	0.08	325380	289995	04/10/18	112	4	18
184	1	0	0	101	101	141	33	429124	4N1W05-CD-02102	2018	3855	0.24	325300	360000	04/11/18	90	4	19
185	2	0	0	101	101	143	33	4526	3N2W13-AD-06200	2018	2974	0.14	355890	377000	04/11/18	94	4	20
186	2	0	0	101	101	141	33	2884	3N1W07-CC-03600	2018	3028	0.15	309250	325000	04/11/18	95	4	21
187	6	1	0	101	101	145	30	14492	5N1W28-BA-01001	2018	3014	0.22	248790	220000	04/11/18	113	4	22
188	1	30	0	101	101	232	33	13890	5N1W34-CC-04100	2018	2995	0.13	260780	222650	04/11/18	117	4	23
189	6	1	0	101	101	143	33	14463	5N1W28-AD-04301	2018	3016	0.23	368170	350000	04/12/18	105	4	24
190	6	1	0	101	101	141	33	14145	5N1W21-CB-03500	2018	3004	0.25	343170	300000	04/12/18	114	4	25
191	1	0	0	101	101	143	33	13026	4N1W07-AB-03162	2018	3036	0.12	294350	276600	04/13/18	106	4	26
192	2	0	0	101	101	143	33	438531	3N2W13-CB-00140	2018	3448	0.09	323540	301000	04/13/18	107	4	27
193	2	0	0	101	101	147	33	438533	3N2W13-CB-00142	2018	3559	0.08	347870	313215	04/13/18	111	4	28
194	1	0	0	101	101	141	33	437259	4N1W05-DC-08103	2018	3041	0.27	284100	330000	04/16/18	86	4	29
195	6	1	0	101	101	131*	33	14221	5N1W21-CD-04000	2018	3034	0.24	236470	260000	04/16/18	91	4	30
196	6	1	0	101	101	131	33	14035	5N1W21-BD-02200	2018	3104	0.26	303630	330000	04/16/18	92	4	31
197	4	0	0	100	100		30	29313	7N2W17-AC-02402	2018	3254	0.11	28080	21000	04/17/18	134	4	32
198	2	0	0	101	101	143	33	438401	3N1W18-BB-01106	2018	3115	0.17	397890	410350	04/17/18	97	4	33
199	1	0	0	101	101	143	33	11940	4N1W05-BD-02900	2018	3150	0.2	331070	310000	04/17/18	107	4	34
200	1	0	0	101	101	143	33	433406	4N1W05-CB-10800	2018	3244	0.13	322690	340000	04/18/18	95	4	35
201	1	43	0	101	101	143	33	436972	5N1W33-DC-07902	2018	3472	0.06	227810	239500	04/18/18	95	4	36
202	1	0	0	101	101	143	33	11522	4N1W05-AB-01037	2018	3388	0.16	316930	330000	04/18/18	96	4	37
203	2	0	0	101	101	143	33	438532	3N2W13-CB-00141	2018	3461	0.08	309330	270885	04/18/18	114	4	38
204	1	0	0	101	101	141	33	433469	5N1W32-DC-00108	2018	3233	0.23	362240	365000	04/19/18	99	4	39
205	1	0	0	101	101	131	33	13646	5N1W33-DD-08301	2018	3295	0.13	188750	263000	04/20/18	72	4	40
206	2	0	0	101	101	131	33	2982	3N2W01-CC-03500	2018	3293	0.15	249630	279000	04/20/18	89	4	41
207	1	0	0	101	101	133	33	10726	4N1W04-CD-00700	2018	3301	0.33	240330	265000	04/20/18	91	4	42
208	1	0	0	101	101	132	33	10471	4N1W04-BD-05600	2018	3390	0.11	162540	172500	04/20/18	94	4	43
209	2	0	0	101	101	143	33	433500	3N2W13-CD-01600	2018	3262	0.14	321300	315000	04/20/18	102	4	44

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
210	2	0	0	100	100		30	31179	3N1W07-CC-06000	2018	3292	0.15	104650	80000	04/23/18	131	4	45
211	2	0	0	101	101	143	33	438536	3N2W13-CB-00145	2018	3409	0.09	372370	388855	04/23/18	96	4	46
212	1	0	0	101	101	143	33	431953	4N1W05-BA-03944	2018	3356	0.16	327340	331000	04/23/18	99	4	47
213	2	0	0	101	101	141	33	4544	3N2W13-AD-08000	2018	3299	0.14	330930	325000	04/23/18	102	4	48
214	2	0	0	101	101	143	33	438493	3N2W13-CB-00102	2018	4039	0.15	392920	383660	04/23/18	102	4	49
215	2	0	0	101	101	143	33	438476	3N2W13-CA-03932	2018	4207	0.13	383510	371675	04/23/18	103	4	50
216	2	0	0	101	101	147	33	438500	3N2W13-CB-00109	2018	4068	0.09	350190	314675	04/23/18	111	4	51
217	2	0	0	101	101	142	33	3522	3N2W12-BB-00800	2018	3358	0.43	540030	461000	04/23/18	117	4	52
218	1	0	0	101	101	131	33	12247	4N1W05-CC-01116	2018	3557	0.23	306050	314000	04/24/18	97	4	53
219	1	0	0	101	101	152	33	13722	5N1W34-BC-01101	2018	3474	0.54	470460	480000	04/25/18	98	4	54
220	2	0	0	101	101	143	33	4405	3N2W13-AA-06200	2018	3568	0.15	356260	352500	04/25/18	101	4	55
221	1	0	0	101	101	136	33	10214	4N1W04-AD-04800	2018	4457	0.26	308650	239900	04/25/18	129	4	56
222	6	1	0	109	109	452*	33	14694	5N1W28-DB-02000	2018	3864	0.11	244930	232000	04/25/18	106	4	57
223	1	0	0	101	101	135	33	13813	5N1W34-CB-04600	2018	3479	0.13	242600	327500	04/26/18	74	4	58
224	1	0	0	101	101	143	33	12941	4N1W06-DD-07100	2018	3452	0.12	277820	280000	04/26/18	99	4	59
225	3	0	0	101	101	132	33	22655	4N4W04-AC-04700	2018	3548	0.24	239080	251000	04/27/18	95	4	60
226	2	0	0	101	101	143	33	438503	3N2W13-CB-00112	2018	3592	0.13	374150	389400	04/27/18	96	4	61
227	4	0	0	101	101	142	33	18068	7N2W16-CC-00321	2018	3571	0.19	308680	300500	04/27/18	103	4	62
228	1	30	0	101	101	242	33	9626	4N1W03-BC-03600	2018	3399	0.13	230900	270000	04/28/18	86	4	63
229	2	0	0	101	101	143	33	438501	3N2W13-CB-00110	2018	3834	0.14	377360	396150	04/30/18	95	4	64
230	2	0	0	101	101	143	33	438530	3N2W13-CB-00139	2018	4427	0.13	389160	407150	04/30/18	96	4	65
231	2	0	0	101	101	143	33	438452	3N2W13-CA-03908	2018	4538	0.06	303370	304995	04/30/18	99	4	66
232	2	0	0	101	101	141	33	4356	3N2W13-AA-00600	2018	3566	0.39	416470	309000	04/30/18	135	4	67
233	4	0	0	101	101	142	33	18259	7N2W16-DC-00300	2018	3551	0.25	419510	286455	04/30/18	146	4	68
234	3	0	0	109	109	462	33	22555	4N4W03-CA-01101	2018	3579	0.15	137820	189000	04/30/18	73	4	69
235	1	0	0	101	101	143	33	13043	4N1W07-AB-03179	2018	4029	0.12	324150	345000	05/02/18	94	5	1
236	1	0	0	101	101	143	33	12788	4N1W06-DA-07700	2018	4049	0.19	352980	344000	05/02/18	103	5	2
237	2	0	0	101	101	143	33	429880	3N1W07-CC-01415	2018	3861	0.14	385690	365000	05/02/18	106	5	3
238	1	43	0	101	101	143	33	11913	4N1W05-BD-01117	2018	3943	0.08	262670	236000	05/02/18	111	5	4
239	1	0	0	101	101	143	33	11989	4N1W05-CA-00101	2018	4066	0.13	351190	360000	05/03/18	98	5	5
240	1	0	0	101	101	143	33	431928	4N1W05-BA-03919	2018	3852	0.14	322400	319500	05/03/18	101	5	6
241	1	0	0	101	101	131	33	11206	4N1W04-DC-06100	2018	4742	0.13	192350	135000	05/03/18	142	5	7
242	1	0	0	101	101	141	33	12245	4N1W05-CC-01114	2018	3850	0.2	329840	335000	05/04/18	98	5	8
243	1	0	0	101	101	142	33	10879	4N1W04-DA-00600	2018	3945	0.13	272860	258000	05/04/18	106	5	9
244	1	0	0	101	101	133	33	13958	5N1W34-CC-11200	2018	4009	0.13	209390	298000	05/08/18	70	5	10
245	6	1	0	101	101	141	33	14194	5N1W21-CD-01602	2018	4042	0.31	303200	330000	05/09/18	92	5	11
246	1	0	0	101	101	131	33	10191	4N1W04-AD-03501	2018	4092	0.18	205700	250000	05/10/18	82	5	12
247	1	0	0	101	101	143	33	433462	5N1W32-DC-00101	2018	4094	0.17	340850	350000	05/10/18	97	5	13
248	1	0	0	101	101	135	33	10569	4N1W04-CA-02500	2018	4135	0.23	237540	282000	05/11/18	84	5	14
249	1	0	0	101	101	143	33	12316	4N1W05-CD-00905	2018	4345	0.2	312540	370000	05/11/18	84	5	15
250	2	0	0	101	101	141	33	4484	3N2W13-AD-00900	2018	4138	0.15	309980	345000	05/11/18	90	5	16
251	1	0	0	101	101	143	33	12930	4N1W06-DD-06000	2018	4239	0.12	282960	292000	05/11/18	97	5	17

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
252	2	0	0	101	101	143	33	2807	3N1W07-CA-00158	2018	4133	0.17	325830	308500	05/11/18	106	5	18
253	1	0	0	101	101	141	33	11750	4N1W05-AD-07400	2018	4105	0.14	244410	288900	05/13/18	85	5	19
254	1	0	0	101	101	131	33	12309	4N1W05-CD-00807	2018	4228	0.19	221380	271000	05/14/18	82	5	20
255	3	0	0	101	101	131	33	22710	4N4W04-AD-04100	2018	4250	1	208570	227000	05/14/18	92	5	21
256	1	0	0	101	101	143	33	12804	4N1W06-DC-00100	2018	4213	0.15	305740	308000	05/14/18	99	5	22
257	2	0	0	101	101	145*	33	3962	3N2W12-DA-00800	2018	4218	0.14	341560	340000	05/14/18	100	5	23
258	2	0	0	101	101	141	33	3963	3N2W12-DA-00900	2018	4245	0.23	346600	332000	05/14/18	104	5	24
259	2	79	0	101	101	163	33	431990	3N2W11-DB-01700	2018	4195	0.17	566860	459000	05/14/18	123	5	25
260	4	0	0	101	101	142	30	18554	7N2W17-DA-00500	2018	4289	0.23	285780	225000	05/14/18	127	5	26
261	6	1	0	101	101	156	33	14770	5N1W28-DD-01900	2018	4193	0.12	666460	480000	05/14/18	139	5	27
262	1	0	0	101	101	141	33	9577	4N1W03-BC-00405	2018	4185	0.11	229230	250100	05/15/18	92	5	28
263	1	0	0	101	101	143	33	13163	4N1W08-BB-07600	2018	4261	0.16	347460	350000	05/16/18	99	5	29
264	6	1	0	101	101	142	33	14423	5N1W28-AC-04300	2018	4273	0.24	369560	350200	05/16/18	106	5	30
265	1	0	0	101	101	131*	33	12454	4N1W05-DB-01800	2018	4357	0.99	322230	291600	05/16/18	111	5	31
266	1	0	0	101	101	141	33	29021	4N1W08-BB-01001	2018	4291	0.36	274580	299000	05/17/18	92	5	32
267	2	0	0	101	101	143	33	31246	3N1W07-CC-04900	2018	4285	0.14	369230	369900	05/17/18	100	5	33
268	5	0	0	101	101	132*	33	26038	7N4W08-DA-01100	2018	4287	0.14	202040	195000	05/17/18	104	5	34
269	1	0	0	101	101	136	33	9965	4N1W04-AA-07500	2018	4353	0.13	248200	290000	05/18/18	86	5	35
270	6	1	0	101	101	132	33	14685	5N1W28-DB-01200	2018	4391	0.1	208010	234000	05/21/18	89	5	36
271	3	3	0	101	101	141	33	22790	4N4W04-BB-01000	2018	4404	0.3	269100	319000	05/22/18	84	5	37
272	1	0	0	101	101	131	33	10634	4N1W04-CA-09200	2018	4425	0.11	185580	235000	05/23/18	79	5	38
273	2	0	0	101	101	143	33	438448	3N2W13-CA-03904	2018	4866	0.1	334040	301480	05/23/18	111	5	39
274	5	0	0	101	101	131	33	25720	7N4W08-BC-02800	2018	5224	0.35	191910	202000	05/24/18	95	5	40
275	1	0	0	101	101	135	33	13692	5N1W33-DD-11600	2018	4435	0.13	228280	224000	05/24/18	102	5	41
276	1	0	0	101	101	134	33	10563	4N1W04-CA-01900	2018	4416	0.11	297070	277000	05/24/18	107	5	42
277	1	0	0	101	101	141	30	11680	4N1W05-AD-00400	2018	4446	0.42	330640	200000	05/24/18	165	5	43
278	3	3	0	101	101	131	33	429926	4N4W04-BD-11802	2018	4843	0.11	141030	215000	05/25/18	66	5	44
279	1	0	0	101	101	131	33	13448	5N1W33-DC-02701	2018	4576	0.13	197840	256000	05/25/18	77	5	45
280	1	0	0	101	101	131	33	9906	4N1W04-AA-02700	2018	4430	0.13	174710	222000	05/25/18	79	5	46
281	2	0	0	101	101	141	33	3003	3N2W02-DD-00612	2018	4611	0.23	412480	415000	05/25/18	99	5	47
282	1	0	0	101	101	145	33	13843	5N1W34-CB-07400	2018	4678	0.12	224900	275000	05/29/18	82	5	48
283	1	0	0	101	101	131	33	13693	5N1W33-DD-11700	2018	4488	0.13	178040	197500	05/29/18	90	5	49
284	1	0	0	101	101	143	33	12883	4N1W06-DC-08200	2018	4499	0.15	302800	305000	05/29/18	99	5	50
285	1	0	0	101	101	143	33	28891	4N1W04-DD-04206	2018	4659	0.13	269230	270000	05/29/18	100	5	51
286	3	3	0	101	101	143	33	22395	4N4W03-BB-06700	2018	4633	0.57	209520	220000	05/30/18	95	5	52
287	1	0	0	101	101	135	33	10670	4N1W04-CA-12600	2018	4588	0.13	173210	172400	05/30/18	100	5	53
288	2	0	0	101	101	143	33	436520	3N2W13-CD-06300	2018	4626	0.14	359040	355000	05/30/18	101	5	54
289	1	0	0	101	101	143	33	12093	4N1W05-CB-00128	2018	4916	0.16	390050	374400	05/30/18	104	5	55
290	1	30	0	101	101	243	33	13967	5N1W34-CC-11900	2018	4643	0.2	644390	615000	05/30/18	105	5	56
291	4	0	0	101	101	133	33	18460	7N2W17-AD-00100	2018	4661	0.32	255740	212800	05/30/18	120	5	57
292	5	0	0	109	109	442	30	25746	7N4W08-BD-01301	2018	4636	0.26	122090	156000	05/30/18	78	5	58
293	5	0	0	101	101	146	33	26157	7N4W08-DC-02400	2018	4716	0.23	334760	337000	05/31/18	99	5	59

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
294	1	0	0	101	101	143	33	12013	4N1W05-CA-00129	2018	4711	0.13	301340	275000	05/31/18	110	5	60
295	1	0	0	101	101	136	33	11041	4N1W04-DB-07800	2018	4684	0.14	247550	198000	05/31/18	125	5	61
296	1	0	0	101	101	131	33	9683	4N1W03-BC-09000	2018	4690	0.13	169580	234000	06/01/18	72	6	1
297	2	0	0	101	101	141	33	2879	3N1W07-CC-02900	2018	4779	0.17	321730	359000	06/04/18	90	6	2
298	2	0	0	101	101	141	33	4283	3N2W12-DD-01100	2018	4786	0.17	311890	298000	06/05/18	105	6	3
299	4	0	0	101	101	143	33	21072	7N2W17-DB-02305	2018	4832	0.56	299770	293000	06/06/18	102	6	4
300	1	0	0	101	101	131	30	11676	4N1W05-AC-05500	2018	4861	0.17	179060	164999	06/06/18	109	6	5
301	2	80	0	101	101	152	33	3585	3N2W12-BC-00219	2018	5074	0.18	544390	465000	06/08/18	117	6	6
302	2	0	0	101	101	143	30	4753	3N2W13-BD-03100	2018	4873	0.14	375960	272000	06/08/18	138	6	7
303	1	0	0	102	102	134	33	10495	4N1W04-BD-90200	2018	4881		161450	160000	06/08/18	101	6	8
304	1	0	0	109	109	452	33	11236	4N1W04-DD-00305	2018	4849	0.13	140270	213300	06/08/18	66	6	9
305	1	0	0	101	101	121	33	9667	4N1W03-BC-07300	2018	4877	0.13	148700	160000	06/11/18	93	6	10
306	1	0	0	101	101	141	33	13124	4N1W08-BB-01101	2018	4907	0.11	267190	284000	06/11/18	94	6	11
307	6	1	0	101	101	141	33	14548	5N1W28-BD-00900	2018	4985	0.25	318820	350000	06/12/18	91	6	12
308	6	15	0	100	100		33	14646	5N1W28-DA-04602	2018	4943	0.43	225110	385000	06/13/18	58	6	13
309	1	43	0	101	101	143	33	12200	4N1W05-CB-08900	2018	4997	0.07	242460	221000	06/13/18	110	6	14
310	2	0	0	100	100		33	437132	3N2W12-DC-02301	2018	5065	0.06	69750	70000	06/14/18	100	6	15
311	1	0	0	101	101	135	33	28968	4N1W05-DA-03700	2018	5009	0.33	209870	295000	06/14/18	71	6	16
312	1	0	0	101	101	131	33	12341	4N1W05-CD-01206	2018	5006	0.12	205020	264900	06/14/18	77	6	17
313	1	0	0	101	101	135	33	11204	4N1W04-DC-05901	2018	4989	0.13	205250	264000	06/14/18	78	6	18
314	1	43	0	101	101	143	33	10649	4N1W04-CA-10402	2018	5013	0.07	225990	239950	06/14/18	94	6	19
315	1	0	0	101	101	143	33	12265	4N1W05-CC-01811	2018	4986	0.16	325040	334500	06/14/18	97	6	20
316	1	0	0	101	101	143	33	10375	4N1W04-BC-07500	2018	4982	0.16	355970	330000	06/14/18	108	6	21
317	1	0	0	101	101	131	33	433543	4N1W05-CD-02104	2018	5020	0.29	242020	255000	06/15/18	95	6	22
318	1	0	0	101	101	141	33	11832	4N1W05-BC-00600	2018	5070	0.16	303790	300000	06/15/18	101	6	23
319	2	0	0	101	101	143	33	4804	3N2W13-BD-07800	2018	5154	0.21	432520	385000	06/15/18	112	6	24
320	1	0	0	101	101	143	33	13025	4N1W07-AB-03161	2018	5434	0.13	310300	289900	06/16/18	107	6	25
321	1	0	0	101	101	141	33	28940	4N1W05-CC-00703	2018	5163	0.16	298880	298900	06/18/18	100	6	26
322	6	1	0	101	101	145	33	14272	5N1W28-AA-00400	2018	5202	0.11	306690	397500	06/19/18	77	6	27
323	2	0	0	101	101	131	33	4195	3N2W12-DC-00500	2018	5183	0.11	203580	240000	06/19/18	85	6	28
324	2	80	0	101	101	153	33	3574	3N2W12-BC-00208	2018	5438	0.17	500770	419999	06/19/18	119	6	29
325	6	1	0	101	101	132	33	14613	5N1W28-DA-01900	2018	5207	0.12	214980	249900	06/20/18	86	6	30
326	1	0	0	101	101	136	33	13923	5N1W34-CC-07300	2018	5271	0.13	263610	290000	06/20/18	91	6	31
327	2	0	0	101	101	143	33	438600	3N2W13-CC-00120	2018	5245	0.14	387650	380000	06/20/18	102	6	32
328	2	0	0	101	101	142	33	3011	3N2W02-DD-00620	2018	5241	0.2	396050	359500	06/20/18	110	6	33
329	1	0	0	101	101	131	33	10918	4N1W04-DA-04100	2018	5239	0.13	157190	215000	06/21/18	73	6	34
330	1	0	0	101	101	142	33	11572	4N1W05-AB-04210	2018	5268	0.16	357010	365000	06/21/18	98	6	35
331	5	0	0	101	101	141	33	25812	7N4W08-CA-03600	2018	5358	0.11	236890	237000	06/21/18	100	6	36
332	1	0	0	101	101	143	33	11888	4N1W05-BC-06400	2018	5292	0.54	352400	352000	06/21/18	100	6	37
333	4	0	0	101	101	143	33	18053	7N2W16-CC-00305	2018	5879	0.21	231380	215000	06/21/18	108	6	38
334	3	3	0	109	109	462	33	22898	4N4W04-BD-00700	2018	5657	0.11	124400	192000	06/21/18	65	6	39
335	1	0	0	101	101	143	33	12928	4N1W06-DD-05800	2018	5356	0.13	307510	332000	06/22/18	93	6	40

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
336	1	0	0	101	101	143	33	13291	4N1W05-AB-04900	2018	5346	0.27	359380	349000	06/22/18	103	6	41
337	1	0	0	101	101	141	33	11981	4N1W05-BD-07300	2018	5349	0.17	289130	278900	06/22/18	104	6	42
338	2	0	0	100	100		33	3168	3N2W11-DB-00800	2018	5404	0.54	159470	121000	06/25/18	132	6	43
339	1	0	0	101	101	144	33	13327	5N1W33-AD-04500	2018	5402	0.39	465630	405000	06/25/18	115	6	44
340	1	0	0	101	101	135	33	10912	4N1W04-DA-03600	2018	5470	0.34	239170	175000	06/25/18	137	6	45
341	3	0	0	101	101	143	33	22568	4N4W04-AB-00300	2018	5482	0.17	298650	382000	06/26/18	78	6	46
342	6	1	0	101	101	131	33	14486	5N1W28-BA-00600	2018	5519	0.17	212660	235500	06/26/18	90	6	47
343	1	0	0	101	101	143	33	12812	4N1W06-DC-01100	2018	5613	0.13	300230	300000	06/26/18	100	6	48
344	3	0	0	101	101	145	30	22783	4N4W04-BB-00111	2018	5490	0.36	356120	310060	06/26/18	115	6	49
345	1	0	0	102	102	134	33	10508	4N1W04-BD-91500	2018	5448		161450	177000	06/26/18	91	6	50
346	1	0	0	101	101	141	33	433390	4N1W05-BC-09000	2018	5696	0.17	283590	275000	06/27/18	103	6	51
347	6	1	0	101	101	142*	33	14164	5N1W21-CC-00200	2018	5492	0.81	440540	349400	06/27/18	126	6	52
348	2	0	0	101	101	154*	33	3125	3N2W11-AA-01026	2018	5466	0.56	695920	549000	06/27/18	127	6	53
349	6	1	0	101	101	143	33	14400	5N1W28-AC-02800	2018	5529	0.11	289860	332000	06/28/18	87	6	54
350	2	33	0	101	101	143	33	3767	3N2W12-CA-07700	2018	5611	0.13	320340	304000	06/28/18	105	6	55
351	3	3	0	101	101	141	33	22408	4N4W03-BB-07900	2018	5653	1	272660	270650	07/03/18	101	7	1
352	1	0	0	101	101	135	33	10629	4N1W04-CB-11700	2018	5664	0.13	205290	263000	07/05/18	78	7	2
353	6	1	0	101	101	132	33	14315	5N1W28-AB-00800	2018	5699	0.11	180560	215000	07/05/18	84	7	3
354	1	0	0	101	101	141	33	11205	4N1W04-DC-06000	2018	5708	0.13	249500	275000	07/05/18	91	7	4
355	2	0	0	101	101	141	33	4020	3N2W12-DA-04111	2018	5648	0.2	344840	328000	07/05/18	105	7	5
356	5	0	0	109	109	452*	33	25857	7N4W08-CB-00500	2018	5683	0.71	203670	200000	07/05/18	102	7	6
357	1	0	0	101	101	132	33	12379	4N1W05-DA-01400	2018	5687	0.18	212970	235000	07/06/18	91	7	7
358	1	0	0	101	101	143	33	11998	4N1W05-CA-00110	2018	5762	0.13	359160	371000	07/06/18	97	7	8
359	6	1	0	100	100		33	14281	5N1W28-AA-01200	2018	5855	0.13	51480	82500	07/11/18	62	7	9
360	1	0	0	101	101	141	33	10277	4N1W04-BA-01500	2018	5770	0.13	265850	290000	07/11/18	92	7	10
361	1	0	0	101	101	141	33	10806	4N1W05-DA-08900	2018	5807	0.08	195370	260000	07/12/18	75	7	11
362	6	1	0	101	101	153	33	14669	5N1W28-DA-06600	2018	5823	0.18	429840	369900	07/12/18	116	7	12
363	1	0	0	101	101	143	33	12993	4N1W07-AB-03129	2018	6141	0.11	319630	360000	07/13/18	89	7	13
364	1	0	0	101	101	143	33	13118	4N1W08-BB-00701	2018	5853	0.13	267580	290000	07/13/18	92	7	14
365	1	0	0	101	101	143	33	11527	4N1W05-AB-01042	2018	5861	0.13	293970	305000	07/13/18	96	7	15
366	2	0	0	101	101	143*	33	3512	3N2W12-BB-00200	2018	5947	0.47	430190	400000	07/16/18	108	7	16
367	3	3	0	101	101	131	33	22435	4N4W03-BC-04002	2018	5940	0.17	215300	242000	07/17/18	89	7	17
368	1	0	0	101	101	131	33	9593	4N1W03-BC-00800	2018	5990	0.13	169690	214000	07/18/18	79	7	18
369	4	0	0	101	101	123	33	17887	7N2W16-BC-02001	2018	6036	0.14	170310	194000	07/18/18	88	7	19
370	1	0	0	101	101	144	33	11785	4N1W05-AD-11000	2018	6092	0.35	349890	299000	07/18/18	117	7	20
371	3	3	0	100	100		33	22899	4N4W04-BD-00701	2018	6034	0.11	29300	29750	07/19/18	98	7	21
372	5	0	0	101	101	121	33	26324	7N4W17-BA-02700	2018	6212	0.13	116690	115000	07/23/18	101	7	22
373	2	80	0	101	101	153	33	3576	3N2W12-BC-00210	2018	6183	0.19	517360	469000	07/23/18	110	7	23
374	5	0	0	101	101	134	33	25844	7N4W08-CA-06200	2018	6301	0.65	264350	259900	07/24/18	102	7	24
375	1	0	0	101	101	143	33	11580	4N1W05-AB-04218	2018	6188	0.25	355390	330000	07/24/18	108	7	25
376	3	3	0	109	109	462	33	22823	4N4W04-BC-01002	2018	6276	0.11	127960	162500	07/24/18	79	7	26
377	2	0	0	101	101	141	33	434760	3N1W07-CB-01903	2018	6239	0.18	335270	365000	07/25/18	92	7	27

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
378	2	0	0	101	101	143	33	31203	3N1W18-BB-01700	2018	6139	0.14	396710	399000	07/25/18	99	7	28
379	1	0	0	101	101	151	33	13328	5N1W33-AD-04700	2018	6157	0.4	483300	449900	07/25/18	107	7	29
380	6	1	0	101	101	152	33	14645	5N1W28-DA-04601	2018	6215	0.25	636980	464500	07/25/18	137	7	30
381	6	1	0	100	100		33	14274	5N1W28-AA-00701	2018	6324	0.13	134020	145000	07/26/18	92	7	31
382	1	0	0	101	101	131	33	11039	4N1W04-DB-07600	2018	6280	0.13	147350	203600	07/26/18	72	7	32
383	2	0	0	101	101	143	33	4784	3N2W13-BD-05600	2018	6191	0.17	310770	299900	07/26/18	104	7	33
384	2	0	0	101	101	131	33	2958	3N2W01-CC-02001	2018	6271	0.15	208600	245000	07/27/18	85	7	34
385	3	0	0	101	101	142	33	432445	4N4W05-AC-01703	2018	6291	0.11	249510	262000	07/27/18	95	7	35
386	2	0	0	101	101	143	33	4677	3N2W13-BA-07100	2018	6318	0.16	379870	345800	07/27/18	110	7	36
387	2	33	0	101	101	143	33	429903	3N2W12-AD-03106	2018	6337	0.08	302290	274900	07/27/18	110	7	37
388	3	0	0	109	549	462*	33	22290	4N4W03-BA-00200	2018	6217	4.76	361250	350500	07/27/18	103	7	38
389	4	0	0	101	101	143	33	18509	7N2W17-AD-04901	2018	6304	0.11	278160	270000	07/30/18	103	7	39
390	2	0	0	101	101	143	33	31207	3N1W18-BB-01900	2018	6285	0.14	397270	379900	07/30/18	105	7	40
391	2	0	0	101	101	143	33	4213	3N2W12-DC-00111	2018	6314	0.14	347320	316000	07/30/18	110	7	41
392	5	0	0	101	101	143	33	25862	7N4W08-CB-00703	2018	6452	0.22	269530	235000	07/30/18	115	7	42
393	2	0	0	101	101	142	33	3952	3N2W12-CD-02600	2018	6419	0.22	356480	326900	08/01/18	109	8	1
394	1	0	0	101	101	136	30	10029	5N1W33-DC-12200	2018	6518	0.14	234360	205000	08/02/18	114	8	2
395	1	0	0	101	101	141	33	12031	4N1W05-CA-00513	2018	6417	0.18	330450	357000	08/03/18	93	8	3
396	6	1	0	101	101	142	30	14379	5N1W28-AC-01700	2018	6403	0.34	487760	420000	08/03/18	116	8	4
397	2	0	0	101	101	141	33	4428	3N2W13-AC-01600	2018	6501	0.14	320060	336000	08/06/18	95	8	5
398	5	0	0	101	101	132	30	25889	7N4W08-CB-03300	2018	6445	0.18	165420	165000	08/06/18	100	8	6
399	3	0	0	101	101	141	33	22711	4N4W04-AD-04200	2018	6441	0.21	238720	230000	08/06/18	104	8	7
400	1	0	0	101	101	143	33	10361	4N1W04-BC-06100	2018	6482	0.16	379690	344000	08/06/18	110	8	8
401	3	0	0	109	109	462*	33	22611	4N4W04-AC-01001	2018	6438	0.25	177840	247000	08/06/18	72	8	9
402	6	1	0	101	101	132	33	14491	5N1W28-BA-01000	2018	6533	0.17	227520	274000	08/07/18	83	8	10
403	1	0	0	101	101	131	33	13104	4N1W08-BA-02600	2018	6471	0.16	231830	290000	08/08/18	80	8	11
404	3	0	0	101	101	141	33	22712	4N4W04-AD-04201	2018	6557	0.2	258740	296000	08/09/18	87	8	12
405	1	0	0	101	101	141	33	11606	4N1W05-AC-02600	2018	6484	0.31	281000	317000	08/09/18	89	8	13
406	2	28	0	101	101	232	33	4059	3N2W12-DB-01000	2018	6580	0.12	217490	240000	08/09/18	91	8	14
407	1	0	0	101	101	141	33	11860	4N1W05-BC-03500	2018	6545	0.22	318540	285000	08/09/18	112	8	15
408	1	0	0	101	101	142	33	429123	4N1W05-AB-00505	2018	6583	0.32	405040	399900	08/10/18	101	8	16
409	2	0	0	101	101	141	30	4555	3N2W13-AD-09100	2018	6540	0.14	321460	253200	08/10/18	127	8	17
410	3	0	0	101	101	131	33	23406	4N4W05-DA-03401	2018	6671	0.25	181820	223000	08/14/18	82	8	18
411	3	0	0	101	101	141	33	429819	4N4W05-AA-00407	2018	6692	0.48	265680	295500	08/14/18	90	8	19
412	4	0	0	101	101	131	33	18348	7N2W16-DC-08800	2018	6673	0.23	108310	119000	08/14/18	91	8	20
413	2	0	0	101	101	143	33	433524	3N2W13-CD-04000	2018	6784	0.14	362490	385000	08/14/18	94	8	21
414	1	0	0	101	101	131	33	10169	4N1W04-AD-02902	2018	6705	0.26	218070	283900	08/15/18	77	8	22
415	1	0	0	101	101	131	33	11251	4N1W04-DD-01700	2018	6895	0.13	207310	255000	08/16/18	81	8	23
416	1	0	0	101	101	131	30	13421	5N1W33-DC-00500	2018	7021	0.11	152640	159000	08/16/18	96	8	24
417	2	0	0	101	101	141	33	432024	3N2W13-AD-04511	2018	6858	0.16	337740	332000	08/16/18	102	8	25
418	4	0	0	101	101	141*	33	21006	7N2W16-CC-00807	2018	6877	0.56	256680	248000	08/16/18	104	8	26
419	1	0	0	101	101	141	33	12121	4N1W05-CB-00600	2018	6986	0.2	282160	270000	08/16/18	105	8	27

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
420	1	0	0	101	101	143	33	13266	5N1W32-DC-01100	2018	6860	0.29	390360	369900	08/16/18	106	8	28
421	1	0	0	100	100		33	10170	4N1W04-AD-02904	2018	6924	0.13	31730	24100	08/17/18	132	8	29
422	3	3	0	101	101	135*	33	23065	4N4W04-CB-04600	2018	6926	0.26	177610	187200	08/17/18	95	8	30
423	2	0	0	101	101	143	33	28538	3N2W12-AD-06544	2018	6922	0.14	441890	445000	08/17/18	99	8	31
424	1	0	0	101	101	141	33	11967	4N1W05-BD-05900	2018	7005	0.12	283550	287000	08/20/18	99	8	32
425	1	0	0	101	101	141	33	12264	4N1W05-CC-01810	2018	6958	0.16	288290	297000	08/21/18	97	8	33
426	1	0	0	101	101	143	33	13152	4N1W08-BB-06500	2018	7104	0.16	368490	340000	08/21/18	108	8	34
427	1	0	0	101	101	133	33	11796	4N1W05-AD-12100	2018	7072	0.12	193840	218000	08/22/18	89	8	35
428	2	0	0	101	101	143	33	2900	3N1W18-BC-00500	2018	6998	0.15	358160	399900	08/22/18	90	8	36
429	1	0	0	101	101	141	33	14905	4N1W05-BA-03900	2018	7491	0.13	272970	304500	08/22/18	90	8	37
430	1	0	0	101	101	131	30	13610	5N1W33-DD-05502	2018	7038	0.13	191210	262000	08/23/18	73	8	38
431	1	0	0	101	101	131	33	11302	4N1W04-DD-05400	2018	7047	0.13	200500	259900	08/23/18	77	8	39
432	4	0	0	101	101	143	33	17979	7N2W16-CA-08200	2018	7032	0.13	263750	279000	08/23/18	95	8	40
433	4	0	0	101	101	141	33	18257	7N2W16-DC-00100	2018	7205	0.25	259130	257500	08/23/18	101	8	41
434	5	0	0	101	101	142	33	25590	7N4W07-AD-01200	2018	7215	0.21	333210	275000	08/24/18	121	8	42
435	1	0	0	101	101	153	33	11835	4N1W05-BC-00900	2018	7338	0.25	537580	414000	08/24/18	130	8	43
436	6	1	0	101	101	131	33	14122	5N1W21-CB-01000	2018	7264	0.23	232950	290500	08/27/18	80	8	44
437	2	0	0	101	101	141	33	4026	3N2W12-DA-04117	2018	7344	0.23	363090	329500	08/27/18	110	8	45
438	5	0	0	101	101	141	30	26014	7N4W08-CD-08300	2018	7150	0.13	213860	150000	08/27/18	143	8	46
439	2	0	0	101	101	143	33	28500	3N2W12-AD-06506	2018	7273	0.15	428980	415000	08/28/18	103	8	47
440	1	0	0	101	101	143	33	12192	4N1W05-CB-07700	2018	7303	0.11	359570	344500	08/28/18	104	8	48
441	1	0	0	101	101	143	33	12825	4N1W06-DC-02400	2018	7288	0.31	419250	398900	08/28/18	105	8	49
442	2	0	0	101	101	143	33	438612	3N2W13-CC-00132	2018	7283	0.23	417080	395000	08/28/18	106	8	50
443	6	1	0	101	101	142	33	14391	5N1W28-AC-02207	2018	7295	0.14	435220	360000	08/28/18	121	8	51
444	3	3	0	109	109	452	33	22985	4N4W04-BD-09200	2018	7409	0.11	110580	170000	08/28/18	65	8	52
445	1	0	0	101	101	143	33	11487	4N1W05-AB-01002	2018	7361	0.13	290020	314000	08/29/18	92	8	53
446	1	0	0	101	101	141	33	11605	4N1W05-AC-02500	2018	7297	0.29	269640	279900	08/29/18	96	8	54
447	1	0	0	101	101	143	33	12846	4N1W06-DC-04500	2018	7323	0.12	341870	330000	08/29/18	104	8	55
448	4	0	0	101	101	143*	33	18606	7N2W17-DB-02203	2018	7364	0.91	295090	260000	08/29/18	113	8	56
449	3	0	0	101	101	141	33	23257	4N4W05-AD-03200	2018	7333	0.46	299160	263000	08/29/18	114	8	57
450	2	79	0	101	101	154	33	3207	3N2W11-DA-02400	2018	7276	0.67	727110	575000	08/29/18	126	8	58
451	4	0	0	101	101	135	33	18423	7N2W17-AC-00400	2018	7292	0.2	135920	181000	08/30/18	75	8	59
452	2	0	0	101	101	141	33	4406	3N2W13-AA-06300	2018	7315	0.15	334000	379500	08/30/18	88	8	60
453	6	1	0	101	101	132	33	14365	5N1W28-AC-00801	2018	8101	0.11	281930	283000	08/30/18	100	8	61
454	1	0	0	101	101	141	33	13027	4N1W07-AB-03163	2018	7346	0.15	285520	268500	08/30/18	106	8	62
455	1	0	0	101	101	141	33	11455	4N1W05-AA-07900	2018	7423	0.17	258290	260000	08/31/18	99	8	63
456	1	0	0	101	101	143	33	12975	4N1W07-AB-03111	2018	7393	0.14	320760	305000	08/31/18	105	8	64
457	1	0	0	101	101	142	33	11627	4N1W05-AC-02721	2018	7428	0.18	280410	328900	09/04/18	85	9	1
458	4	0	0	101	101	131	33	18345	7N2W16-DC-08600	2018	7433	0.36	178020	213000	09/05/18	84	9	2
459	1	0	0	101	101	141	33	9990	5N1W33-DC-11000	2018	7504	0.13	257790	284900	09/05/18	90	9	3
460	1	0	0	101	101	142	33	11579	4N1W05-AB-04217	2018	7482	0.18	353350	349900	09/05/18	101	9	4
461	1	0	0	101	101	143	33	11510	4N1W05-AB-01025	2018	7512	0.21	313030	310000	09/05/18	101	9	5

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
462	4	0	0	101	101	145	33	18163	7N2W16-DA-04500	2018	7478	0.18	261190	300000	09/06/18	87	9	6
463	4	40	0	101	101	242	33	18388	7N2W16-DD-02801	2018	7601	0.15	374500	390000	09/06/18	96	9	7
464	2	33	0	101	101	143	33	429918	3N2W12-AD-03121	2018	8182	0.08	303230	269900	09/07/18	112	9	8
465	2	0	0	101	101	142	30	3164	3N2W11-AD-02000	2018	7597	0.36	426070	335142	09/10/18	127	9	9
466	3	0	0	101	101	131	33	22485	4N4W03-BC-09800	2018	8087	0.21	143580	188200	09/11/18	76	9	10
467	1	0	0	101	101	143	33	12003	4N1W05-CA-00115	2018	7771	0.14	334930	327000	09/11/18	102	9	11
468	2	0	0	101	101	143	33	4228	3N2W12-DC-00126	2018	7649	0.14	333460	333000	09/12/18	100	9	12
469	2	0	0	101	101	142	33	4284	3N2W12-DD-01200	2018	7691	0.17	346770	332800	09/12/18	104	9	13
470	1	0	0	101	401	134*	33	15106	4N1W09-BD-02200	2018	7729	0.49	244080	257400	09/13/18	95	9	14
471	1	0	0	101	101	141	33	12785	4N1W06-DA-07400	2018	7751	0.17	282420	312500	09/14/18	90	9	15
472	1	0	0	101	101	141*	33	12047	4N1W05-CA-02200	2018	7745	0.24	292670	289000	09/14/18	101	9	16
473	4	47	0	101	101	143	33	22049	7N2W16-BB-02200	2018	7798	0.06	213940	208000	09/14/18	103	9	17
474	5	0	0	101	101	152	33	25586	7N4W07-AD-00800	2018	8002	0.23	359680	307500	09/14/18	117	9	18
475	1	43	0	101	101	143	33	12176	4N1W05-CB-06400	2018	8008	0.09	256950	214000	09/14/18	120	9	19
476	2	0	0	101	101	131	33	5270	3N1W07-CB-04000	2018	7853	1	314940	322000	09/17/18	98	9	20
477	2	0	0	101	101	143	33	4466	3N2W13-AC-03322	2018	7807	0.15	326330	307000	09/17/18	106	9	21
478	2	28	0	101	101	243	33	3501	3N2W12-BA-02501	2018	7906	0.34	619300	585000	09/18/18	106	9	22
479	2	0	0	101	101	143	33	2898	3N1W18-BC-00300	2018	7922	0.15	393750	446650	09/19/18	88	9	23
480	2	0	0	101	101	131*	33	4060	3N2W12-DB-01100	2018	7962	0.13	235530	255000	09/19/18	92	9	24
481	2	0	0	101	101	143	33	31226	3N1W07-CC-03900	2018	8155	0.14	411990	405000	09/19/18	102	9	25
482	5	0	0	101	101	142	33	26232	7N4W09-CB-00500	2018	7927	0.4	336650	295000	09/19/18	114	9	26
483	6	1	0	101	101	141	33	14791	5N1W28-DD-04300	2018	7995	0.16	323100	340000	09/20/18	95	9	27
484	1	0	0	100	100		33	12257	4N1W05-CC-01803	2018	8080	0.38	11737	9500	09/21/18	124	9	28
485	2	0	0	101	101	141	33	433520	3N2W13-CD-03600	2018	7945	0.15	343340	359000	09/21/18	96	9	29
486	2	0	0	101	101	131	30	31175	3N1W07-CC-05800	2018	8160	0.34	275330	300000	09/24/18	92	9	30
487	2	0	0	101	101	141	33	4629	3N2W13-BA-03300	2018	8099	0.25	325340	339900	09/24/18	96	9	31
488	2	0	0	101	101	135	33	3757	3N2W12-CA-06600	2018	8219	0.16	249020	262500	09/25/18	95	9	32
489	3	3	0	101	101	141	30	22529	4N4W03-BD-02102	2018	8414	0.2	224490	239000	09/26/18	94	9	33
490	6	1	0	101	101	143	33	14161	5N1W21-CB-05100	2018	8174	0.32	403730	387000	09/26/18	104	9	34
491	2	0	0	101	101	143	33	4233	3N2W12-DC-00131	2018	8225	0.14	358870	345000	09/26/18	104	9	35
492	2	33	0	101	101	143	33	434067	3N1W07-CC-01002	2018	8422	0.09	313430	296510	09/26/18	106	9	36
493	1	0	0	102	102	134	33	10506	4N1W04-BD-91300	2018	8170		161450	180000	09/26/18	90	9	37
494	1	0	0	101	101	131*	30	13375	5N1W33-DA-01405	2018	8243	0.13	199620	228500	09/27/18	87	9	38
495	1	0	0	101	101	143	33	12306	4N1W05-CD-00804	2018	8189	0.22	286030	297900	09/27/18	96	9	39
496	1	0	0	101	101	143	33	11497	4N1W05-AC-06400	2018	8289	0.16	327320	325000	09/27/18	101	9	40
497	4	0	0	101	101	146	33	21012	7N2W16-CC-01300	2018	8241	0.29	299050	279900	09/28/18	107	9	41
498	4	0	0	101	101	132	33	21032	7N2W17-CO-01700	2018	8449	1.9	303350	288800	09/29/18	105	9	42
499	1	0	0	101	101	131	33	13372	5N1W33-DA-01402	2018	8365	0.13	175000	210250	10/01/18	83	10	1
500	1	0	0	101	101	141	33	13917	5N1W34-CC-06701	2018	8337	0.13	238430	260500	10/01/18	92	10	2
501	2	0	0	101	101	141	33	2870	3N1W07-CC-02000	2018	8282	0.19	351130	360000	10/01/18	98	10	3
502	1	0	0	101	101	141	33	433458	5N1W32-DB-02500	2018	8330	0.18	323910	320000	10/01/18	101	10	4
503	1	0	0	101	101	136	33	10062	4N1W04-AC-01500	2018	8367	0.13	259770	264000	10/02/18	98	10	5

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
504	1	0	0	101	101	132	33	9895	4N1W04-AA-01800	2018	8473	0.13	231270	229000	10/03/18	101	10	6
505	1	0	0	100	100		33	12494	4N1W05-DB-02600	2018	8451	0.15	55630	60000	10/04/18	93	10	7
506	3	3	0	101	101	145	33	23006	4N4W04-BD-11400	2018	8444	0.23	287640	299999	10/04/18	96	10	8
507	2	80	0	101	101	153	33	3600	3N2W12-BC-00234	2018	8419	0.17	502450	418000	10/04/18	120	10	9
508	3	0	0	101	101	135	33	29608	4N4W05-AD-13800	2018	8475	0.16	155720	221000	10/05/18	70	10	10
509	1	0	0	101	101	131	33	10426	4N1W04-BD-01702	2018	8601	0.13	209830	265000	10/08/18	79	10	11
510	2	0	0	101	101	141	33	433124	3N2W12-DC-02522	2018	8674	0.09	263680	279900	10/08/18	94	10	12
511	1	0	0	101	101	143	33	12823	4N1W06-DC-02200	2018	8609	0.14	302570	307500	10/08/18	98	10	13
512	1	0	0	101	101	143	33	12913	4N1W06-DD-04300	2018	8659	0.13	378830	377000	10/09/18	100	10	14
513	1	30	0	101	101	761*	33	9846	4N1W03-CB-04602	2018	8647	0.13	391530	454000	10/10/18	86	10	15
514	5	0	0	100	100		33	434290	7N4W09-CA-00122	2018	8673	0.17	32410	32500	10/11/18	100	10	16
515	1	0	0	101	101	131	30	13356	5N1W33-DA-00601	2018	8802	0.16	163400	185000	10/12/18	88	10	17
516	3	3	0	101	101	141	33	22404	4N4W03-BB-07500	2018	8839	0.22	276510	281500	10/15/18	98	10	18
517	1	0	0	101	101	131	33	10650	4N1W04-CA-10500	2018	8876	0.14	189910	248000	10/16/18	77	10	19
518	1	0	0	101	101	141	33	11586	4N1W05-AC-00600	2018	8843	0.18	254610	293000	10/16/18	87	10	20
519	6	1	0	101	101	141	33	14097	5N1W21-CA-05300	2018	8828	0.23	348510	325000	10/16/18	107	10	21
520	1	0	0	101	101	131	33	28883	4N1W04-DA-07401	2018	8866	0.14	187280	245000	10/17/18	76	10	22
521	1	0	0	101	101	153*	33	12165	4N1W05-CB-05500	2018	8858	0.22	474860	425000	10/17/18	112	10	23
522	2	0	0	109	109	452	33	3391	3N2W12-AC-04001	2018	8824	0.11	211340	238000	10/17/18	89	10	24
523	2	33	0	101	101	143	33	433318	3N2W12-CA-07701	2018	8918	0.08	298070	309900	10/18/18	96	10	25
524	1	0	0	101	101	143	33	12987	4N1W07-AB-03123	2018	8914	0.14	338240	350000	10/18/18	97	10	26
525	2	0	0	101	101	141	33	2839	3N1W07-CA-02100	2018	9115	0.23	360760	355000	10/19/18	102	10	27
526	1	0	0	101	101	133	30	10967	4N1W04-DA-10800	2018	9133	0.13	190790	225000	10/23/18	85	10	28
527	5	0	0	101	101	142	33	25593	7N4W07-AD-01500	2018	9070	0.21	311400	278000	10/23/18	112	10	29
528	4	0	0	101	101	133*	33	18378	7N2W16-DD-01900	2018	9107	0.16	240980	245000	10/24/18	98	10	30
529	1	0	0	101	101	141	33	12622	4N1W05-DC-07800	2018	9123	0.16	253810	249500	10/24/18	102	10	31
530	4	0	0	101	101	142*	33	21011	7N2W16-CC-01200	2018	9125	0.51	302670	260000	10/24/18	116	10	32
531	5	0	0	109	109	452	33	25919	7N4W08-CB-06300	2018	9028	0.17	116890	182000	10/24/18	64	10	33
532	1	0	0	101	101	131	33	13539	5N1W33-CD-02500	2018	9205	0.14	188370	230000	10/25/18	82	10	34
533	2	33	0	101	101	143	33	433107	3N2W12-DC-02506	2018	9121	0.06	305480	273500	10/25/18	112	10	35
534	2	0	0	101	101	141	30	3988	3N2W12-DA-02300	2018	9222	0.25	336810	200000	10/25/18	168	10	36
535	3	0	0	101	101	131	33	22497	4N4W03-BC-10701	2018	9228	0.18	170660	230000	10/26/18	74	10	37
536	1	30	0	101	101	232	33	30619	5N1W33-CD-01900	2018	9259	0.11	284020	280000	10/26/18	101	10	38
537	1	30	0	101	101	232	33	13544	5N1W33-CD-01800	2018	9261	0.11	282470	280000	10/26/18	101	10	39
538	1	43	0	101	101	133	33	9516	4N1W03-BB-05000	2018	9334	0.07	192980	226000	10/28/18	85	10	40
539	1	0	0	101	101	145	33	13605	5N1W33-DD-05200	2018	9226	0.13	248060	269900	10/29/18	92	10	41
540	2	0	0	101	101	143	33	433491	3N2W13-CD-00700	2018	9266	0.14	325980	329000	10/29/18	99	10	42
541	2	0	0	101	101	143	33	4538	3N2W13-AD-07400	2018	9294	0.14	358720	395500	10/30/18	91	10	43
542	1	0	0	101	101	143	33	13262	5N1W32-DC-00700	2018	9268	0.2	351390	370000	10/30/18	95	10	44
543	1	0	0	101	101	141	33	11937	4N1W05-BD-02600	2018	9236	0.25	327010	289000	10/30/18	113	10	45
544	2	0	0	100	100		30	438410	3N1W18-BB-01115	2018	9298	1.07	564820	600000	10/31/18	94	10	46
545	3	3	0	101	101	131	33	23020	4N4W04-BD-12700	2018	9368	0.17	177190	217250	10/31/18	82	10	47

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
546	2	80	0	101	101	154	33	3588	3N2W12-BC-00222	2018	9288	0.2	651960	600000	10/31/18	109	10	48
547	2	33	0	101	101	143	33	429899	3N2W12-AD-03102	2018	9314	0.08	301740	276900	11/01/18	109	11	1
548	3	0	0	100	100		30	435699	4N4W04-AB-00305	2018	9341	0.39	68600	75000	11/02/18	91	11	2
549	2	0	0	101	101	143	30	4546	3N2W13-AD-08200	2018	9517	0.14	370310	370000	11/07/18	100	11	3
550	2	0	0	101	101	141	33	2938	3N2W01-CC-00104	2018	9520	0.23	379520	410000	11/08/18	93	11	4
551	2	0	0	101	101	143	33	437132	3N2W12-DC-02301	2018	9497	0.06	288990	305000	11/08/18	95	11	5
552	4	0	0	101	101	143	33	18293	7N2W16-DC-03400	2018	9530	0.36	285350	285000	11/08/18	100	11	6
553	1	0	0	101	101	141	30	13983	4N1W06-AD-00600	2018	9526	0.53	327860	250000	11/08/18	131	11	7
554	1	0	0	101	101	143	33	433437	5N1W32-DB-00400	2018	9601	0.16	362190	364000	11/12/18	100	11	8
555	1	0	0	101	101	141	33	11735	4N1W05-AC-08000	2018	9587	0.13	267150	305000	11/13/18	88	11	9
556	6	1	0	101	101	143	33	14281	5N1W28-AA-01200	2018	9885	0.13	316550	414600	11/14/18	76	11	10
557	3	3	0	101	101	141*	33	22937	4N4W04-BD-04300	2018	9856	0.22	329630	348500	11/14/18	95	11	11
558	1	0	0	101	101	136	33	31066	5N1W34-CC-13500	2018	9652	0.13	245210	254950	11/14/18	96	11	12
559	1	0	0	101	101	142	33	10596	4N1W04-CA-05400	2018	9645	0.24	356400	346000	11/14/18	103	11	13
560	1	0	0	101	101	135*	33	11741	4N1W05-AD-06400	2018	9737	0.15	212410	270000	11/15/18	79	11	14
561	4	0	0	101	101	131	33	18268	7N2W16-DC-00703	2018	9689	0.13	193720	224500	11/15/18	86	11	15
562	1	0	0	101	101	143	33	10311	4N1W04-BB-01500	2018	9686	0.16	342100	332800	11/15/18	103	11	16
563	5	0	0	101	101	131	33	26075	7N4W08-DA-04200	2018	9677	0.15	125060	145600	11/16/18	86	11	17
564	2	0	0	101	101	143	33	433130	3N2W12-DC-02528	2018	9718	0.06	302600	283000	11/16/18	107	11	18
565	1	0	0	101	101	143	33	10370	4N1W04-BC-07000	2018	9707	0.16	358070	305000	11/16/18	117	11	19
566	1	0	0	101	101	132	33	10054	4N1W04-AC-00402	2018	9777	0.11	215650	250000	11/19/18	86	11	20
567	2	0	0	101	101	143	33	4812	3N2W13-BD-08700	2018	9915	0.16	337410	306000	11/20/18	110	11	21
568	4	0	0	101	101	133	33	18184	7N2W16-DA-06500	2018	9832	0.17	314600	260000	11/20/18	121	11	22
569	1	0	0	101	101	141	33	11603	4N1W05-AC-02300	2018	9838	0.23	278470	315000	11/21/18	88	11	23
570	1	0	0	101	101	131	33	11172	4N1W04-DC-03000	2019	1004	0.11	194300	235976	11/26/18	82	11	24
571	1	0	0	101	101	143	33	11570	4N1W05-AB-04208	2018	9910	0.16	345150	345000	11/26/18	100	11	25
572	1	0	0	101	101	152	33	31126	5N1W33-AD-02500	2018	9918	0.33	552610	430000	11/26/18	129	11	26
573	3	0	0	109	109	452	33	23300	4N4W05-AD-07700	2018	9883	0.11	121780	170000	11/26/18	72	11	27
574	3	0	0	101	101	135	33	23283	4N4W05-AD-05900	2018	9966	0.11	176760	234900	11/27/18	75	11	28
575	3	0	0	101	101	131	33	22705	4N4W04-AD-03801	2018	10170	0.17	183840	225000	11/27/18	82	11	29
576	1	30	0	101	101	761*	33	439274	4N1W03-CB-04604	2018	9912	0.13	391530	454000	11/27/18	86	11	30
577	6	1	0	101	101	121	33	14612	5N1W28-DA-01800	2018	9977	0.11	143360	228000	11/28/18	63	11	31
578	1	0	0	101	101	131	33	11599	4N1W05-AC-01900	2018	10040	0.23	223920	288300	11/28/18	78	11	32
579	1	0	0	101	101	135	33	11737	4N1W05-AC-08200	2018	10113	0.2	237830	300000	11/28/18	79	11	33
580	2	0	0	101	101	143	33	429883	3N1W07-CC-01418	2018	9995	0.15	387350	414900	11/28/18	93	11	34
581	3	0	0	101	101	141	33	439484	4N4W05-AC-04401	2018	10044	0.31	239800	254000	11/29/18	94	11	35
582	2	0	0	101	101	141	33	434763	3N1W07-CB-01906	2018	9954	0.18	321650	315000	11/29/18	102	11	36
583	1	0	0	101	101	143	33	11863	4N1W05-BC-03800	2018	10030	0.22	336230	298800	11/29/18	113	11	37
584	1	0	0	101	101	143	33	11999	4N1W05-CA-00111	2018	10087	0.14	346460	335000	11/30/18	103	11	38
585	2	0	0	101	101	131	33	2975	3N2W01-CC-02800	2018	10103	0.14	243220	279000	12/03/18	87	12	1
586	1	30	0	101	101	234	33	11084	4N1W04-DB-12300	2018	10181	0.27	292580	375000	12/04/18	78	12	2
587	1	0	0	101	101	135	33	13666	5N1W33-DD-09700	2018	10164	0.13	178640	235000	12/06/18	76	12	3

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	# of Mo.	Count per Mo.
588	4	0	0	101	101	132	33	18151	7N2W16-DA-02600	2018	10158	0.25	167610	168000	12/06/18	100	12	4
589	1	0	0	101	101	142	33	9649	4N1W03-BC-05900	2018	10304	0.26	314320	242500	12/06/18	130	12	5
590	1	0	0	101	101	136	33	11041	4N1W04-DB-07800	2018	10239	0.14	247550	293000	12/10/18	84	12	6
591	1	0	0	101	101	143	33	12918	4N1W06-DD-04800	2018	10351	0.13	350110	349000	12/11/18	100	12	7
592	2	0	0	101	101	143	33	4439	3N2W13-AC-02700	2018	10381	0.14	318000	308000	12/11/18	103	12	8
593	3	0	0	101	101	131*	30	22695	4N4W04-AD-02300	2018	10314	0.4	219480	200000	12/11/18	110	12	9
594	1	0	0	101	101	131	33	12505	4N1W05-DB-03300	2018	10321	0.21	207440	250000	12/12/18	83	12	10
595	4	0	0	101	101	144	30	18122	7N2W16-CD-03000	2018	10346	0.22	264870	156100	12/12/18	170	12	11
596	1	0	0	101	101	131	33	10662	4N1W04-CA-11700	2018	10419	0.12	200090	261000	12/13/18	77	12	12
597	2	0	0	101	101	142	33	3160	3N2W11-AD-01600	2018	10545	0.48	429860	437500	12/13/18	98	12	13
598	2	0	0	101	101	143	33	2808	3N1W07-CA-00159	2018	10364	0.17	351230	325000	12/13/18	108	12	14
599	2	0	0	101	101	143	33	4654	3N2W13-BA-04704	2019	57	0.15	352750	320353	12/13/18	110	12	15
600	6	1	0	101	101	142	33	29143	5N1W28-DB-03703	2018	10360	0.23	359830	307000	12/13/18	117	12	16
601	1	0	0	101	101	131	33	10639	4N1W04-CA-09600	2018	10390	0.11	169820	107400	12/13/18	158	12	17
602	6	1	0	109	109	452	33	14310	5N1W28-AB-00400	2018	10420	0.11	140330	208000	12/13/18	67	12	18
603	1	0	0	100	100		30	439634	4N1W05-BD-09102	2018	10387	5.32	3144490	3440000	12/14/18	91	12	19
604	2	0	0	101	101	131	33	4096	3N2W12-DB-04500	2018	10432	0.12	202550	213000	12/14/18	95	12	20
605	1	0	0	101	101	143	33	12461	4N1W05-DB-02105	2018	10518	0.16	312970	295000	12/14/18	106	12	21
606	1	0	0	101	101	131	33	9886	4N1W04-AA-01100	2018	10439	0.27	218780	265600	12/17/18	82	12	22
607	1	0	0	101	101	141	33	12236	4N1W05-CC-01105	2018	10483	0.18	299390	230000	12/17/18	130	12	23
608	3	0	0	101	101	143	33	435695	4N4W04-AB-00301	2018	10601	0.17	304030	384000	12/18/18	79	12	24
609	4	0	0	101	101	143	33	18545	7N2W17-DA-00403	2018	10539	0.57	302690	315000	12/18/18	96	12	25
610	2	0	0	101	101	131	33	4597	3N2W13-BA-00612	2018	10436	0.18	261070	271500	12/18/18	96	12	26
611	1	0	0	101	101	131*	33	10926	4N1W04-DA-04900	2018	10487	0.27	306080	296500	12/18/18	103	12	27
612	6	1	0	101	101	143	33	14773	5N1W28-DD-02201	2018	10497	0.19	389820	370000	12/18/18	105	12	28
613	1	0	0	101	101	131	33	13840	5N1W34-CB-07100	2018	10475	0.13	195800	235900	12/19/18	83	12	29
614	3	0	0	101	101	131	30	23474	4N4W05-DA-09600	2018	10520	0.11	118720	115000	12/20/18	103	12	30
615	6	1	0	101	101	142	33	14336	5N1W28-AB-02800	2018	10543	0.18	371650	315500	12/20/18	118	12	31
616	1	0	0	101	101	143	33	12924	4N1W06-DD-05400	2018	10599	0.13	324510	332450	12/26/18	98	12	32
617	2	0	0	101	101	141	33	4205	3N2W12-DC-00103	2018	10667	0.14	306420	290400	12/27/18	106	12	33
618	1	0	0	101	101	143	33	12808	4N1W06-DC-00500	2019	59	0.2	407080	373000	12/27/18	109	12	34
619	1	43	0	101	101	143	33	433918	4N1W03-BB-00601	2018	10632	0.06	241380	276500	12/28/18	87	12	35
620	2	0	0	101	101	143	33	4734	3N2W13-BD-01000	2019	83	0.14	353650	369000	12/28/18	96	12	36
621	1	0	0	101	101	143	33	433463	5N1W32-DC-00102	2019	81	0.17	337230	325000	12/28/18	104	12	37

Time Study for RMV Class 4XX

			Count	Cumulative Count	Mean	Median	Wtd. Mean	Selected
	1	Jan	21	21	1.15	1.10	1.10	
	2	Feb	14	35	1.14	1.07	1.10	
	3	Mar	25	60	1.09	1.04	1.08	
	4	Apr	24	84	1.08	1.11	1.05	
	5	May	21	105	1.06	1.08	1.08	
Mid-Point	6	Jun	28	133	1.00	0.97	0.99	1.00
	7	Jul	23	155	0.99	0.98	1.01	
	8	Aug	28	184	1.00	0.98	1.01	
	9	Sep	24	208	1.02	1.00	1.00	
	10	Oct	28	236	1.06	1.05	1.06	
	11	Nov	8	244	1.01	0.98	1.03	
End of Year	12	Dec	17	261	1.04	0.97	0.98	1.04

Total Sales:	261	Total June RMV:	11,243,810	Total Dec RMV:	5,444,850
Middle Sale:	130	Total June Sale Price:	11,316,580	Total Dec Sale Price:	5,547,900

Trend Factor:	0.04	Mid-point Time Adj:	1.04
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2019 RMV Class 4XX Time Adjustment

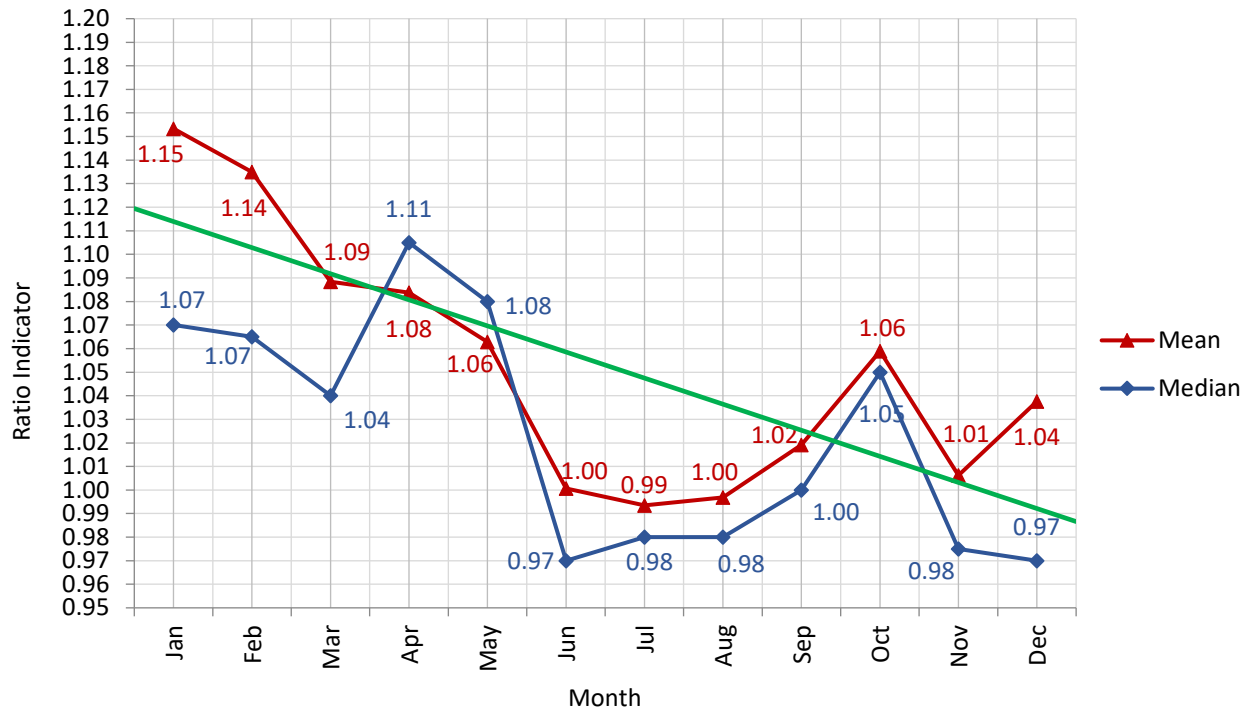
Conclusion: The mid-point of the sales is found to be June (the 6th month),
with a corresponding mid-point Mean central tendency of 1.00.

The end of year central tendency Mean is 1.04

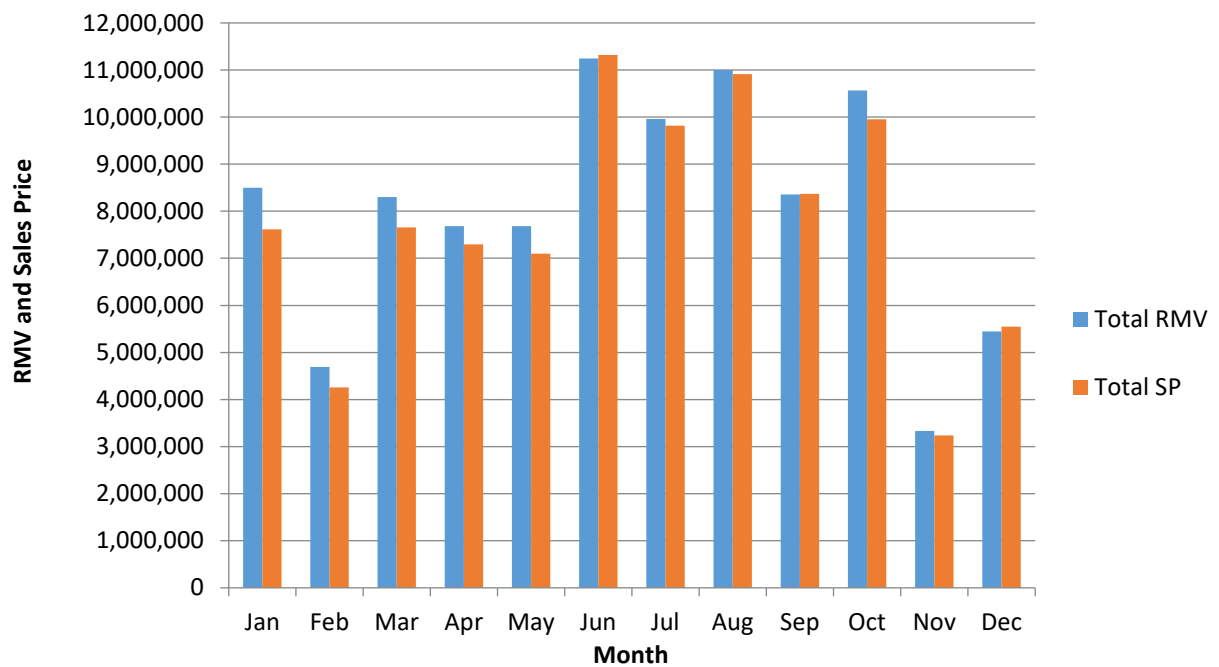
$$(1.04 - 1.00) / 1.04 = 0.04 \text{ or } 4\%$$

$$1.00 + 0.04 = 1.04 \text{ the Mid-Point Time Adjustment Factor}$$

2019 RMV Class 4XX



2019 RMV vs Sales Price, RMV Class 4XX



#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
1	5	51	0	400	640		33	435682	7N3W31-00-00605	2018	101	19.03	123410	110000	01/02/18	112	1	1
2	4	42	0	400	640		33	17678	6N3W25-00-02301	2018	126	23.65	123220	115000	01/03/18	107	1	2
3	4	41	0	401	541	141*	30	21622	6N2W33-00-01200	2018	60	16.21	483830	370880	01/03/18	130	1	3
4	6	61	0	400	640		33	17521	5N2W35-AA-00400	2018	177	10.41	231110	150000	01/05/18	154	1	4
5	5	51	0	401	641	145*	33	20687	7N3W10-B0-01300	2018	234	7.73	450720	375000	01/08/18	120	1	5
6	6	61	0	401	401	143*	33	9045	4N2W23-DB-00700	2018	355	2	559430	578000	01/09/18	97	1	6
7	6	61	0	401	401	136	33	16987	4N1W08-BC-00500	2018	259	0.72	365680	249000	01/09/18	147	1	7
8	2	64	0	401	401	141	30	7355	3N2W24-BD-06800	2018	487	0.43	411550	410000	01/12/18	100	1	8
9	3	31	0	401	641	143*	33	9316	3N2W04-00-00902	2018	802	16.16	430680	425000	01/16/18	101	1	9
10	4	41	0	401	401	141*	33	20288	7N3W14-D0-01900	2018	401	1.96	375550	297000	01/16/18	126	1	10
11	6	61	0	409	409	463*	33	7941	4N2W25-AD-00303	2018	485	3.74	405340	385000	01/17/18	105	1	11
12	5	51	0	409	409	142*	33	26831	7N3W18-B0-01601	2018	502	4.94	532890	385000	01/17/18	138	1	12
13	4	41	0	401	401	141*	30	20004	7N2W29-C0-00101	2018	540	2.13	319350	299900	01/18/18	106	1	13
14	5	51	0	401	401	141	33	20714	7N3W10-C0-01000	2018	533	7.04	346120	336000	01/19/18	103	1	14
15	4	41	0	409	409	473*	33	19768	7N2W22-00-00200	2018	639	5.21	505370	490000	01/19/18	103	1	15
16	3	31	0	401	401	142*	33	8248	4N2W33-A0-00700	2018	679	4.88	478830	515000	01/24/18	93	1	16
17	6	61	0	401	401	131	33	8760	4N1W19-BA-01200	2018	929	0.42	294620	255000	01/24/18	116	1	17
18	5	51	0	401	401	142*	33	28271	8N4W27-DC-01200	2018	762	2.78	458040	270000	01/25/18	170	1	18
20	4	41	0	401	641	131*	33	16419	6N2W26-00-01000	2018	787	2.02	299210	315000	01/29/18	95	1	19
21	3	31	0	401	401	141	33	24730	5N5W25-CC-00600	2018	874	0.39	283440	249500	01/29/18	114	1	20
22	2	21	0	401	581	300*	30	5876	3N2W15-A0-00700	2018	916	97.12	716450	846000	01/31/18	85	1	21
23	5	51	0	401	401	126	33	26842	7N4W04-B0-00400	2018	1086	0.52	155500	95000	02/06/18	164	2	1
24	2	21	0	401	401	141*	33	6908	3N2W23-00-00600	2018	1295	6.03	497200	461224	02/08/18	108	2	2
25	5	51	0	401	401	131*	33	25003	6N4W28-00-01200	2018	1286	2.38	219160	215000	02/13/18	102	2	3
26	4	45	0	401	401	134	33	19507	7N2W17-BD-04100	2018	1380	0.89	255710	247900	02/13/18	103	2	4
27	2	64	0	400	400		30	6869	3N2W22-DA-09800	2018	1341	2.13	178340	169900	02/15/18	105	2	5
28	6	61	0	401	641	142	33	15654	5N1W28-CA-04800	2018	1779	3.3	689630	500000	02/16/18	138	2	6
29	6	62	0	400	640		33	15304	4N2W10-00-00201	2018	1482	6.53	182410	135000	02/20/18	135	2	7
30	4	42	0	401	401	135*	33	21469	6N2W22-B0-01600	2018	1545	5	335940	333000	02/21/18	101	2	8
31	4	41	0	409	409	452	33	20055	7N2W30-00-01600	2018	1525	7.63	276030	260000	02/22/18	106	2	9
32	6	61	0	400	400		33	439048	4N1W07-BA-00801	2018	1639	1.5	205040	160000	02/22/18	128	2	10
33	6	61	0	401	641	136	33	15739	5N1W31-D0-00103	2018	1766	4.05	521160	475000	02/23/18	110	2	11
34	6	61	0	401	401	141*	33	17390	4N2W12-A0-00501	2018	1710	2	530770	495000	02/26/18	107	2	12
35	3	31	0	401	401	141*	33	7630	4N2W16-CC-00600	2018	1759	2.39	322510	388500	02/27/18	83	2	13
36	5	51	0	401	401	133*	30	28148	8N4W25-00-01301	2018	1867	10.39	322570	324700	02/28/18	99	2	14
37	4	42	0	400	640		33	29269	6N3W25-00-00401	2018	2402	8.38	108880	110000	03/01/18	99	3	1
38	3	31	0	401	401	131	33	24722	5N5W25-CB-00800	2018	1991	0.27	227520	237000	03/06/18	96	3	2
39	5	51	0	401	401	141*	33	20833	7N3W16-C0-02600	2018	1935	4.64	385220	250000	03/07/18	154	3	3
40	5	36	0	400	400		33	25263	6N5W06-BC-03200	2018	2546	0.23	22500	26000	03/09/18	87	3	4
41	6	61	0	401	401	141*	30	14906	4N1W05-BA-04000	2018	1941	0.65	382060	315000	03/09/18	121	3	5
42	5	51	0	401	401	141	33	27036	7N4W09-BA-00900	2018	2036	0.39	277730	230000	03/09/18	121	3	6

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
43	5	51	0	401	641	142*	33	21717	7N3W28-00-00800	2018	2085	13.45	400760	283735	03/12/18	141	3	7
44	5	51	0	401	401	131*	30	20686	7N3W10-B0-01202	2018	2125	1.69	230280	265000	03/13/18	87	3	8
45	6	61	0	401	401	141	33	14946	4N1W05-CC-01400	2018	2249	0.65	397020	380000	03/13/18	104	3	9
46	4	42	0	401	401	131	33	15896	5N2W08-00-01200	2018	2121	1.46	257150	279900	03/14/18	92	3	10
47	6	61	0	401	401	141	30	15702	5N1W30-00-01700	2018	2168	0.9	469780	375000	03/14/18	125	3	11
48	5	51	0	401	401	141*	33	20898	7N3W17-DA-00900	2018	2579	1.99	359110	340000	03/15/18	106	3	12
49	4	41	0	401	401	131	33	19912	7N2W26-A0-00800	2018	2362	0.92	210950	175000	03/15/18	121	3	13
50	4	42	0	409	409	452*	33	18819	6N3W12-00-00700	2018	2538	13.14	360020	325000	03/19/18	111	3	14
51	6	61	0	401	401	135*	30	9173	4N2W24-C0-00400	2018	2284	0.94	294340	230000	03/20/18	128	3	15
52	3	31	0	401	401	143*	33	24792	5N5W34-00-00101	2018	2328	27.68	475700	570000	03/21/18	83	3	16
53	4	41	0	401	681	143*	33	21503	6N2W27-00-01203	2018	2532	39.49	556900	580000	03/22/18	96	3	17
54	2	21	0	401	401	131	33	5557	3N2W02-D0-01500	2018	2376	1.32	259800	268400	03/22/18	97	3	18
55	6	61	0	401	401	143*	33	17441	5N1W31-00-01000	2018	2364	1.87	540300	434900	03/22/18	124	3	19
56	2	21	0	401	401	154*	33	5467	3N2W02-00-00200	2018	2615	2.03	772040	550000	03/23/18	140	3	20
57	2	21	0	401	401	141	33	8376	4N2W35-BC-00400	2018	2440	0.62	255760	275000	03/26/18	93	3	21
58	6	61	0	400	680		33	17307	4N2W01-00-03100	2018	2518	26.31	260340	375000	03/27/18	69	3	22
59	3	31	0	400	640		33	28630	4N3W14-D0-00900	2018	2619	10.04	137920	170000	03/28/18	81	3	23
60	6	61	0	401	401	141*	33	17270	4N2W01-00-00302	2018	2605	2	470350	483500	03/30/18	97	3	24
61	5	51	0	401	401	125	33	20392	7N3W03-C0-02400	2018	2643	2.27	188050	127000	03/30/18	148	3	25
62	5	51	0	401	401	135	30	20372	7N3W03-C0-00602	2018	2832	1.34	182520	140000	04/05/18	130	4	1
63	6	61	0	401	401	141*	33	16755	4N1W07-AB-02300	2018	2839	0.43	442580	420000	04/06/18	105	4	2
64	4	41	0	401	401	141	30	20069	7N2W32-00-00301	2018	2909	1.24	312380	235000	04/06/18	133	4	3
65	2	21	0	401	401	143*	33	5411	3N2W01-A0-01707	2018	2858	5.25	607990	432000	04/06/18	141	4	4
66	5	51	0	400	400		33	21733	7N3W29-00-00308	2018	2993	4.8	78800	58000	04/11/18	136	4	5
67	4	45	0	401	401	135*	33	20215	7N3W12-A0-00600	2018	2987	4.87	303110	272500	04/11/18	111	4	6
68	2	21	0	401	401	136	30	8366	4N2W35-00-00700	2018	3145	4.8	279110	198000	04/12/18	141	4	7
69	6	61	0	401	401	142*	33	17361	4N2W12-D0-00800	2018	3242	2.09	483840	425000	04/17/18	114	4	8
70	3	31	0	401	401	141*	33	8551	4N2W20-00-00103	2018	3449	4.19	376260	440000	04/18/18	86	4	9
71	4	44	0	401	401	132	33	18636	7N2W35-AD-00500	2018	3142	0.25	212280	159900	04/18/18	133	4	10
72	6	61	0	401	401	136*	33	8929	4N2W13-D0-00102	2018	3236	1.01	388370	310000	04/19/18	125	4	11
73	3	31	0	409	409	452*	33	7686	4N2W17-00-02001	2018	3438	1.8	182240	265000	04/20/18	69	4	12
74	5	51	0	401	401	135*	33	28272	8N4W27-DC-01300	2018	3282	2.88	231750	260000	04/20/18	89	4	13
75	6	61	0	400	400		30	17048	4N1W08-CB-00502	2018	3239	3.32	69320	60000	04/20/18	116	4	14
76	6	61	0	401	401	136	33	15436	4N2W12-DD-01800	2018	3361	2.92	436600	443000	04/23/18	99	4	15
77	6	61	0	400	540		33	438640	4N2W24-C0-02608	2018	3511	5	289500	259900	04/24/18	111	4	16
78	3	31	0	409	409	452	33	7877	4N2W21-B0-00704	2018	3477	0.76	145350	209400	04/26/18	69	4	17
79	6	61	0	401	401	132*	33	15155	4N1W17-B0-04300	2018	3466	1.17	340390	360000	04/26/18	95	4	18
80	4	41	0	401	641	141*	33	433967	6N2W26-00-02103	2018	3486	5.34	440950	435000	04/26/18	101	4	19
81	4	41	0	401	641	141*	33	19128	6N2W04-C0-00103	2018	3508	5.62	378990	367450	04/26/18	103	4	20
82	6	61	0	401	401	133*	33	7920	4N2W25-A0-03300	2018	3564	0.93	352030	497500	04/27/18	71	4	21
83	4	41	0	400	640		33	20191	7N3W11-D0-00800	2018	3501	22.88	172890	225000	04/27/18	77	4	22
84	4	41	0	401	641	142	33	19623	7N2W19-D0-00100	2018	3459	2.94	355670	262000	04/27/18	136	4	23

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
85	3	31	0	401	541	153*	33	24333	4N5W13-00-01700	2018	3538	16.69	618620	562000	04/29/18	110	4	24
86	3	31	0	401	401	141	33	24557	5N4W31-00-00908	2018	3835	2	335500	299950	05/01/18	112	5	1
87	6	61	0	401	401	143	33	17330	4N2W02-00-01803	2018	3783	2	560490	443000	05/01/18	127	5	2
88	4	41	0	401	401	153	33	19924	7N2W26-D0-01100	2018	4085	0.91	562700	454100	05/02/18	124	5	3
89	6	61	0	401	401	153	33	432441	5N2W36-C0-00207	2018	3859	2.31	665280	615000	05/03/18	108	5	4
90	5	55	0	401	401	136*	33	27571	8N4W31-B0-00700	2018	3966	9.51	296400	254000	05/04/18	117	5	5
91	4	41	0	401	401	141	33	19968	7N2W28-BB-00901	2018	3900	0.65	281660	236700	05/04/18	119	5	6
92	6	61	0	400	540		33	439110	4N2W25-B0-02005	2018	3854	2.05	176960	195000	05/04/18	91	5	7
93	6	61	0	401	401	151	33	17238	4N1W17-B0-12100	2018	3985	1.78	746670	575444	05/04/18	130	5	8
94	5	51	0	401	401	145	33	25025	6N4W29-00-01100	2018	4057	1.04	197250	250000	05/09/18	79	5	9
95	2	21	0	401	401	133	33	8415	4N2W35-CC-01800	2018	4090	2.08	290060	339900	05/09/18	85	5	10
96	5	51	0	401	401	143*	30	28376	8N4W34-CC-01200	2018	4191	0.55	245500	200000	05/14/18	123	5	11
97	3	31	0	401	401	131	33	23922	4N4W05-00-00800	2018	4298	0.57	222270	270000	05/15/18	82	5	12
98	3	31	0	409	649	453*	33	24222	4N4W29-00-01102	2018	4211	14.48	342620	375000	05/15/18	91	5	13
99	3	31	0	409	649	452*	33	24561	5N4W31-00-01201	2018	4516	5	347070	375000	05/22/18	93	5	14
100	6	61	0	401	401	156*	33	8927	4N2W13-D0-00100	2018	4401	2.79	701760	562500	05/22/18	125	5	15
101	6	61	0	401	401	136*	33	9172	4N2W24-C0-00300	2018	4436	1.41	361290	415000	05/23/18	87	5	16
102	4	41	0	400	680		33	21623	6N2W33-00-01300	2018	4639	63.3	379540	330000	05/24/18	115	5	17
103	4	41	0	401	401	136	33	19893	7N2W23-CA-02500	2018	4574	0.65	361150	278000	05/29/18	130	5	18
104	6	61	0	409	409	442*	33	17202	4N1W18-A0-00902	2018	4663	2.1	329260	350000	05/30/18	94	5	19
105	5	36	0	400	400		30	25253	6N5W06-BC-02200	2018	4583	0.22	73000	71500	05/30/18	102	5	20
106	4	41	0	409	409	452*	30	21233	6N2W15-AC-00102	2018	4647	1.67	206830	210000	05/31/18	98	5	21
107	3	31	0	401	641	144	30	7566	4N2W16-00-01200	2018	4687	4.79	407600	493000	06/01/18	83	6	1
108	5	51	0	409	649	452*	33	20451	7N3W04-C0-01200	2018	4776	6.39	210880	260000	06/04/18	81	6	2
109	5	51	0	401	401	142*	33	27106	7N4W14-00-00301	2018	4735	9.84	376110	379000	06/04/18	99	6	3
110	6	61	0	409	409	473	30	17540	5N2W35-AD-00600	2018	4788	0.74	309870	336900	06/06/18	92	6	4
111	5	51	0	400	640		33	20462	7N3W04-D0-00100	2018	4835	25.18	292770	310000	06/06/18	94	6	5
112	6	61	0	401	401	133*	30	9168	4N2W24-C0-00102	2018	4912	2.26	436100	450000	06/08/18	97	6	6
113	6	61	0	401	581	153*	33	8899	4N2W13-00-01800	2018	4963	20.05	1016020	1E+06	06/11/18	94	6	7
114	5	51	0	400	640		33	27805	7N4W04-A0-02200	2018	4911	29.16	138010	132000	06/11/18	105	6	8
115	4	41	0	409	409	452*	33	19644	7N2W19-AA-01005	2018	4902	4.87	319470	274000	06/11/18	117	6	9
116	2	21	0	401	641	153*	33	5749	3N2W14-A0-02000	2018	4905	5.01	901900	699000	06/11/18	129	6	10
117	3	31	0	401	401	144	33	5948	3N2W16-B0-00200	2018	5011	9.02	577150	640000	06/12/18	90	6	11
118	4	41	0	401	641	132*	33	21146	6N2W13-B0-01300	2018	4973	5.14	330970	310000	06/14/18	107	6	12
119	5	51	0	401	641	131*	33	21700	7N3W21-C0-00800	2018	5004	12.85	269880	277000	06/15/18	97	6	13
120	5	36	0	401	401	131	33	25249	6N5W06-BC-01800	2018	5159	0.37	218340	197000	06/15/18	111	6	14
121	3	31	0	409	409	463*	33	24560	5N4W31-00-01200	2018	5237	5	348770	378000	06/18/18	92	6	15
122	4	41	0	401	641	153	33	16473	6N2W35-00-00501	2018	5181	13.2	626610	525000	06/20/18	119	6	16
123	5	55	0	401	401	135*	33	27555	8N4W30-00-00801	2018	5192	3.48	241370	175000	06/20/18	138	6	17
124	4	42	0	401	401	131	33	15513	5N1W07-B0-00500	2018	5261	4.2	263570	350000	06/22/18	75	6	18
125	3	31	0	401	681	153*	33	24791	5N5W34-00-00100	2018	5319	40.21	708720	750000	06/22/18	94	6	19
126	5	36	0	400	400		33	25298	6N5W06-BD-01500	2018	5274	0.22	52500	54000	06/22/18	97	6	20

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
127	6	61	0	401	641	153*	33	8033	4N2W25-C0-00403	2018	5517	5.02	669790	749780	06/25/18	89	6	21
128	4	42	0	401	641	135*	33	18964	7N3W35-C0-00900	2018	5317	6.95	297100	274000	06/25/18	108	6	22
129	3	31	0	409	649	452*	33	24671	5N4W34-00-00300	2018	5446	5.05	262020	355000	06/26/18	74	6	23
130	6	61	0	409	409	452*	33	17168	4N1W17-B0-09500	2018	5497	0.45	284960	340000	06/27/18	84	6	24
131	6	61	0	401	401	152	30	14890	4N1W05-BA-02300	2018	9156	0.52	514840	425000	06/27/18	121	6	25
132	6	61	0	401	401	154*	33	16602	4N1W06-B0-02000	2018	5452	2	572790	440000	06/27/18	130	6	26
133	3	31	0	409	409	463*	33	24727	5N5W25-CC-00300	2018	5635	0.68	276390	377900	06/29/18	73	6	27
134	5	36	0	401	401	151	33	25247	6N5W06-BC-01600	2018	5532	0.29	319310	285000	06/29/18	112	6	28
135	6	61	0	401	401	142	33	16758	4N1W07-AB-02600	2018	5631	0.39	440120	440000	07/03/18	100	7	1
136	5	55	0	401	401	190*	33	27578	8N4W31-B0-01400	2018	5747	3.93	174440	192000	07/05/18	91	7	2
137	5	51	0	401	401	143*	33	27151	7N4W15-DB-02700	2018	5783	1.89	366720	340000	07/05/18	108	7	3
138	6	61	0	401	401	141*	33	8874	4N1W19-D0-02000	2018	5768	2.94	381800	435000	07/09/18	88	7	4
139	4	42	0	409	409	453	33	18731	6N3W02-00-00601	2018	5810	2.06	279260	290000	07/10/18	96	7	5
140	4	42	0	401	641	135*	33	21360	6N2W17-00-01700	2018	5805	26.17	404210	420000	07/11/18	96	7	6
141	6	61	0	401	401	142	33	16537	4N1W06-A0-00309	2018	5849	1.01	622200	525000	07/11/18	119	7	7
142	6	61	0	401	401	142*	30	9161	4N2W24-BA-01000	2018	5847	0.73	495360	480000	07/12/18	103	7	8
143	6	61	0	401	401	135*	33	8757	4N1W19-BA-00900	2018	5950	2.03	376300	395000	07/17/18	95	7	9
144	6	61	0	401	401	143*	33	8763	4N1W19-C0-00200	2018	6047	2	559990	640000	07/18/18	87	7	10
145	6	61	0	401	401	141*	33	16715	4N1W07-AA-00600	2018	5978	0.52	354410	358000	07/18/18	99	7	11
146	6	61	0	401	401	155	33	17236	4N1W17-B0-11900	2018	6045	0.87	726030	628000	07/18/18	116	7	12
147	5	51	0	401	401	132*	33	27752	7N4W03-D0-00301	2018	6041	4.12	339800	369000	07/19/18	92	7	13
148	2	21	0	401	401	164	33	5767	3N2W14-00-01490	2018	6207	3.05	832160	640000	07/19/18	130	7	14
149	3	31	0	401	401	135*	33	24009	4N4W07-D0-00502	2018	6150	4.17	326090	385000	07/24/18	85	7	15
150	2	21	0	401	401	154	33	5863	3N2W14-DB-01000	2018	6490	1.07	611990	625000	07/24/18	98	7	16
151	4	42	0	401	401	131	33	18989	7N3W36-00-01901	2018	6273	0.86	208240	249450	07/30/18	83	7	17
152	5	51	0	401	401	131*	33	27276	7N4W18-AB-01000	2018	8015	0.57	236880	255500	07/30/18	93	7	18
153	6	61	0	401	401	153*	33	9120	4N2W24-AD-01005	2018	6289	2.01	599530	600000	07/30/18	100	7	19
154	5	51	0	401	401	143*	33	26950	7N4W07-D0-01300	2018	6308	15.26	406870	389000	07/30/18	105	7	20
155	6	61	0	401	401	152*	33	8158	4N2W26-A0-01802	2018	6322	2.34	692570	630000	07/30/18	110	7	21
156	2	21	0	400	540		33	8360	4N2W35-00-00305	2018	6306	4.13	163930	229900	07/31/18	71	7	22
157	4	41	0	401	401	142	33	19606	7N2W19-A0-01800	2018	6325	2.56	364480	305000	07/31/18	120	7	23
158	6	61	0	401	541	151	33	17432	5N1W30-00-02503	2018	10506	5	699030	625000	08/01/18	112	8	1
159	6	61	0	401	401	143	33	15202	4N2W02-00-01301	2018	6381	2.27	468970	403000	08/01/18	116	8	2
160	3	31	0	401	401	156*	30	5028	4N3W14-00-01901	2018	6421	2.06	508550	528000	08/02/18	96	8	3
161	6	61	0	401	401	132	33	14871	4N1W05-AB-00700	2018	6423	0.52	369050	294000	08/02/18	126	8	4
162	6	61	0	400	540		33	9024	4N2W23-B0-00700	2018	7029	5.11	229630	215000	08/03/18	107	8	5
163	3	31	0	401	401	136*	33	24031	4N4W08-00-00205	2018	6542	2.62	495470	479500	08/06/18	103	8	6
164	3	31	0	409	409	452*	33	24762	5N5W32-00-00402	2018	6575	0.98	194180	255000	08/07/18	76	8	7
165	6	61	0	401	401	142	33	15668	5N1W28-D0-02400	2018	6460	0.39	428190	341750	08/07/18	125	8	8
166	6	62	0	409	409	452*	30	17488	5N2W25-C0-02200	2018	6589	1.15	243580	289900	08/09/18	84	8	9
167	6	61	0	401	401	143	33	16640	4N1W06-C0-01500	2018	6714	5	680200	645000	08/13/18	105	8	10
168	6	61	0	400	400		33	9218	4N2W24-D0-00108	2018	6626	2.02	176170	235000	08/13/18	75	8	11

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
169	4	42	0	409	649	452*	33	17704	6N3W36-00-01202	2018	6875	5.68	252800	289900	08/14/18	87	8	12
170	6	61	0	401	401	141*	33	7969	4N2W25-B0-00700	2018	6674	2	472870	495000	08/14/18	96	8	13
171	5	51	0	401	401	121*	33	27889	7N4W12-00-00203	2018	6735	9.86	223120	249000	08/15/18	90	8	14
172	6	61	0	401	401	141	33	17232	4N1W17-B0-11500	2018	6903	1	480990	485000	08/15/18	99	8	15
173	2	64	0	401	401	152*	33	31361	3N2W24-AC-02400	2018	7000	0.26	531350	383500	08/16/18	139	8	16
174	5	51	0	401	401	143*	33	26444	7N3W19-00-00201	2018	6974	7.57	411370	419900	08/17/18	98	8	17
175	5	51	0	401	401	141	33	20826	7N3W16-C0-01800	2018	6990	2.3	294500	300000	08/21/18	98	8	18
176	4	41	0	409	409	463*	30	19003	7N3W34-A0-00800	2018	7026	5	385050	407500	08/22/18	94	8	19
177	4	41	0	401	401	131*	30	19012	7N3W34-A0-00900	2018	7024	1.21	246980	237000	08/22/18	104	8	20
178	3	31	0	400	400		33	23913	4N4W04-AC-00102	2018	7088	3.06	89200	120000	08/24/18	74	8	21
179	5	51	0	401	641	133*	33	20501	7N3W05-D0-00201	2018	7279	9.62	309360	335000	08/24/18	92	8	22
180	4	41	0	401	401	133*	33	19018	7N3W34-A0-02200	2018	8606	14.54	417690	405000	08/27/18	103	8	23
181	6	61	0	401	401	141	33	8831	4N1W19-CA-03000	2018	7258	0.37	364500	342000	08/27/18	107	8	24
182	2	21	0	401	641	154	33	5751	3N2W14-A0-01300	2018	7329	5.01	739680	799950	08/28/18	92	8	25
183	6	61	0	401	401	141	33	8659	4N1W19-AB-00300	2018	7310	1	355880	385000	08/28/18	92	8	26
184	3	31	0	401	641	142*	33	5152	4N3W13-D0-01400	2018	7335	3.95	537500	591000	08/30/18	91	8	27
185	4	41	0	401	641	143	33	19299	6N2W11-00-00703	2018	7405	5.17	392190	357500	08/31/18	110	8	28
186	6	61	0	401	401	151	33	16820	4N1W07-BA-00505	2018	7441	1	460120	495000	09/04/18	93	9	1
187	6	61	0	401	401	141	33	17187	4N1W17-CB-02400	2018	7469	1	367040	395000	09/05/18	93	9	2
188	6	61	0	401	641	143*	33	15695	5N1W30-00-01000	2018	7472	10.08	498710	499900	09/05/18	100	9	3
189	3	31	0	401	401	131*	33	23981	4N4W07-C0-00700	2018	7508	3.52	290240	346300	09/06/18	84	9	4
190	4	41	0	400	400		30	19386	6N2W12-BD-00500	2018	7600	5.52	121570	100000	09/06/18	122	9	5
191	4	41	0	401	401	141	33	19964	7N2W28-BB-00600	2018	7611	1.12	275360	242500	09/06/18	114	9	6
192	5	51	0	400	640		33	28141	8N4W25-00-00703	2018	7584	28.92	144970	135000	09/07/18	107	9	7
193	5	51	0	401	641	143*	33	27264	7N4W18-00-01604	2018	7651	34.43	440670	480000	09/10/18	92	9	8
194	5	51	0	401	401	135*	33	27176	7N4W16-A0-00101	2018	7656	12.73	339220	350000	09/11/18	97	9	9
195	6	61	0	401	401	135*	33	16624	4N1W06-C0-00101	2018	7748	1.07	294140	293000	09/12/18	100	9	10
196	4	41	0	401	401	145	33	21634	6N2W34-00-00401	2018	8082	9.77	461620	411000	09/13/18	112	9	11
197	5	51	0	401	401	141	33	28125	8N4W24-00-01600	2018	7794	1.41	254700	280000	09/14/18	91	9	12
198	5	51	0	401	401	141*	33	25459	6N5W23-00-00100	2018	7734	1.4	318790	221500	09/14/18	144	9	13
199	5	51	0	401	401	132	33	435192	8N4W27-DA-00200	2018	10028	2.42	222110	219000	09/18/18	101	9	14
200	6	61	0	401	641	144	33	15733	5N1W31-00-00400	2018	8090	14.9	710040	549000	09/20/18	129	9	15
201	2	21	0	401	401	142	33	5247	3N1W07-CB-00800	2018	7984	1	507990	567000	09/21/18	90	9	16
202	3	31	0	409	409	462*	33	5086	4N3W24-00-02502	2018	8113	5.28	297740	380000	09/24/18	78	9	17
203	4	41	0	401	641	141*	33	16047	5N2W12-00-00303	2018	8213	5	343140	330000	09/26/18	104	9	18
204	4	41	0	401	401	132*	33	20071	7N2W32-00-00500	2018	8179	5.42	395110	312500	09/26/18	126	9	19
205	3	31	0	409	409	452*	33	7697	4N2W17-00-02601	2018	8215	4.17	277210	360000	09/27/18	77	9	20
206	2	21	0	401	401	142	30	5858	3N2W14-DB-00600	2018	8222	0.76	367750	432500	09/27/18	85	9	21
207	2	21	0	401	401	141*	33	5890	3N2W15-B0-00401	2018	8426	1.76	304610	272000	09/27/18	112	9	22
208	6	61	0	401	401	141*	33	17425	4N2W13-A0-01700	2018	8335	2	399610	440000	09/28/18	91	9	23
209	4	41	0	409	649	462*	33	20094	7N2W32-A0-00701	2018	8494	3.9	266470	255000	09/28/18	104	9	24
210	6	61	0	401	541	141	33	8143	4N2W26-A0-00700	2018	8484	3.66	429530	429000	10/02/18	100	10	1

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
211	3	31	0	401	401	136	33	5953	3N2W16-B0-00700	2018	8678	0.2	265900	250100	10/02/18	106	10	2
212	6	61	0	401	401	153	33	14969	4N1W06-DB-02000	2018	8373	1.54	608900	544700	10/02/18	112	10	3
213	2	21	0	401	401	155*	33	7155	3N2W24-00-02701	2018	8424	4.87	631810	640000	10/03/18	99	10	4
214	4	41	0	401	401	131	33	19404	6N2W12-CA-01601	2018	8492	0.4	219630	189900	10/03/18	116	10	5
215	4	41	0	401	401	141*	33	20288	7N3W14-D0-01900	2018	8487	1.96	375550	309900	10/03/18	121	10	6
216	5	51	0	400	640		33	20472	7N3W04-D0-01100	2018	8587	4.58	95870	100000	10/05/18	96	10	7
217	4	41	0	401	401	131	33	19923	7N2W26-D0-01000	2018	8597	0.95	360840	262500	10/05/18	137	10	8
218	6	61	0	401	641	143	33	7983	4N2W25-B0-01901	2018	8599	4.39	627500	541000	10/08/18	116	10	9
219	4	41	0	400	400		33	21280	6N2W16-A0-01300	2018	8625	7.5	88910	80000	10/10/18	111	10	10
220	5	36	0	401	401	153	33	25315	6N5W06-BD-03200	2018	8687	0.36	316950	260000	10/11/18	122	10	11
221	6	61	0	401	401	143*	33	9044	4N2W23-DB-00600	2018	8869	2.06	738320	725000	10/12/18	102	10	12
222	5	51	0	401	401	131	33	28183	8N4W26-C0-01600	2018	8707	4.61	261470	229250	10/12/18	114	10	13
223	4	41	0	409	409	452*	33	21212	6N2W15-00-01100	2018	9065	3.43	280370	277750	10/13/18	101	10	14
224	5	51	0	401	641	142*	33	20840	7N3W17-00-00201	2018	8826	5	445210	360000	10/16/18	124	10	15
225	2	21	0	401	641	145	33	8355	4N2W35-00-00300	2018	8975	5.14	510730	540000	10/17/18	95	10	16
226	5	51	0	400	400		33	20983	8N3W34-00-00201	2018	8851	23.47	145340	185000	10/18/18	79	10	17
227	4	42	0	401	401	144*	33	20063	7N2W31-00-00400	2018	9017	1.98	454890	362000	10/19/18	126	10	18
228	4	41	0	401	401	131	33	19638	7N2W19-AA-00900	2018	9025	2.02	267850	270000	10/22/18	99	10	19
229	6	61	0	401	541	153	33	17359	4N2W12-DA-00900	2018	9067	2.77	633580	529500	10/22/18	120	10	20
230	5	36	0	401	401	135	33	25246	6N5W06-BC-01500	2018	9091	0.23	151230	182000	10/24/18	83	10	21
231	5	51	0	401	401	135*	33	26705	7N4W27-00-00302	2018	9274	2.78	258020	254500	10/25/18	101	10	22
232	3	31	0	401	641	143	33	24115	4N4W09-00-01400	2018	9252	5.97	436870	488215	10/26/18	89	10	23
233	6	61	0	401	401	131	33	15059	4N1W08-D0-00600	2018	9157	0.38	241220	232000	10/26/18	104	10	24
234	3	31	0	401	401	156*	33	7872	4N2W21-B0-00501	2018	9152	1.5	594320	485000	10/29/18	123	10	25
235	5	51	0	409	409	452*	33	20410	7N3W04-A0-00503	2018	9241	2.42	192800	299000	10/30/18	64	10	26
236	2	64	0	401	401	153	33	6614	3N2W22-CA-07100	2018	9223	0.8	550690	570000	10/30/18	97	10	27
237	5	51	0	401	641	142*	33	28139	8N4W25-00-00701	2018	9256	5.06	383830	355000	10/31/18	108	10	28
238	6	61	0	401	401	141*	33	17248	4N1W18-A0-04400	2018	9382	0.5	363360	400000	11/01/18	91	11	1
239	6	61	0	401	401	131	33	14901	4N1W05-BA-03500	2018	9609	0.21	274820	279900	11/13/18	98	11	2
240	5	51	0	401	401	141*	33	20847	7N3W17-D0-00300	2018	10202	4.95	445690	395000	11/13/18	113	11	3
241	5	51	0	401	541	145*	33	27704	7N4W01-00-00602	2018	10533	17.42	635700	575000	11/15/18	111	11	4
242	4	41	0	401	541	153*	33	20179	7N3W11-B0-00600	2018	9692	8.07	686840	500000	11/15/18	137	11	5
243	5	51	0	401	401	141	33	27142	7N4W15-DB-01400	2018	9858	1.67	311120	320000	11/21/18	97	11	6
244	6	62	0	409	649	473	33	17803	5N2W20-00-00902	2018	9908	5.88	382590	415000	11/26/18	92	11	7
245	6	61	0	400	400		33	8035	4N2W25-C0-00405	2018	10096	5	229500	350000	11/29/18	66	11	8
246	3	31	0	409	409	463	30	5963	3N2W17-00-00500	2018	10097	5.6	290890	380000	12/03/18	77	12	1
247	3	31	0	401	401	131*	33	7660	4N2W17-00-00500	2018	10229	0.83	189810	175000	12/05/18	108	12	2
248	6	61	0	401	641	142*	33	15718	5N1W30-00-02601	2018	10157	5.12	583000	505000	12/06/18	115	12	3
249	3	31	0	400	640		30	439062	4N3W14-D0-00901	2018	10237	5.06	114280	105000	12/07/18	109	12	4
250	5	55	0	409	559	452	33	27774	7N4W04-00-00200	2018	10393	3.01	156100	175000	12/11/18	89	12	5
251	3	31	0	401	641	145*	33	24218	4N4W29-00-00900	2018	10376	3.3	405290	451400	12/12/18	90	12	6
252	3	31	0	409	409	463*	33	24283	4N5W12-00-00400	2018	10356	53.69	508630	525500	12/12/18	97	12	7

#	MA	SA	NH	RMV Class	Prop Class	Stat Class	Sales Code	Acct No	Map #	Book	Page	Total Size	Total RMV	Sale Price	Sales Date	Before Ratio	* of Mo.	Count per Mo.
253	4	41	0	401	401	143*	30	19880	7N2W23-CA-01800	2018	10446	1.65	448600	395000	12/12/18	114	12	8
254	2	21	0	400	400		30	5438	3N2W01-CC-01402	2018	10477	0.47	25340	18000	12/17/18	141	12	9
255	6	62	0	409	559	452*	33	16229	5N2W25-00-01603	2018	10485	14.33	420200	495000	12/18/18	85	12	10
256	5	51	0	409	409	442*	30	26489	7N3W30-A0-01800	2018	10530	2.5	222800	218000	12/20/18	102	12	11
257	6	61	0	401	401	143*	33	17438	5N1W31-00-00800	2018	10574	1.36	456110	460000	12/21/18	99	12	12
258	6	61	0	401	401	131*	33	15428	4N2W12-DD-01000	2018	10619	0.37	297350	325000	12/27/18	91	12	13
259	6	61	0	401	401	135*	33	17167	4N1W17-B0-09400	2018	10607	0.3	305030	325000	12/27/18	94	12	14
260	4	42	0	401	641	143*	33	15527	5N1W07-C0-00100	2018	10674	4.03	334300	355000	12/28/18	94	12	15
261	4	42	0	400	640		33	21419	6N2W21-D0-00300	2019	247	26.8	162370	100000	12/28/18	162	12	16
262	2	21	0	401	401	134*	30	5801	3N2W14-00-02700	2018	10610	3.36	524750	540000	12/28/18	97	12	17

*SUPPLEMENTAL
NOTES*

Areas of Reappraisal:

Maintenance Area 4, Rainier

Currently, all of the unimproved and improved properties located in Rainier are being reappraised. The sales of those properties located in Rainier, which have been used in this Ratio Study, have been reviewed and reappraised to reflect current base values and set-up conclusions for January 1.

Areas of Recalculation:

Maintenance Area 1	City of St. Helens
Maintenance Area 2	Scappoose
Maintenance Area 3	Vernonia
Maintenance Area 5	Clatskanie
Maintenance Area 6	Rural St. Helens, City of Columbia City, Warren and Deer Island
Maintenance Area 7	Personal Property Manufactured Structures; Countywide
Floating Property	Personal Property Floating Homes, Boathouses and Combinations; Countywide

Changed Study Areas:

Due to the adjustment of the maintenance area lines last Ratio Study year, several study areas were reassigned to different maintenance areas. Therefore, this current Ratio Study may reflect variances in overall population counts, RMV totals and AV totals.

In Maintenance Area 04 - Rainier, the study area known as "Riverview Drive and Maple Drive" (SA 46) was combined into the City of Rainier, General Area (SA 00).

No new study areas were created for the 2019 ratio year.

Helion ORCATS Property Sales and Ratio Study software conversion:

Columbia County is one of four Oregon counties currently testing the new Helion ORCATS Property Sales and Ratio Study software programs. In mid-April, access was given to our County to a virtual beta test environment. This remote test environment limited the tasks that could be performed for validating sales, working on a ratio study and was inadequate for forming an opinion on functionality. By the end of May, our County received the re-write and upgrade versions of Property Sales and Ratio study. With this new local installation, several features and elements have been found to be incomplete and may impact or limit the data provided within this report.

An issue discovered by Columbia County is that the calculations used to determine the Standard Deviation, Coefficient of Variation, and the 95% confidence level are incorrect. Helion has been notified of this error and will provide the "fix" on the next update. It is worth noting that due to the late timing of receiving the new software and pressure to complete the 2019 Ratio Study by August 1st, Columbia County decided to delay this update until after the Ratio Study was completed. This expected update will also correct other deficiencies in reporting, display issues, other programming errors, and will provide the before and after histogram.

*SUMMARY OF RATIO
INDICATIONS*

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	003	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	003	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	003	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	003	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	003	04	41	000	100%	100%	100%	100%	100%	0				Rainier
2019	003	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	003	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	008	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	008	01	90	000	100%	100%	100%	100%	100%	0			X	St Helens/Col City
2019	008	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	008	02	90	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	008	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	008	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	008	06	90	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	010	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	010	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	010	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	010	03	03	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	010	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	010	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	010	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	019	07	01	000	100%	100%	100%	100%	100%	7	59.45	1.35	X	St. Helens
2019	019	07	02	000	100%	100%	100%	100%	100%	7	59.45	1.35	X	Scappoose
2019	019	07	03	000	100%	100%	100%	100%	100%	1	24.78	1.07	X	Vernonia
2019	019	07	04	000	100%	100%	100%	100%	100%	7	24.78	1.07	X	Rainier
2019	019	07	05	000	100%	100%	100%	100%	100%	5	24.78	1.07	X	Clatskanie
2019	019	07	06	000	100%	100%	100%	100%	100%	7	59.45	1.35	X	Rural St Helens
2019	019	07	27	000	100%	100%	100%	100%	100%	5	12.62	1.05	X	St. Helens
2019	019	07	28	000	100%	100%	100%	100%	100%	4	63.32	1.49	X	Columbia City
2019	019	07	30	000	100%	100%	100%	100%	100%	11	12.44	1.01	X	Scappoose
2019	019	07	31	000	100%	100%	100%	100%	100%	7	59.45	1.35	X	Scappoose
2019	019	07	35	000	100%	100%	100%	100%	100%	1	24.78	1.07	X	Vernonia
2019	020	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	020	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	020	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	020	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	020	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	030	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	030	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	030	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	030	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	030	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	032	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	040	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	040	02	21	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	040	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	040	03	31	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	040	04	00	000	100%	100%	100%	100%	100%	0				Rainier
2019	040	04	41	000	100%	100%	100%	100%	100%	0				Rainier
2019	040	04	42	000	100%	100%	100%	100%	100%	0				Rainier
2019	040	04	44	000	100%	100%	100%	100%	100%	0				Rainier
2019	040	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	040	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	040	06	61	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	040	06	62	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	100	01	00	000	105%	100%	100%	100%	105%	6	18.78	1.10	X	St Helens
2019	100	01	15	000	105%	100%	100%	100%	105%	0			X	St Helens
2019	100	02	00	000	81%	100%	100%	100%	81%	3	9.60	1.15	X	Scappoose
2019	100	02	79	000	83%	100%	100%	100%	83%	0			X	Scappoose
2019	100	03	00	000	99%	100%	100%	100%	99%	5	10.88	1.02	X	Vernonia
2019	100	03	03	000	109%	100%	100%	100%	109%	2	21.08	1.10	X	Vernonia
2019	100	03	38	000	99%	100%	100%	100%	99%	0			X	Vernonia
2019	100	04	00	000	93%	100%	100%	100%	93%	2	6.33	0.99		Rainier
2019	100	04	47	000	93%	100%	100%	100%	93%	0				Rainier
2019	100	05	00	000	98%	100%	100%	100%	98%	2	0.49	1.00	X	Clatskanie
2019	100	06	01	000	94%	100%	100%	100%	94%	2	19.39	0.95	X	Columbia City
2019	100	06	15	000	167%	100%	100%	100%	167%	1	0.00	1.00	X	Columbia City
2019	101	01	00	000	105%	100%	96%	96%	99%	224	11.65	1.00	X	St Helens
2019	101	01	15	000	105%	100%	95%	95%	99%	0			X	St Helens
2019	101	01	30	000	105%	100%	101%	101%	102%	9	9.72	1.01	X	St Helens
2019	101	01	43	000	105%	100%	87%	87%	92%	11	12.26	1.01	X	St Helens
2019	101	01	80	000	105%	100%	97%	97%	99%	0			X	St Helens
2019	101	02	00	000	81%	100%	99%	99%	93%	177	7.72	1.00	X	Scappoose
2019	101	02	28	000	81%	100%	111%	111%	99%	2	7.76	0.97	X	Scappoose
2019	101	02	33	000	81%	100%	92%	92%	90%	9	3.64	1.00	X	Scappoose
2019	101	02	79	000	83%	100%	82%	82%	83%	4	6.17	1.00	X	Scappoose
2019	101	02	80	000	85%	100%	84%	84%	85%	5	3.50	1.00	X	Scappoose
2019	101	03	00	000	99%	100%	108%	108%	105%	27	15.01	1.01	X	Vernonia
2019	101	03	03	000	109%	100%	111%	111%	109%	15	7.79	0.99	X	Vernonia
2019	101	03	40	000	99%	100%	108%	108%	105%	0			X	Vernonia
2019	101	04	00	000	93%	100%	93%	93%	93%	28	10.56	1.00		Rainier
2019	101	04	40	000	93%	100%	104%	104%	101%	1	0.00	1.00		Rainier
2019	101	04	47	000	93%	100%	93%	93%	93%	1	0.00	1.00		Rainier
2019	101	05	00	000	98%	100%	87%	87%	90%	18	11.18	0.99	X	Clatskanie

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	101	05	40	000	98%	100%	87%	87%	90%	0			X	Clatskanie
2019	101	06	01	000	94%	100%	94%	94%	94%	38	14.27	0.99	X	Columbia City
2019	101	06	15	000	94%	100%	94%	94%	94%	0			X	Columbia City
2019	101	06	31	000	94%	100%	105%	105%	101%	1	0.00	1.00	X	Columbia City
2019	102	01	00	000	100%	100%	103%	103%	103%	3	4.10	1.00	X	St Helens
2019	102	02	00	000	100%	100%	86%	86%	86%	2	0.11	1.00	X	Scappoose
2019	102	02	21	000	100%	100%	86%	86%	86%	0			X	Scappoose
2019	102	04	00	000	100%	100%	93%	93%	93%	0				Rainier
2019	109	01	00	000	105%	100%	94%	94%	99%	2	14.17	1.00	X	St Helens
2019	109	02	00	000	81%	100%	146%	146%	103%	3	6.00	1.00	X	Scappoose
2019	109	03	00	000	99%	100%	146%	146%	125%	6	8.40	0.97	X	Vernonia
2019	109	03	03	000	109%	100%	156%	156%	132%	5	20.25	1.08	X	Vernonia
2019	109	03	38	000	99%	100%	147%	147%	125%	0			X	Vernonia
2019	109	04	00	000	93%	100%	93%	93%	93%	0				Rainier
2019	109	05	00	000	98%	100%	148%	148%	120%	3	16.02	0.99	X	Clatskanie
2019	109	06	01	000	94%	100%	92%	92%	94%	2	18.15	0.99	X	Columbia City
2019	109	06	15	000	100%	100%	78%	78%	94%	0			X	Columbia City
2019	111	01	95	000	100%	100%	92%	100%	92%	3	11.33	0.99	X	St. Helens
2019	111	01	97	000	100%	100%	75%	100%	75%	4	14.67	0.93	X	St. Helens
2019	111	02	95	000	100%	100%	92%	100%	92%	3	11.33	0.99	X	Scappoose
2019	111	02	97	000	100%	100%	75%	100%	75%	4	14.67	0.93	X	Scappoose
2019	111	04	95	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	111	04	97	000	100%	100%	75%	100%	75%	4	14.67	0.93	X	Rainier
2019	111	05	95	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	111	05	97	000	100%	100%	75%	100%	75%	4	14.67	0.93	X	Clatskanie
2019	111	06	95	000	100%	100%	92%	100%	92%	3	11.33	0.99	X	Rural St Helens
2019	111	06	97	000	100%	100%	75%	100%	75%	4	14.67	0.93	X	Rural St Helens
2019	200	01	00	000	114%	100%	100%	100%	114%	2	19.62	1.37	X	St Helens
2019	200	01	72	000	114%	100%	100%	100%	114%	1	19.62	1.37	X	St Helens/Col City
2019	200	01	73	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	St Helens/Col City
2019	200	02	00	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Scappoose
2019	200	02	71	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Scappoose
2019	200	02	72	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Scappoose
2019	200	02	73	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Scappoose
2019	200	03	00	000	114%	100%	100%	100%	114%	0			X	Vernonia
2019	200	03	73	000	114%	100%	100%	100%	114%	0			X	Vernonia
2019	200	04	00	000	114%	100%	100%	100%	114%	0			X	Rainier
2019	200	04	71	000	114%	100%	100%	100%	114%	0			X	Rainier
2019	200	04	72	000	114%	100%	100%	100%	114%	0			X	Rainier
2019	200	04	73	000	114%	100%	100%	100%	114%	0			X	Rainier
2019	200	05	00	000	114%	100%	100%	100%	114%	0			X	Clatskanie
2019	200	05	51	000	114%	100%	100%	100%	114%	0			X	Clatskanie

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	200	05	72	000	114%	100%	100%	100%	114%	0			X	Clatskanie
2019	200	06	00	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Rural St Helens
2019	200	06	72	000	114%	100%	100%	100%	114%	0	19.62	1.37	X	Rural St Helens
2019	201	01	00	000	114%	100%	113%	113%	114%	4	22.15	0.94	X	St Helens
2019	201	01	71	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	St Helens/Col City
2019	201	01	72	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	St Helens/Col City
2019	201	01	73	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	St Helens/Col City
2019	201	02	00	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	Scappoose
2019	201	02	71	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	Scappoose
2019	201	02	72	000	114%	100%	113%	113%	114%	1	22.15	0.94	X	Scappoose
2019	201	02	73	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	Scappoose
2019	201	03	00	000	114%	100%	114%	114%	114%	1	16.55	1.27	X	Vernonia
2019	201	03	73	000	114%	100%	114%	114%	114%	0	16.55	1.27	X	Vernonia
2019	201	04	00	000	114%	100%	114%	114%	114%	0	16.55	1.27	X	Rainier
2019	201	04	71	000	114%	100%	114%	114%	114%	0	16.55	1.27	X	Rainier
2019	201	04	72	000	114%	100%	114%	114%	114%	2	16.55	1.27	X	Rainier
2019	201	05	00	000	114%	100%	114%	114%	114%	1	16.55	1.27	X	Clatskanie
2019	201	05	71	000	114%	100%	114%	114%	114%	0	16.55	1.27	X	Clatskanie
2019	201	05	72	000	114%	100%	114%	114%	114%	0	16.55	1.27	X	Clatskanie
2019	201	06	00	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	Rural St Helens
2019	201	06	72	000	114%	100%	113%	113%	114%	1	22.15	0.94	X	Rural St Helens
2019	201	06	73	000	114%	100%	113%	113%	114%	0	22.15	0.94	X	Rural St Helens
2019	207	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	207	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	207	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	207	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	207	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	207	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	207	06	61	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	300	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	300	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	300	02	74	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	300	02	77	000	98%	100%	100%	100%	98%	1			X	Scappoose
2019	300	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	300	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	300	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	300	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	301	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	301	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	301	02	74	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	301	02	77	000	98%	100%	100%	100%	98%	0			X	Scappoose
2019	301	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	301	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	301	04	74	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	301	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	301	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	303	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	303	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	303	02	77	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	303	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	303	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	308	01	90	000	100%	100%	100%	100%	100%	0			X	St Helens/Col City
2019	308	02	90	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	308	04	90	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	308	06	00	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	333	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	400	02	21	000	98%	100%	100%	100%	98%	2	32.76	1.39	X	Scappoose
2019	400	02	25	000	98%	100%	100%	100%	98%	0			X	Scappoose
2019	400	02	45	000	98%	100%	100%	100%	98%	0			X	Sauvie Island
2019	400	02	60	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	400	02	62	000	98%	100%	100%	100%	98%	0			X	Scappoose
2019	400	02	64	000	92%	100%	100%	100%	92%	1	0.00	1.00	X	Scappoose
2019	400	03	31	000	103%	100%	100%	100%	103%	3	14.18	1.02	X	Vernonia
2019	400	04	41	000	86%	100%	100%	100%	86%	4	14.91	1.04		Rainier
2019	400	04	42	000	86%	100%	100%	100%	86%	3	14.91	1.04		Rainier
2019	400	04	44	000	86%	100%	100%	100%	86%	0				Rainier
2019	400	04	45	000	86%	100%	100%	100%	86%	0				Rainier
2019	400	04	56	000	86%	100%	100%	100%	86%	0				Deer Island
2019	400	05	36	000	101%	100%	100%	100%	101%	3	5.33	0.98	X	Clatskanie
2019	400	05	51	000	92%	100%	100%	100%	92%	7	11.83	1.05	X	Clatskanie
2019	400	05	55	000	92%	100%	100%	100%	94%	0			X	Clatskanie
2019	400	05	60	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	400	06	61	000	94%	100%	100%	100%	94%	9	21.68	1.09	X	Rural St Helens
2019	400	06	62	000	94%	100%	100%	100%	94%	1	0.00	1.00	X	Rural St Helens
2019	401	02	21	000	98%	100%	98%	98%	98%	18	15.88	1.01	X	Scappoose
2019	401	02	25	000	98%	100%	98%	98%	98%	0			X	Scappoose
2019	401	02	41	000	98%	100%	98%	98%	98%	0			X	Sauvie Island
2019	401	02	45	000	98%	100%	97%	97%	98%	0			X	Sauvie Island
2019	401	02	62	000	98%	100%	97%	98%	98%	0			X	Scappoose
2019	401	02	64	000	92%	100%	95%	95%	95%	3	13.93	1.02	X	Scappoose
2019	401	03	31	000	103%	100%	104%	104%	103%	23	10.21	1.01	X	Vernonia
2019	401	04	41	000	86%	100%	83%	83%	86%	29	11.29	1.00		Rainier
2019	401	04	42	000	86%	100%	83%	83%	86%	8	11.29	1.00		Rainier
2019	401	04	44	000	86%	100%	83%	83%	86%	1	0.00	1.00		Rainier

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	401	04	45	000	86%	100%	83%	83%	86%	2	3.77	1.00		Rainier
2019	401	05	36	000	101%	100%	81%	81%	87%	4	8.98	0.98	X	Clatskanie
2019	401	05	51	000	92%	100%	94%	94%	94%	38	15.65	1.03	X	Clatskanie
2019	401	05	55	000	92%	100%	94%	94%	94%	2	8.34	1.02	X	Clatskanie
2019	401	06	61	000	94%	100%	85%	85%	90%	65	11.59	1.01	X	Rural St Helens
2019	401	06	62	000	94%	100%	85%	85%	90%	0			X	Rural St Helens
2019	409	02	21	000	98%	100%	97%	97%	98%	0			X	Scappoose
2019	409	02	25	000	98%	100%	97%	97%	98%	0			X	Scappoose
2019	409	02	41	000	98%	100%	100%	100%	98%	0			X	Sauvie Island
2019	409	02	45	000	98%	100%	100%	100%	98%	0			X	Sauvie Island
2019	409	02	62	000	98%	100%	96%	96%	98%	0			X	Scappoose
2019	409	02	64	000	92%	100%	100%	100%	95%	0			X	Scappoose
2019	409	03	31	000	103%	100%	149%	149%	119%	12	9.82	0.98	X	Vernonia
2019	409	04	41	000	86%	100%	102%	102%	94%	7	6.25	1.00		Rainier
2019	409	04	42	000	86%	100%	102%	102%	94%	3	6.25	1.00		Rainier
2019	409	04	44	000	86%	100%	98%	98%	94%	0				Rainier
2019	409	04	45	000	86%	100%	96%	96%	94%	0				Rainier
2019	409	04	56	000	86%	100%	98%	98%	94%	0				Deer Island
2019	409	05	51	000	92%	100%	93%	93%	94%	4	25.92	0.97	X	Clatskanie
2019	409	05	55	000	92%	100%	110%	110%	102%	2	5.28	1.00	X	Clatskanie
2019	409	06	61	000	94%	100%	116%	116%	102%	4	6.33	1.00	X	Rural St Helens
2019	409	06	62	000	94%	100%	148%	148%	111%	3	3.21	1.00	X	Rural St Helens
2019	600	03	06	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	600	04	06	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	600	05	06	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	601	04	06	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	701	01	00	000	100%	100%	100%	100%	100%	0	0.00	1.00	X	St Helens
2019	701	02	00	000	100%	100%	100%	100%	100%	0	0.00	1.00	X	Scappoose
2019	701	03	00	000	100%	100%	100%	100%	100%	1	0.00	1.00	X	Vernonia
2019	701	04	00	000	100%	100%	100%	100%	100%	0	0.00	1.00	X	Rainier
2019	701	05	00	000	100%	100%	100%	100%	100%	0	0.00	1.00	X	Clatskanie
2019	701	06	00	000	100%	100%	100%	100%	100%	0	0.00	1.00	X	Rural St Helens
2019	800	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	800	01	15	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	800	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	800	02	60	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	800	02	64	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	800	02	72	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	800	02	73	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	800	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	800	05	00	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	800	05	51	000	100%	100%	100%	100%	100%	0			X	Clatskanie

Year	RMV Class	MA	SA	NH	Land Factor	OSD Factor	Impr Factor	Farm Factor	Overall Factor	Sales	COD	PRD	Re Calc	Location
2019	800	05	55	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	800	05	60	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	800	06	61	000	100%	100%	100%	100%	100%	0			X	Rural St Helens
2019	801	01	00	000	100%	100%	100%	100%	100%	0			X	St Helens
2019	801	02	00	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	801	02	73	000	100%	100%	100%	100%	100%	0			X	Scappoose
2019	801	03	00	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	801	03	31	000	100%	100%	100%	100%	100%	0			X	Vernonia
2019	801	04	00	000	100%	100%	100%	100%	100%	0			X	Rainier
2019	801	05	36	000	100%	100%	100%	100%	100%	0			X	Clatskanie
2019	890	02	64	000	100%	100%	100%	100%	100%	0			X	Scappoose

MARKET AREA ANALYSIS

ADJUSTMENTS &

CONCLUSIONS

RESIDENTIAL PROPERTY

MAINTENANCE AREA 1

CITY OF ST. HELENS

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
100	01	00	000	2019	6	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	6				
Population - Number of Accounts	241				
Sales as a percentage of the Population	2.49%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	20,063,507	100.00%	21,066,682	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	95				
RMV Adjustment	100				
Before Ratio	95				
Overall Adjustment Factor	105				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio 95		Overall Adjustment 105			

Explanation

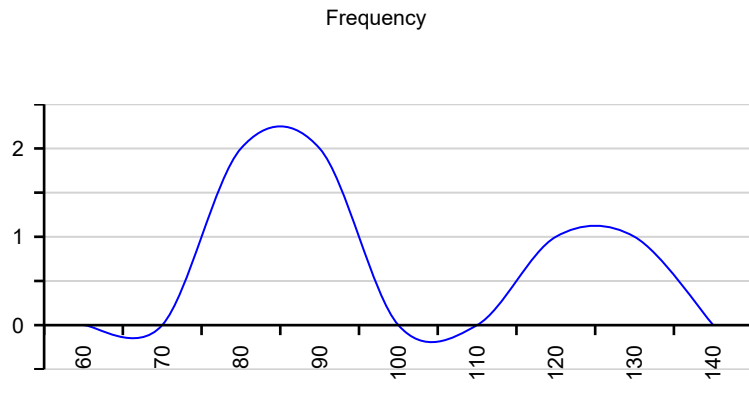
RMV 100: SA 00

Unimproved land, City of St. Helens

The sales array of vacant land for the City of St. Helens returned 6 sales which represents 2.49% of the population. The Median of 92 was selected as the best indicator and was then adjusted by 103 (the Time Study conclusion). The resulting Selected Ratio is 95 and the Overall Adjustment Factor is 105.

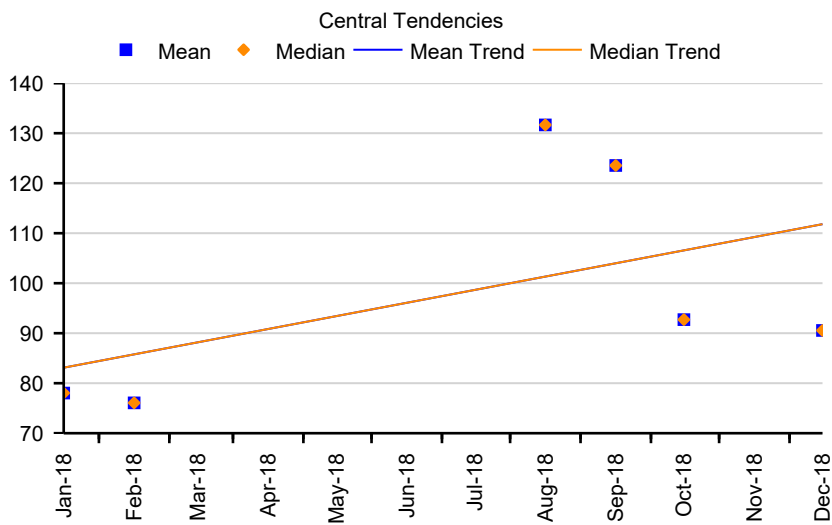
Performance History

	2019	2018	2017	2016	2015
COD	18.78	16.54	20.98	30.99	17.93
PRD	1.10	1.01	0.99	0.82	1.11



60	0	Median	92	Wtd Mean	90
70	0	AD	17.21	GeoMean	97
80	2	COD	18.78	PRD	1.10
90	2	Mean	99	95% Confidence	19.76
100	0	SD	24.70		
110	0	COV	25.01		
120	1				
130	1				
140	0				

Number Of Sales 6



Month	Mean	Median	Sales
Jan-18	78	78	1
Feb-18	76	76	1
Aug-18	132	132	1
Sep-18	124	124	1
Oct-18	93	93	1
Dec-18	91	91	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
101	01	00	000	2019	224	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	224				
Population - Number of Accounts	3833				
Sales as a percentage of the Population	5.84%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	265,613,950	26.47%	278,894,648	28.07%	
OSD RMV	109,808,510	10.94%	109,808,510	11.05%	
Improvement RMV	624,183,140	62.19%	601,026,570	60.49%	
Farm Improvement RMV	4,015,990	0.40%	3,855,350	0.39%	
Selected Ratio From Sales	101				
RMV Adjustment	100				
Before Ratio	101				
Overall Adjustment Factor	99				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	96				
Farm Improvement Factor	96				
After Ratio	100				
Selected Ratio	101	Overall Adjustment	99		

Explanation

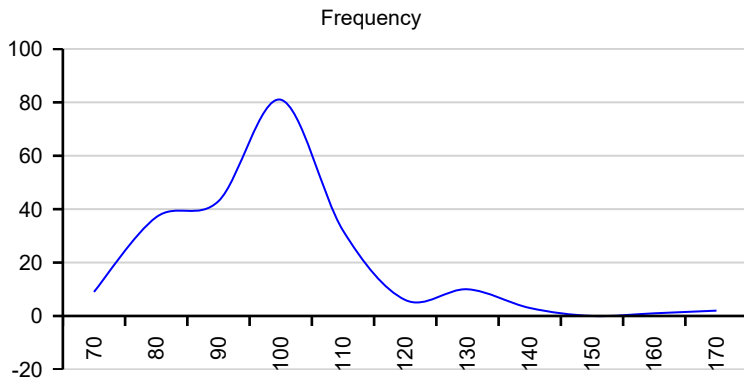
RMV 101: SA 00

Improved property, City of St. Helens

For this analysis, the central tendencies returned the same ratio of 98. Therefore, the Median was selected and was then adjusted by 103, the conclusion from the RMV Class 1XX Time Study. This resulted in a Before Ratio of 101 and an Overall Adjustment Factor of 99.

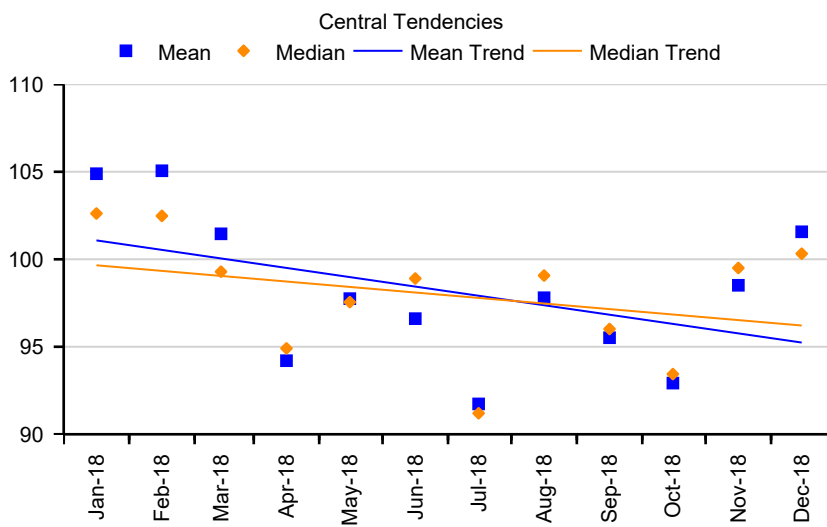
Performance History

	2019	2018	2017	2016	2015
COD	11.65	10.50	8.65	11.23	11.33
PRD	1.00	0.99	0.99	1.01	1.00



70	9	Median	98	Wtd Mean	98
80	37	AD	11.36	GeoMean	97
90	43	COD	11.65	PRD	1.00
100	81	Mean	98	95% Confidence	2.07
110	32	SD	15.83		
120	6	COV	16.20		
130	10				
140	3				
150	0				
160	1				
170	2				

Number Of Sales 224



Month	Mean	Median	Sales
Jan-18	105	103	13
Feb-18	105	102	11
Mar-18	101	99	15
Apr-18	94	95	21
May-18	98	98	35
Jun-18	97	99	24
Jul-18	92	91	14
Aug-18	98	99	28
Sep-18	96	96	11
Oct-18	93	93	20
Nov-18	99	100	17
Dec-18	102	100	15

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
102	01	00	000	2019	3	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	27				
Sales as a percentage of the Population	11.11%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	5,552,790	100.00%	5,719,374	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	97				
RMV Adjustment	100				
Before Ratio	97				
Overall Adjustment Factor	103				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	103				
Farm Improvement Factor	103				
After Ratio	100				
Selected Ratio 97		Overall Adjustment 103			

Explanation

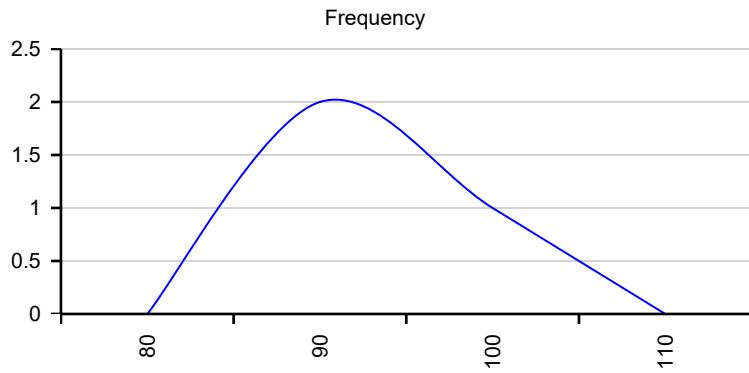
RMV 102: SA 00

Improved property - Condominium, City of St. Helens

For this analysis, the Mean and Weighted Mean returned the same ratio of 94. Therefore, the Mean (94) was selected and was then adjusted by 103, the conclusion from the RMV Class 1XX Time Study. This resulted in a Before Ratio of 97 and an Overall Adjustment of 103.

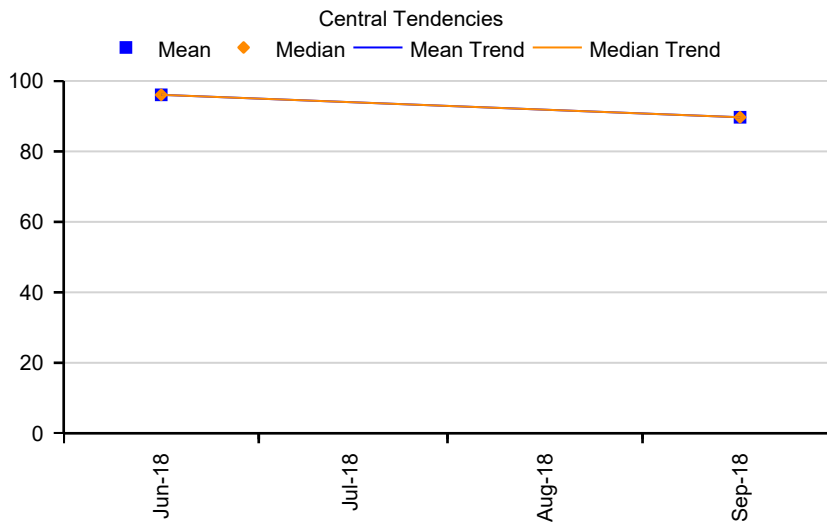
Performance History

	2019	2018	2017	2016
COD	4.10	5.39	11.11	2.88
PRD	1.00	0.98	1.02	0.99



80	0	Median	91	Wtd Mean	94
90	2	AD	3.74	GeoMean	94
100	1	COD	4.10	PRD	1.00
110	0	Mean	94	95% Confidence	7.85
		SD	6.94		
		COV	7.38		

Number Of Sales 3



Month	Mean	Median	Sales
Jun-18	96	96	2
Sep-18	90	90	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
109	01	00	000	2019	2	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2				
Population - Number of Accounts	91				
Sales as a percentage of the Population	2.20%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	5,801,590	36.83%	6,091,670	39.06%	
OSD RMV	2,644,900	16.79%	2,644,900	16.96%	
Improvement RMV	7,087,510	44.99%	6,653,095	42.66%	
Farm Improvement RMV	220,040	1.40%	206,838	1.33%	
Selected Ratio From Sales	101				
RMV Adjustment	100				
Before Ratio	101				
Overall Adjustment Factor	99				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	94				
Farm Improvement Factor	94				
After Ratio	100				
Selected Ratio	101	Overall Adjustment	99		

Explanation

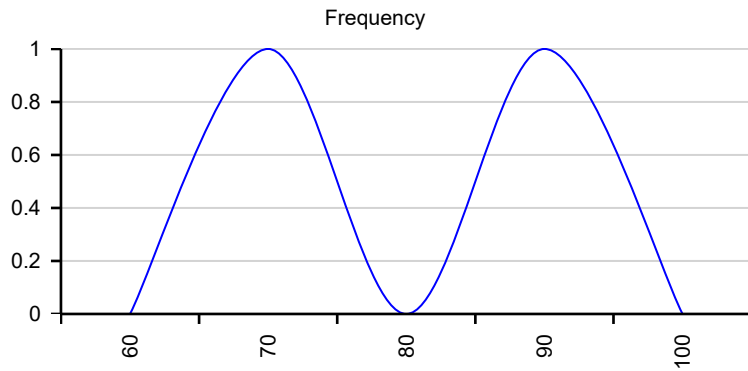
RMV 109: SA 00

Improved property - Manufactured Structure, City of St. Helens

There were only two "good" sales within the study period and these sales did not provide an adequate sampling with which a conclusion could be made. Therefore the conclusion arrived at for the improved properties within this grouping is recommended; 101 Ratio indication, 99 Adjustment Factor.

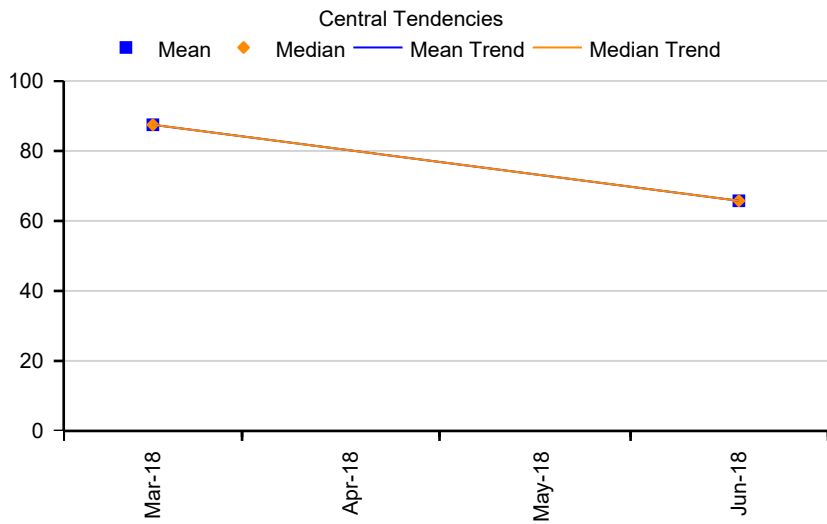
Performance History

	2019	2018	2017	2016	2015
COD	14.17	11.59	29.17	14.29	11.33
PRD	1.00	1.01	1.06	1.01	1.00



60	0	Median	77	Wtd Mean	77
70	1	AD	10.86	GeoMean	76
80	0	COD	14.17	PRD	1.00
90	1	Mean	77	95% Confidence	21.29
100	0	SD	15.36		
		COV	20.04		

Number Of Sales 2



Month	Mean	Median	Sales
Mar-18	87	87	1
Jun-18	66	66	1

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
100	01	15	000	2019		St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	3			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	737,440	100.00%	774,312	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	95			
RMV Adjustment	100			
Before Ratio	95			
Overall Adjustment Factor	105			
Land Adjustment Factor	105			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 95		Overall Adjustment 105		

Explanation

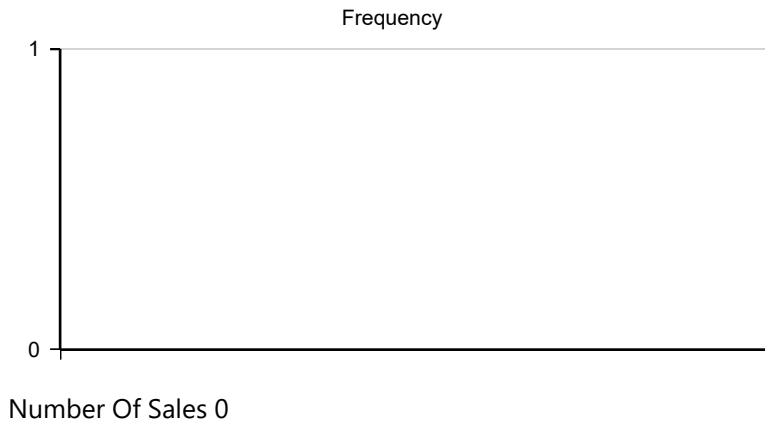
RMV 100: SA 15

Unimproved land, Riverfront property in the City of St. Helens

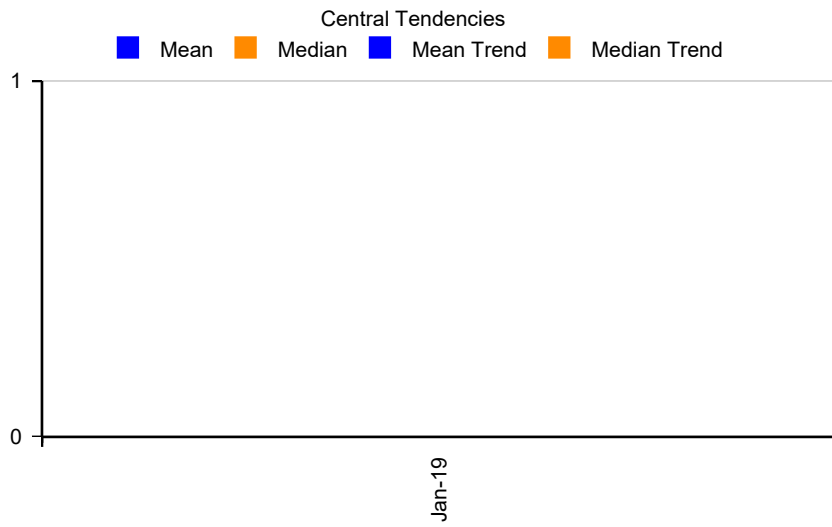
With having no sales available for this analysis of vacant land Riverfront properties, it was decided to use the Selected Ratio of 95 from the conclusion of the RMV class 100 study located in the same MA area.

Performance History

	2019	2018	2015
COD	-	16.54	0.00
PRD	-	1.01	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
101	01	15	000	2019		St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	24			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	5,043,540	35.06%	5,295,717	37.18%
OSD RMV	562,400	3.91%	562,400	3.95%
Improvement RMV	8,739,760	60.75%	8,345,798	58.59%
Farm Improvement RMV	41,760	0.29%	39,672	0.28%
Selected Ratio From Sales	101			
RMV Adjustment	100			
Before Ratio	101			
Overall Adjustment Factor	99			
Land Adjustment Factor	105			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	95			
Farm Improvement Factor	95			
After Ratio	100			
Selected Ratio	101	Overall Adjustment	99	

Explanation

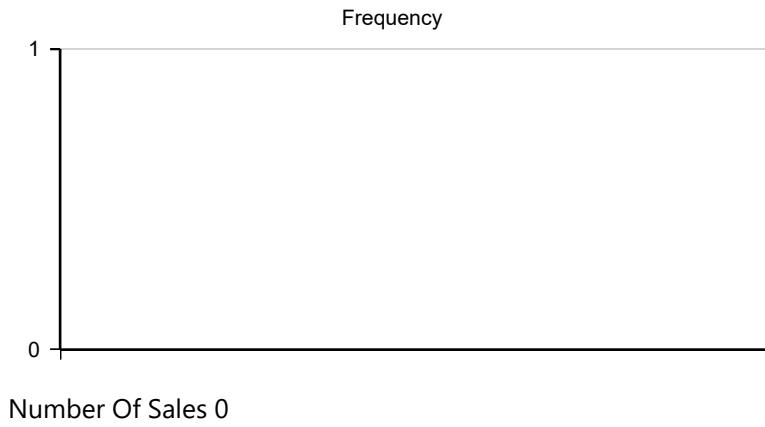
RMV 101: SA 15

Improved land, Riverfront property in the City of St. Helens

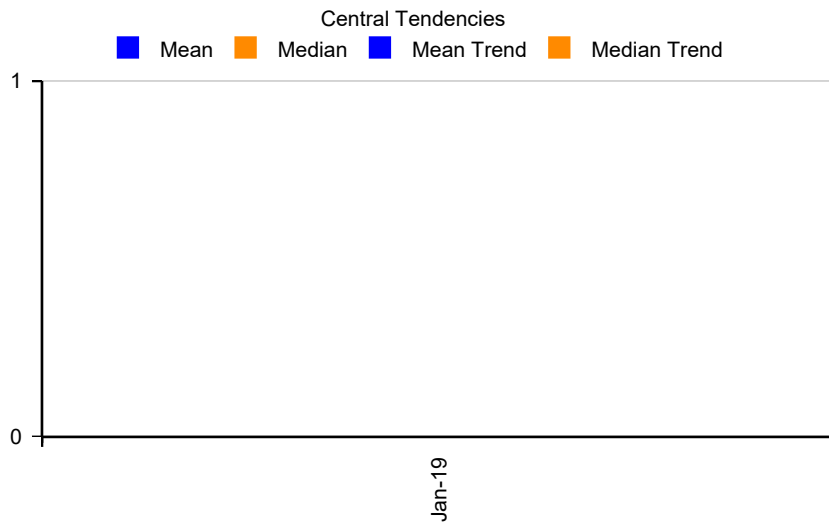
No Sales were identified for improved Riverfront properties located in the City of St. Helens for the study period. Therefore, the conclusion from the improved properties in Study Area 00 is recommended, with a Ratio Indication of 101 and an overall adjustment of 99.

Performance History

	2019	2018	2015
COD	-	10.50	0.68
PRD	-	0.99	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
101	01	30	000	2019	9	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	9				
Population - Number of Accounts	223				
Sales as a percentage of the Population	4.04%				
<i>Prior Year Population Values</i>		<i>Pre-Trend Brkdwn</i>	<i>Post Trend Values</i>	<i>Post Trend Brkdwn</i>	
Land Rmv	14,001,220	23.42%	14,701,281	24.10%	
OSD RMV	9,746,600	16.30%	9,746,600	15.98%	
Improvement RMV	36,017,310	60.23%	36,512,836	59.87%	
Farm Improvement RMV	29,830	0.05%	30,128	0.05%	
Selected Ratio From Sales	98				
RMV Adjustment	100				
Before Ratio	98				
Overall Adjustment Factor	102				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	101				
Farm Improvement Factor	101				
After Ratio	100				
Selected Ratio	98	Overall Adjustment	102		

Explanation

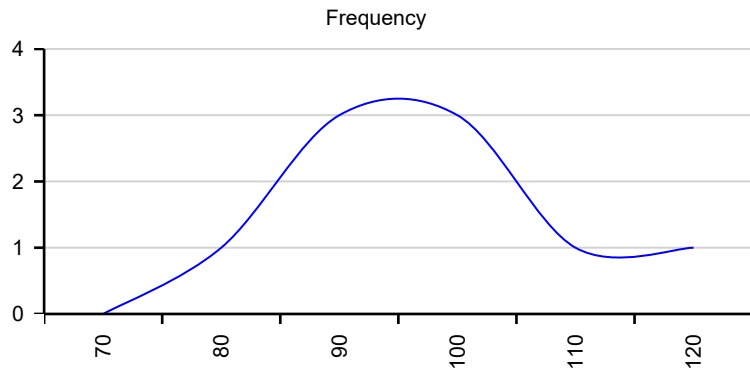
RMV 101: SA 30

Improved land - Duplex/Triplex/Fourplex, City of St. Helens

The population of this study is 223 and there are 9 sales available for analysis. The Mean of 96 was selected and is supported by the GeoMean (95), Median (88) and the Weighted Mean (95). The Mean was adjusted for time using the conclusion from the residential time study (103) thus returning a Selected Ratio of 98.

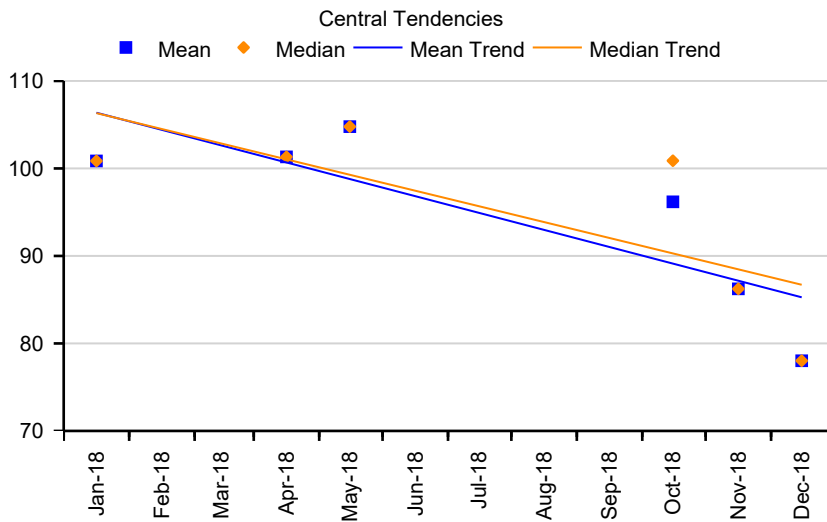
Performance History

	2019	2018	2017	2016	2015
COD	9.72	4.67	15.00	14.68	7.80
PRD	1.01	1.00	1.03	1.01	0.98



70	0	Median	101	Wtd Mean	95
80	1	AD	9.80	GeoMean	95
90	3	COD	9.72	PRD	1.01
100	3	Mean	96	95% Confidence	8.84
110	1	SD	13.53		
120	1	COV	14.14		

Number Of Sales 9



Month	Mean	Median	Sales
Jan-18	101	101	1
Apr-18	101	101	2
May-18	105	105	1
Oct-18	96	101	3
Nov-18	86	86	1
Dec-18	78	78	1

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
101	01	43	000	2019	11	St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	11				
Population - Number of Accounts	108				
Sales as a percentage of the Population	10.19%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	4,246,890	16.73%	4,459,235	19.10%	
OSD RMV	3,196,800	12.60%	3,196,800	13.69%	
Improvement RMV	17,935,470	70.67%	15,692,801	67.21%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	109				
RMV Adjustment	100				
Before Ratio	109				
Overall Adjustment Factor	92				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	87				
Farm Improvement Factor	87				
After Ratio	100				
Selected Ratio	109	Overall Adjustment	92		

Explanation

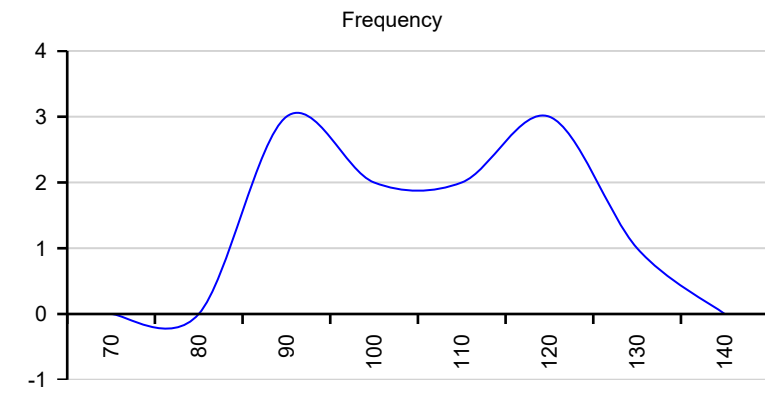
RMV 101: SA 43

Improved land - Town house/Row house, City of St. Helens

Selected the Mean of 106 applying the time adjustment of 103 resulting in a Selected Ratio adjustment of 109. The Overall Adjustment Factor is 92 for this study area.

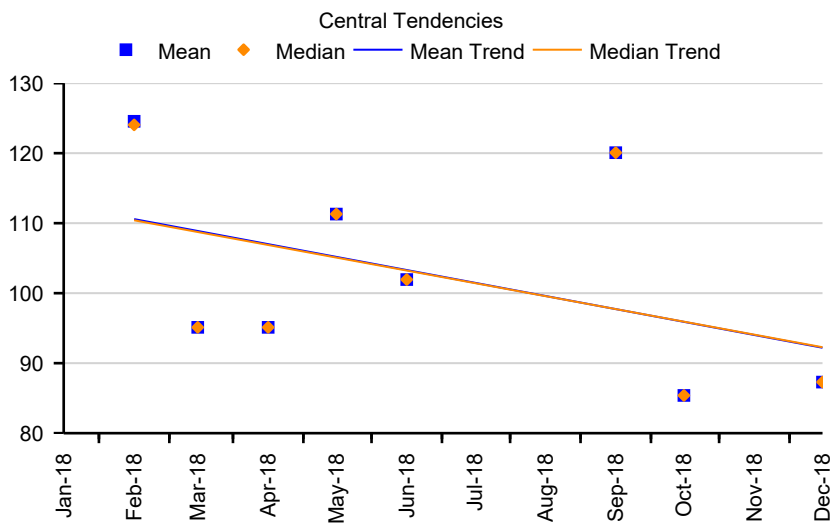
Performance History

	2019	2018	2017	2016	2015
COD	12.26	8.45	13.47	14.68	7.80
PRD	1.01	1.01	1.03	1.01	0.98



70	0	Median	110	Wtd Mean	105
80	0	AD	13.45	GeoMean	105
90	3	COD	12.26	PRD	1.01
100	2	Mean	107	95% Confidence	9.65
110	2	SD	16.33		
120	3	COV	15.33		
130	1				
140	0				

Number Of Sales 11



Month	Mean	Median	Sales
Feb-18	125	124	3
Mar-18	95	95	1
Apr-18	95	95	1
May-18	111	111	1
Jun-18	102	102	2
Sep-18	120	120	1
Oct-18	85	85	1
Dec-18	87	87	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
101	01	80	000	2019		St Helens					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	14				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	1,316,270	22.28%	1,382,084	23.63%	
OSD RMV	414,400	7.01%	414,400	7.08%	
Improvement RMV	4,178,310	70.71%	4,053,408	69.29%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	101				
RMV Adjustment	100				
Before Ratio	101				
Overall Adjustment Factor	99				
Land Adjustment Factor	105				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	97				
Farm Improvement Factor	97				
After Ratio	100				
Selected Ratio	101	Overall Adjustment	99		

Explanation

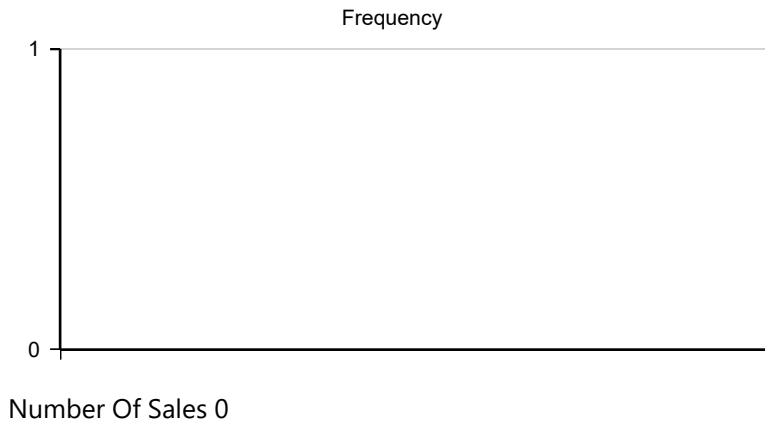
RMV 101: SA 80

Improved land - Yachts Landing-PUD, City of St. Helens

The Yachts Landing study area is a planned unit development consisting of a hybrid of condominiums and attached housing with shared common areas. This area is located along the Columbia River, next to the County Courthouse. Due to having no sales data available for this analysis, the Selected Ratio of 101 from the MA 1, SA 00, RMV Class 101 study was applied here.

Performance History

	2019	2017
COD	-	0.00
PRD	-	1.00



Median

Wtd Mean

AD

GeoMean

COD

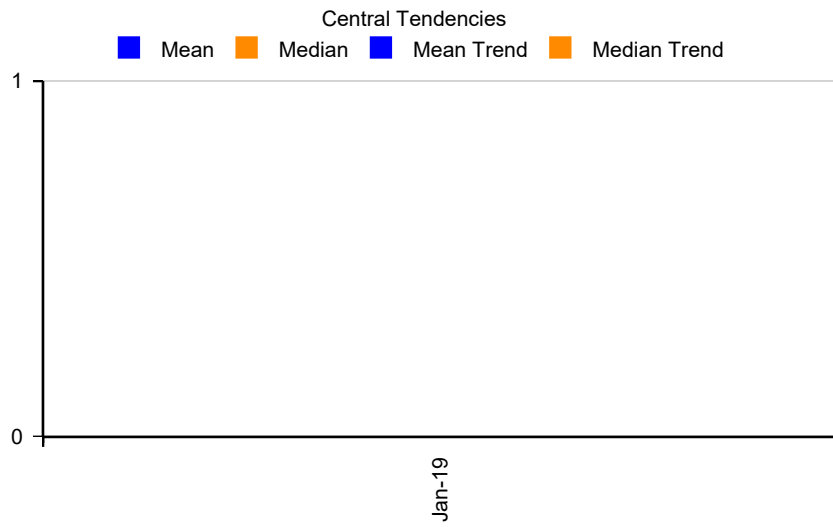
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

MAINTENANCE AREA 2

SCAPPOOSE

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
100	02	00	000	2019	3	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3
Population - Number of Accounts	74
Sales as a percentage of the Population	4.05%

Prior Year Population Values

Pre-Trend Brkdwn Post Trend Values Post Trend Brkdwn

Land Rmv	16,658,700	100.00%	13,493,547	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	123
RMV Adjustment	100

Before Ratio 123

Overall Adjustment Factor	81
Land Adjustment Factor	81
OSD Adjustment Factor	100
Improvement Adjustment Factor	100
Farm Improvement Factor	100

After Ratio 100

Selected Ratio 123 **Overall Adjustment** 81

Explanation

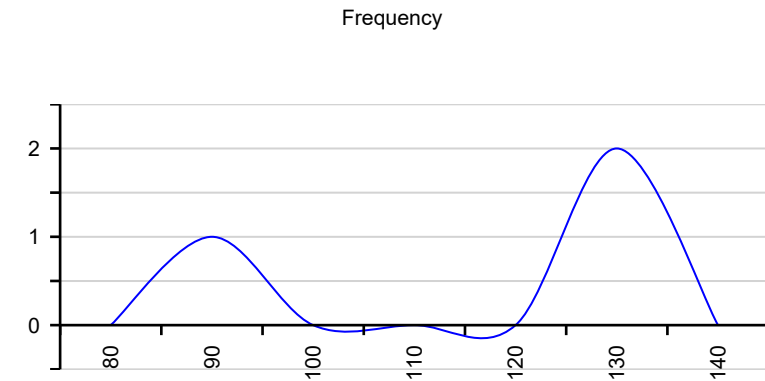
RMV 100: SA 00

Undeveloped land, City of Scappoose.

The Mean of 119 was selected as the best indicator for this grouping of properties. This selected central tendency is further supported by the GeoMean (118). The time adjustment conclusion of 103 was then applied resulting in a Before Ratio of 123 and an Overall Adjustment Factor of 81.

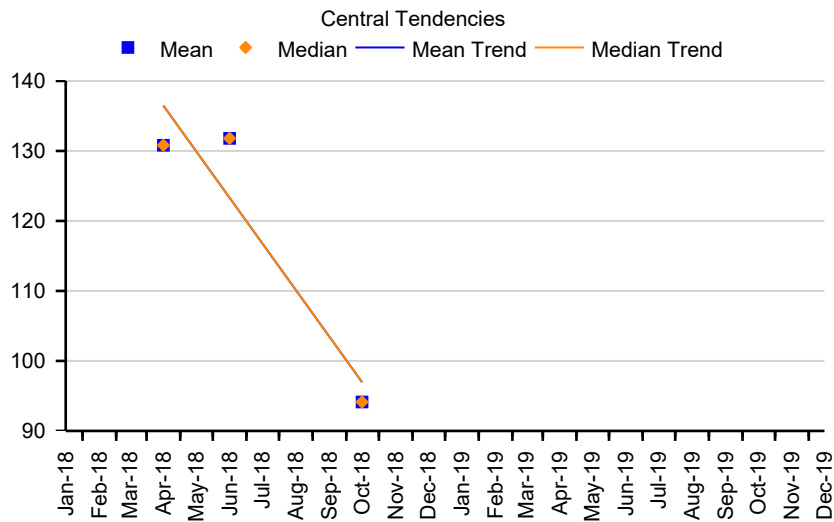
Performance History

	2019	2018	2015
COD	9.60	8.41	5.56
PRD	1.15	1.01	1.01



Number Of Sales 3

80	0	Median	131	Wtd Mean	103
90	1	AD	12.55	GeoMean	118
100	0	COD	9.60	PRD	1.15
110	0	Mean	119	95% Confidence	29.36
120	0	SD	25.94		
130	2	COV	21.82		
140	0				



Month	Mean	Median	Sales
Apr-18	131	131	1
Jun-18	132	132	1
Oct-18	94	94	1

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
101	02	00	000	2019	177	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	177				
Population - Number of Accounts	2176				
Sales as a percentage of the Population	8.13%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	258,991,429	34.19%	209,783,057	29.78%	
OSD RMV	65,097,700	8.59%	65,097,700	9.24%	
Improvement RMV	430,829,446	56.88%	427,041,594	60.62%	
Farm Improvement RMV	2,530,270	0.33%	2,504,967	0.36%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	81				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	99				
Farm Improvement Factor	99				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

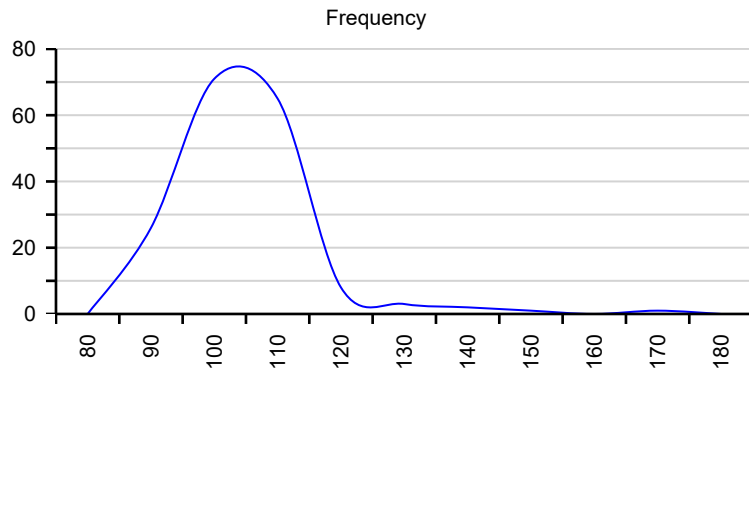
RMV 101: SA 00

Improved property of Single Family dwellings, City of Scappoose.

For this analysis, the Mean and Weighted Mean returned an indicator of 104 which is further supported by the Median of 102. The Mean of 104 was selected and then adjusted by 103 from the time study conclusion. The Selected Ratio for this study is 107 and the Overall Adjustment is 93.

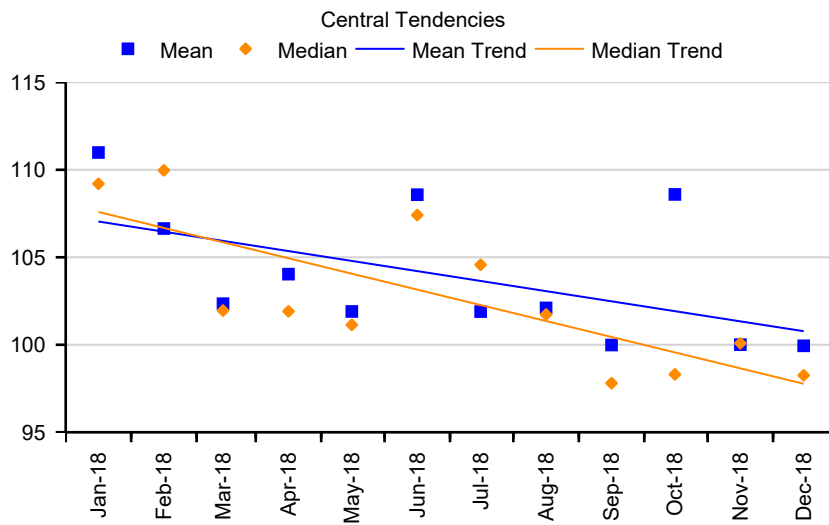
Performance History

	2019	2018	2017	2016	2015
COD	7.72	6.67	7.69	7.90	8.66
PRD	1.00	1.00	1.00	1.01	1.01



80	0	Median	102	Wtd Mean	104
90	26	AD	7.91	GeoMean	104
100	71	COD	7.72	PRD	1.00
110	65	Mean	104	95% Confidence	1.62
120	8	SD	10.97		
130	3	COV	10.53		
140	2				
150	1				
160	0				
170	1				
180	0				

Number Of Sales 177



Month	Mean	Median	Sales
Jan-18	111	109	14
Feb-18	107	110	33
Mar-18	102	102	30
Apr-18	104	102	28
May-18	102	101	9
Jun-18	109	107	8
Jul-18	102	105	9
Aug-18	102	102	11
Sep-18	100	98	13
Oct-18	109	98	6
Nov-18	100	100	7
Dec-18	100	98	9

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
102	02	00	000	2019	2	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2				
Population - Number of Accounts	8				
Sales as a percentage of the Population	25.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	1,963,460	100.00%	1,688,576	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	86				
Farm Improvement Factor	86				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

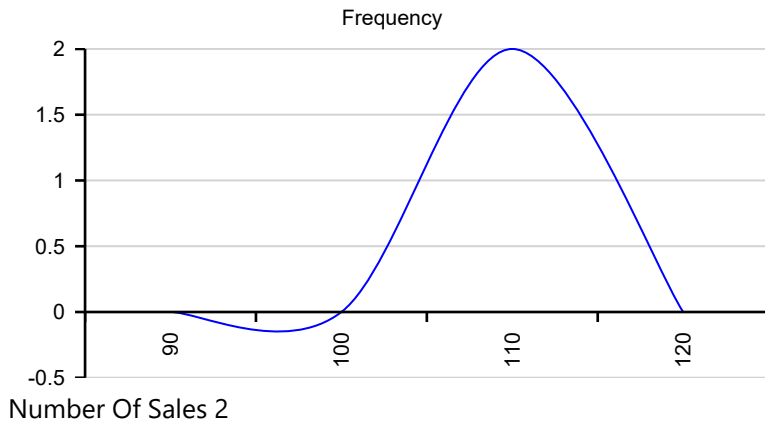
RMV 102: SA 00

Improved property- Condominium, City of Scappoose

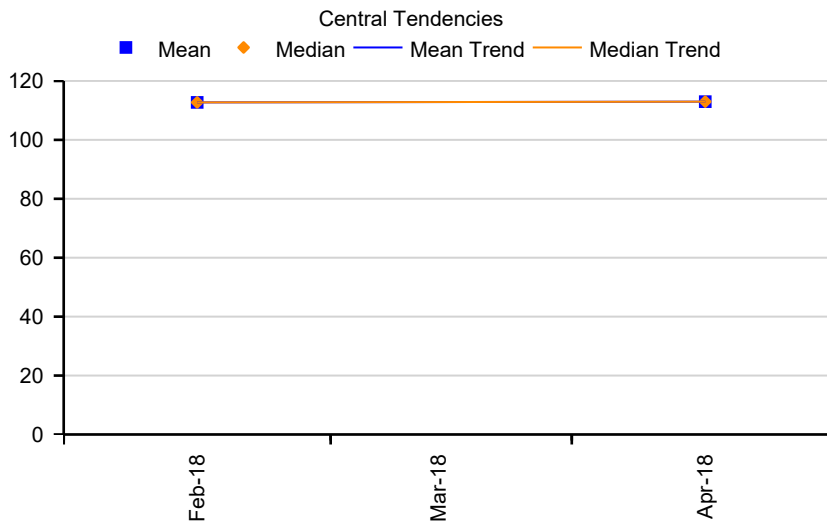
For this grouping of condominiums located in the City of Scappoose, the central tendencies returned the same ratio of 113. Therefore, the Median (113) was selected and was then adjusted by 103, the conclusion from the RMV Class 1XX Time Study. This resulted in a Before Ratio of 116 and an Overall Adjustment of 86.

Performance History

	2019	2017
COD	0.11	8.83
PRD	1.00	1.02



90	0	Median	113	Wtd Mean	113
100	0	AD	.13	GeoMean	113
110	2	COD	.11	PRD	1.00
120	0	Mean	113	95% Confidence	.25
		SD	.18		
		COV	.16		



Month	Mean	Median	Sales
Feb-18	113	113	1
Apr-18	113	113	1

Study Definition

RMV				App	# of					RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location				Class	MA	SA	NH	Year	Sales	Location	
109	02	00	000	2019	3	Scappoose								2019			

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3																
Population - Number of Accounts	64																
Sales as a percentage of the Population	4.69%																
<i>Prior Year Population Values</i>																	
										Pre-Trend Brkdwn				Post Trend Values		Post Trend Brkdwn	
Land Rmv	6,898,257									57.01%				5,587,588		44.84%	
OSD RMV	1,560,600									12.90%				1,560,600		12.52%	
Improvement RMV	3,396,110									28.07%				4,957,383		39.78%	
Farm Improvement RMV	244,290									2.02%				356,663		2.86%	
Selected Ratio From Sales	97																
RMV Adjustment	100																
Before Ratio	97																
Overall Adjustment Factor	103																
Land Adjustment Factor	81																
OSD Adjustment Factor	100																
Improvement Adjustment Factor	146																
Farm Improvement Factor	146																
After Ratio	100																
Selected Ratio	97																
Overall Adjustment	103																

Explanation

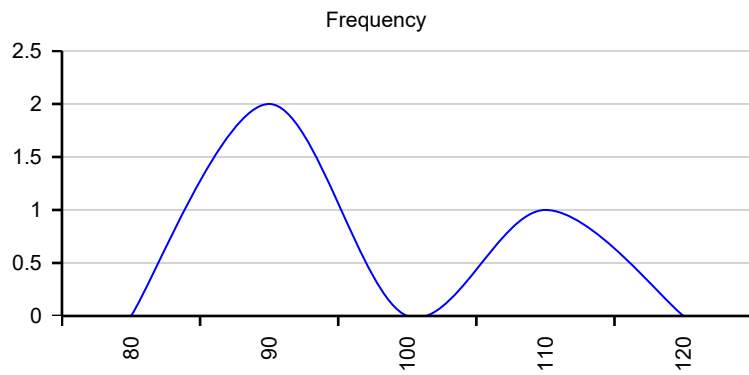
RMV 109: SA 00

Improved property - Manufactured Structure, City of Scappoose.

The Mean and Weighted Mean with ratio indications of 94 are the best indicators for this grouping of properties. The Mean was selected and after applying the conclusion from the time study (103), an overall adjustment of 103 is indicated and is recommended.

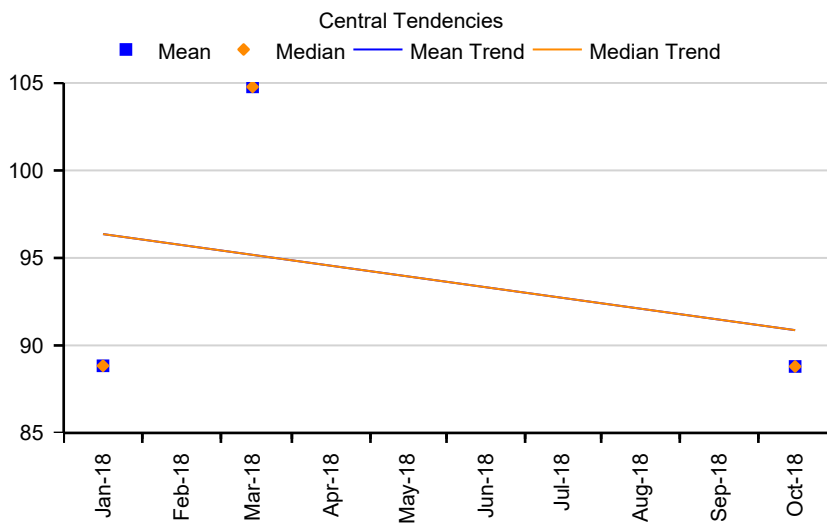
Performance History

	2019	2018	2017	2015
COD	6.00	0.00	6.25	8.66
PRD	1.00	1.00	1.00	1.01



80	0	Median	89	Wtd Mean	94
90	2	AD	5.33	GeoMean	94
100	0	COD	6.00	PRD	1.00
110	1	Mean	94	95% Confidence	12.75
120	0	SD	11.27		
		COV	11.97		

Number Of Sales 3



Month	Mean	Median	Sales
Jan-18	89	89	1
Mar-18	105	105	1
Oct-18	89	89	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
102	02	21	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	4			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0	0.00%	0	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	860,160	100.00%	739,738	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	116			
RMV Adjustment	100			
Before Ratio	116			
Overall Adjustment Factor	86			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	86			
Farm Improvement Factor	86			
After Ratio	100			

Selected Ratio 116 **Overall Adjustment** 86

Explanation

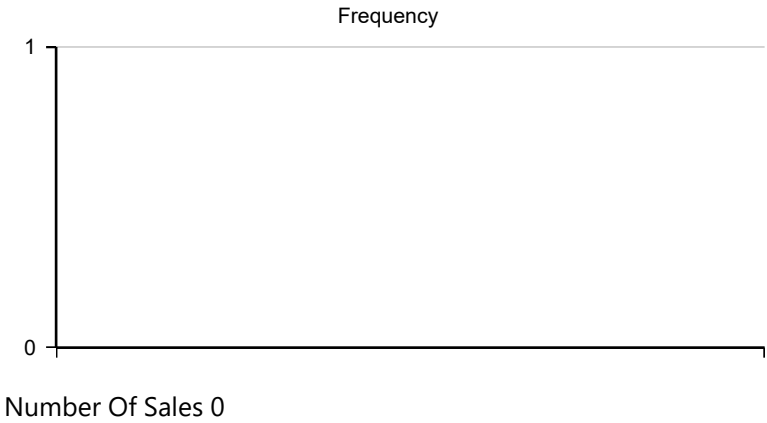
RMV 102, SA 21

Improved land – Condominium, Rural Value Zone 1, Rural Scappoose

No sales were identified for this study of Condominium properties located in the rural areas of Scappoose (SA 21, Value Zone 1), just beyond the city limits of Scappoose. Therefore, the Selected Ratio (116) from the analysis of improved properties located in SA 00, RMV Class 102 was applied here.

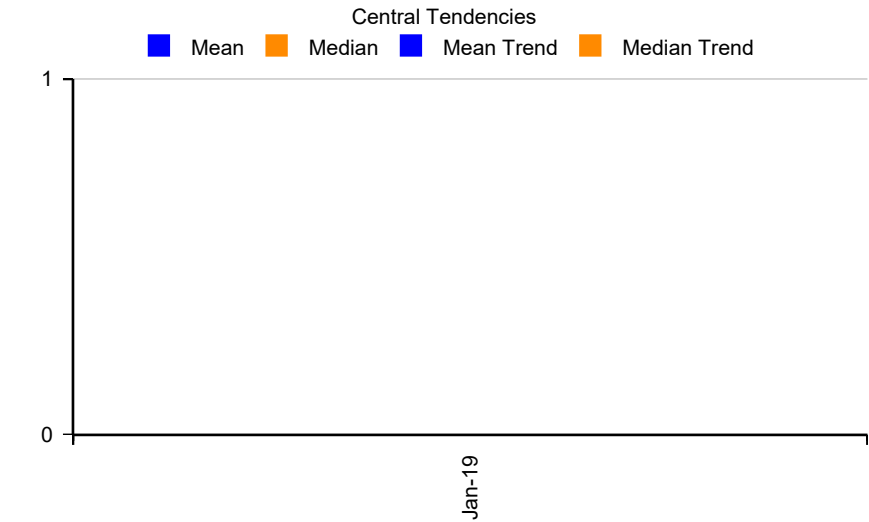
Performance History

	2019
COD	-
PRD	-



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
101	02	28	000	2019	2	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2				
Population - Number of Accounts	51				
Sales as a percentage of the Population	3.92%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	6,337,490	34.54%	5,133,367	28.26%	
OSD RMV	2,666,200	14.53%	2,666,200	14.68%	
Improvement RMV	9,293,540	50.65%	10,308,599	56.75%	
Farm Improvement RMV	50,730	0.28%	56,310	0.31%	
Selected Ratio From Sales	101				
RMV Adjustment	100				
Before Ratio	101				
Overall Adjustment Factor	99				
Land Adjustment Factor	81				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	111				
Farm Improvement Factor	111				
After Ratio	100				
Selected Ratio	101	Overall Adjustment	99		

Explanation

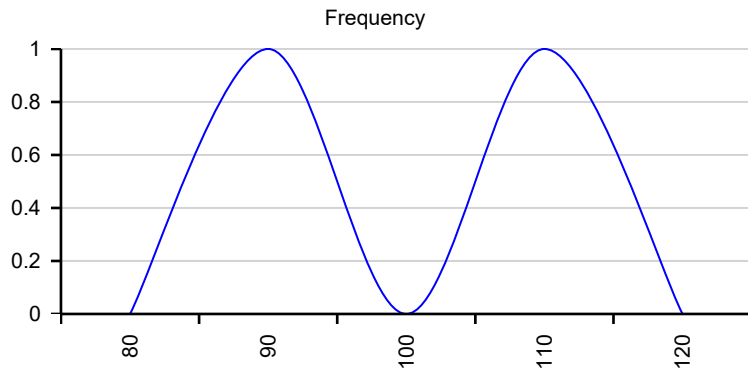
RMV 101: SA 28

Duplex/Triplex/Fourplex, City of Scappoose

The Mean, Median, Weighted Mean and GeoMean have resulted in the same conclusion of 98. This ratio was then adjusted by 103 which is the conclusion from the time study. The resulting Selected Ratio of 101 was then applied returning a Before Ratio of 99.

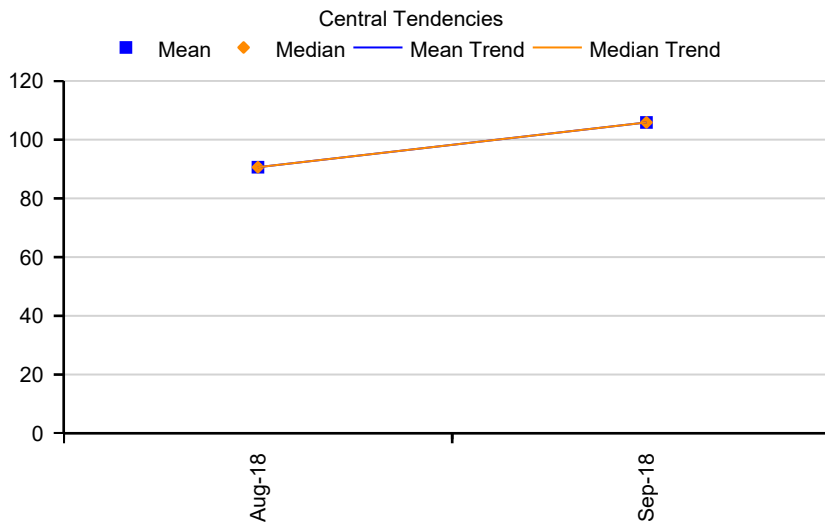
Performance History

	2019	2017	2016	2015
COD	7.76	3.92	11.23	2.06
PRD	0.97	1.01	1.02	1.00



80	0	Median	98	Wtd Mean	101
90	1	AD	7.62	GeoMean	98
100	0	COD	7.76	PRD	.97
110	1	Mean	98	95% Confidence	14.94
120	0	SD	10.78		
		COV	10.97		

Number Of Sales 2



Month	Mean	Median	Sales
Aug-18	91	91	1
Sep-18	106	106	1

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
101	02	33	000	2019	9	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	9			
Population - Number of Accounts	105			
Sales as a percentage of the Population	8.57%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	8,532,210	28.56%	6,911,090	25.70%
OSD RMV	3,227,200	10.80%	3,227,200	12.00%
Improvement RMV	18,108,650	60.61%	16,742,787	62.27%
Farm Improvement RMV	9,190	0.03%	8,455	0.03%
Selected Ratio From Sales	111			
RMV Adjustment	100			
Before Ratio	111			
Overall Adjustment Factor	90			
Land Adjustment Factor	81			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	92			
Farm Improvement Factor	92			
After Ratio	100			
Selected Ratio	111	Overall Adjustment	90	

Explanation

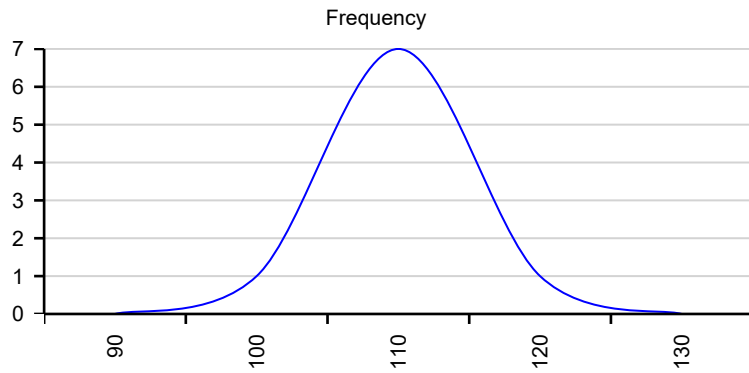
RMV 101: SA 33

Town house/Row house/Common wall, City of Scappoose

This study consists of town houses, row houses and/or those dwellings that share a common wall. The Mean of 108 was selected from this sales array, which is supported by the Median (109) and the Weighted Mean (108). After applying the conclusion from the time study (103), the Selected Ratio is 111.

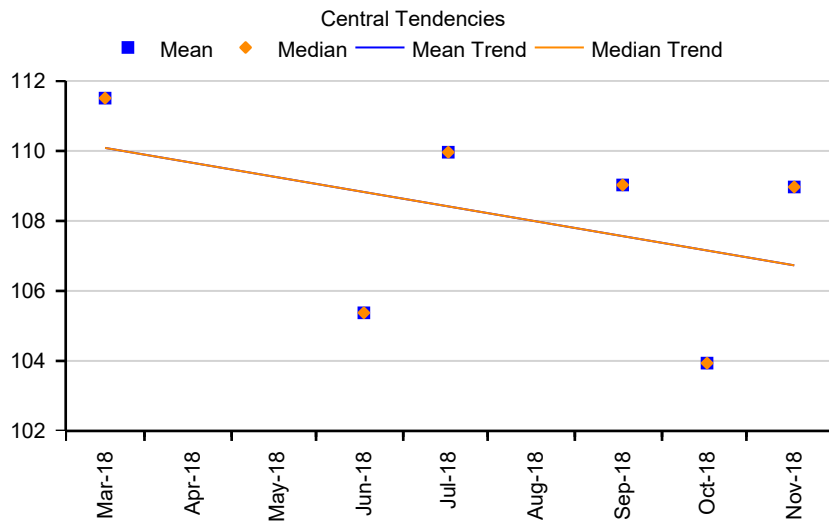
Performance History

	2019	2018	2017	2016	2015
COD	3.64	2.58	3.92	11.23	2.06
PRD	1.00	1.00	1.01	1.02	1.00



90	0	Median	109	Wtd Mean	108
100	1	AD	3.97	GeoMean	108
110	7	COD	3.64	PRD	1.00
120	1	Mean	108	95% Confidence	3.73
130	0	SD	5.70		
		COV	5.27		

Number Of Sales 9



Month	Mean	Median	Sales
Mar-18	112	112	2
Jun-18	105	105	1
Jul-18	110	110	1
Sep-18	109	109	2
Oct-18	104	104	2
Nov-18	109	109	1

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
100	02	79	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	3			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	429,840	100.00%	356,767	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	120			
RMV Adjustment	100			
Before Ratio	120			
Overall Adjustment Factor	83			
Land Adjustment Factor	83			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	120	Overall Adjustment	83	

Explanation

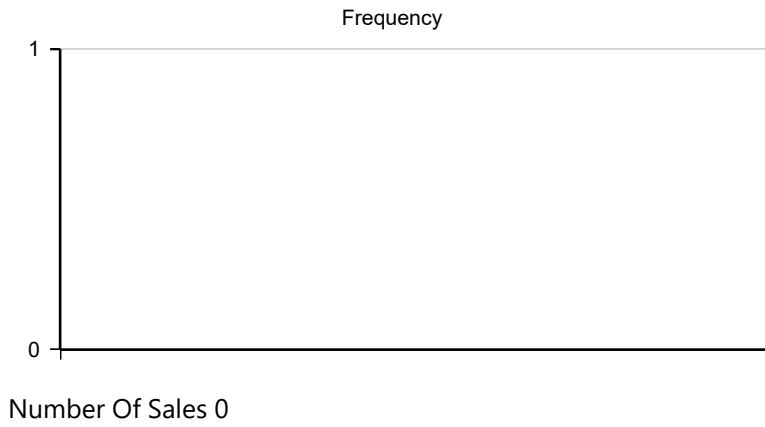
RMV 100: SA 79

Unimproved land - Keys Landing, Keys Crest and Keys Orchard, City of Scappoose

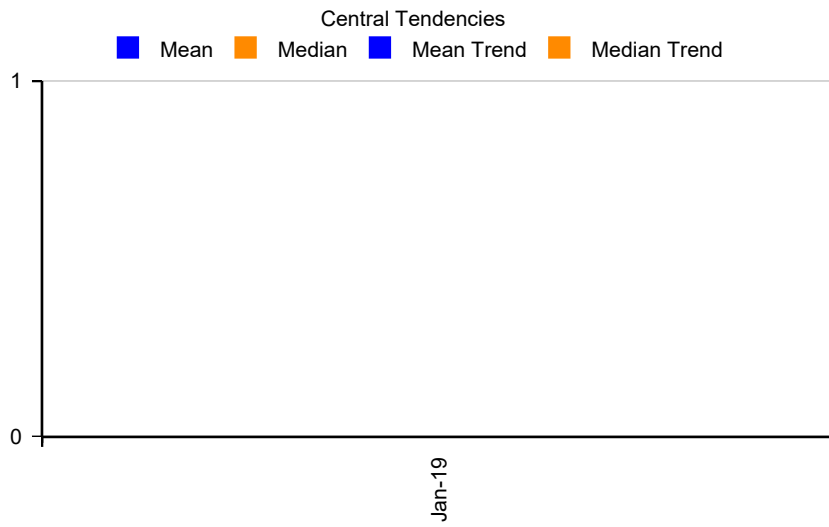
No sales are available for this study area of undeveloped properties. Therefore, the Selected Ratio (120) from the improved properties located in this study area has been applied here.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
101	02	79	000	2019	4	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4				
Population - Number of Accounts	53				
Sales as a percentage of the Population	7.55%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	7,497,150	24.61%	6,222,635	24.61%	
OSD RMV	1,621,800	5.32%	1,621,800	6.41%	
Improvement RMV	21,349,020	70.07%	17,443,985	68.98%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	120				
RMV Adjustment	100				
Before Ratio	120				
Overall Adjustment Factor	83				
Land Adjustment Factor	83				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	82				
Farm Improvement Factor	82				
After Ratio	100				
Selected Ratio	120	Overall Adjustment	83		

Explanation

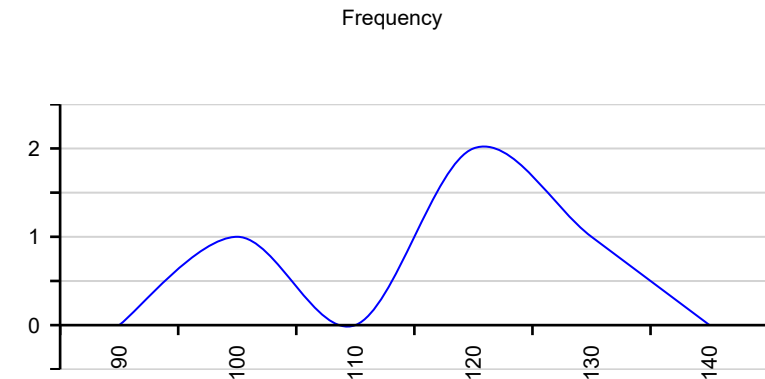
RMV 101: SA 79

Improved land - Keys Landing, Keys Crest and Keys Orchard, City of Scappoose

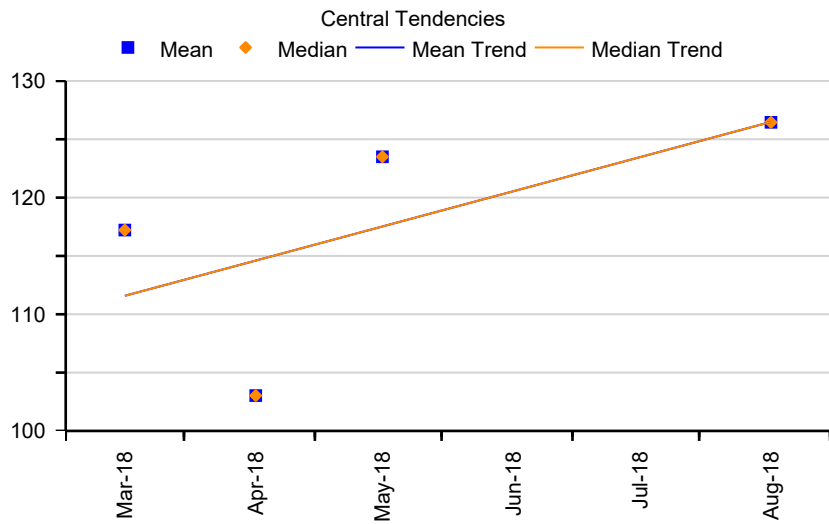
This study area is comprised of Class 5 and Class 6 properties located within smaller subdivisions in the City of Scappoose. For this study, the Mean (117) was selected and then adjusted by the time adjustment conclusion (103), resulting in a Selected Ratio of 120.

Performance History

	2019	2018	2017	2016	2015
COD	6.17	6.79	15.75	7.16	5.29
PRD	1.00	0.99	1.00	1.00	1.00



90	0	Median	120	Wtd Mean	118
100	1	AD	7.43	GeoMean	117
110	0	COD	6.17	PRD	1.00
120	2	Mean	118	95% Confidence	10.69
130	1	SD	10.91		
140	0	COV	9.28		



Month	Mean	Median	Sales
Mar-18	117	117	1
Apr-18	103	103	1
May-18	123	123	1
Aug-18	126	126	1

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
101	02	80	000	2019	5	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	5				
Population - Number of Accounts	45				
Sales as a percentage of the Population	11.11%				
<i>Prior Year Population Values</i>		<i>Pre-Trend Brkdwn</i>	<i>Post Trend Values</i>	<i>Post Trend Brkdwn</i>	
Land Rmv	5,977,420	23.81%	5,080,807	23.81%	
OSD RMV	1,377,000	5.48%	1,377,000	6.45%	
Improvement RMV	17,752,040	70.71%	14,882,689	69.74%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	118				
RMV Adjustment	100				
Before Ratio	118				
Overall Adjustment Factor	85				
Land Adjustment Factor	85				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	84				
Farm Improvement Factor	84				
After Ratio	100				
Selected Ratio	118	Overall Adjustment	85		

Explanation

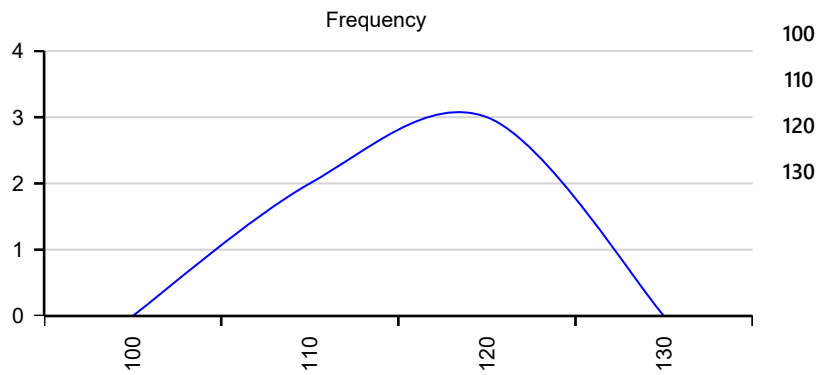
RMV 101: SA 80

Improved land - Columbia River View Estates, City of Scappoose

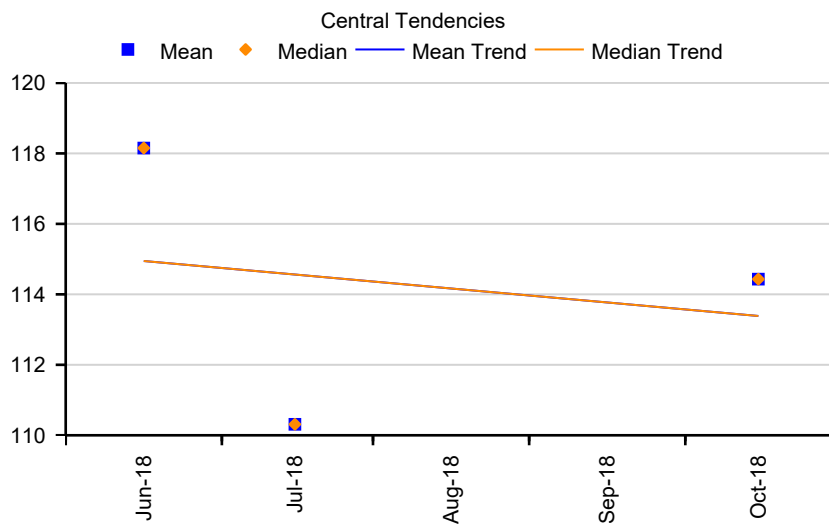
Columbia River View Estates is a homogeneous subdivision located northwest of Highway 30. Analysis of the sales array shows that the Mean and Weighted Mean with ratio indications of 115 are the best indicators for this grouping. Therefore, the time study conclusion (103) was applied returning a Selected Ratio of 118.

Performance History

	2019	2018	2017	2016	2015
COD	3.50	3.77	7.81	4.08	8.08
PRD	1.00	1.01	1.01	1.00	1.01



0	Median	117	Wtd Mean	115
2	AD	4.09	GeoMean	115
3	COD	3.50	PRD	1.00
0	Mean	115	95% Confidence	5.02
	SD	5.72		
	COV	4.97		



Month	Mean	Median	Sales
Jun-18	118	118	2
Jul-18	110	110	1
Oct-18	114	114	2

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
400	02	21	000	2019	2	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2				
Population - Number of Accounts	163				
Sales as a percentage of the Population	1.23%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	28,095,700	100.00%	27,533,786	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

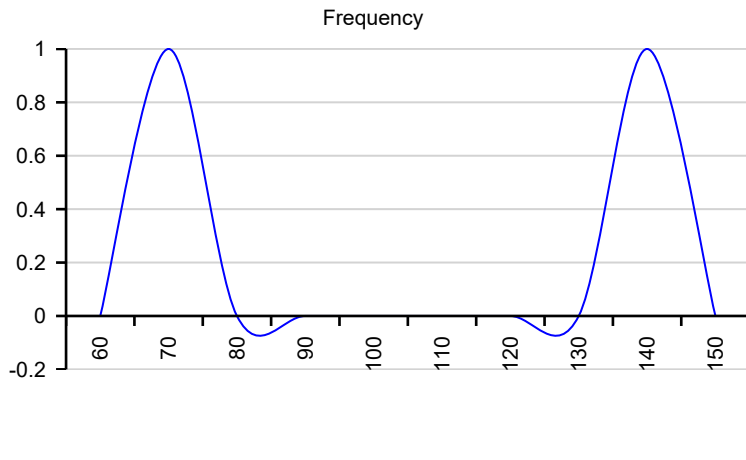
RMV 400, SA 21

Unimproved land - Value Zone 1 in Rural Scappoose.

There were only two "good" sales within the study period and these sales did not provide an adequate sampling with which an accurate conclusion could be made. Because of this, it was decided to apply the Selected Ratio from the Improved RMV Class 401 study (MA 2, SA 21).

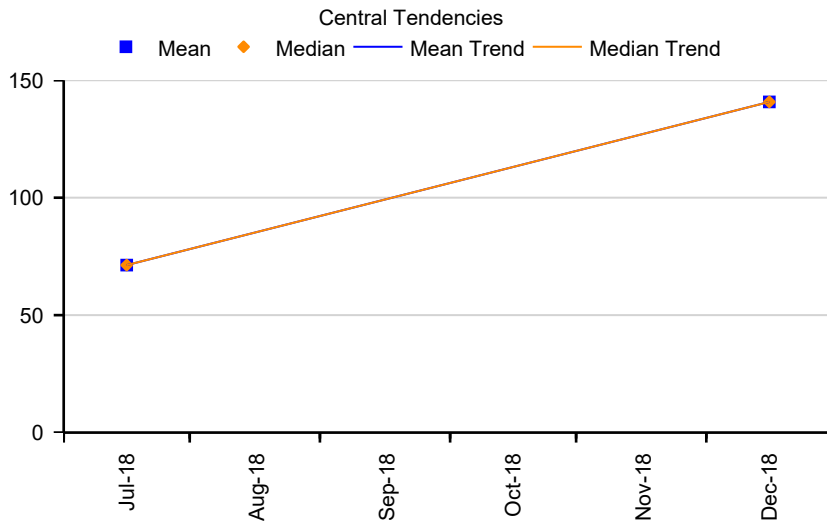
Performance History

	2019	2018	2017	2016	2015
COD	32.76	20.06	11.39	0.00	0.00
PRD	1.39	1.07	1.01	1.00	1.00



60	0	Median	106	Wtd Mean	76
70	1	AD	34.74	GeoMean	100
80	0	COD	32.76	PRD	1.39
90	0	Mean	106	95% Confidence	68.08
100	0	SD	49.12		
110	0	COV	46.33		
120	0				
130	0				
140	1				
150	0				

Number Of Sales 2



Month	Mean	Median	Sales
Jul-18	71	71	1
Dec-18	141	141	1

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
401	02	21	000	2019	18	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	18				
Population - Number of Accounts	751				
Sales as a percentage of the Population	2.40%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	108,228,009	33.59%	106,063,449	33.59%	
OSD RMV	37,039,510	11.50%	37,039,510	11.73%	
Improvement RMV	158,590,620	49.22%	154,678,031	48.99%	
Farm Improvement RMV	18,321,600	5.69%	17,955,168	5.69%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	98				
Farm Improvement Factor	98				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

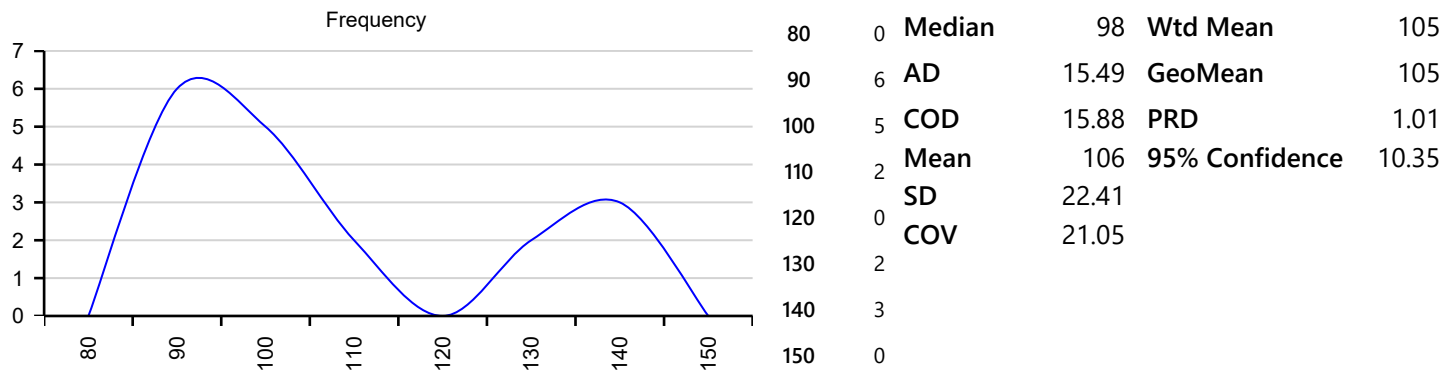
RMV 401, SA 21

Improved land - Value Zone 1, in Rural Scappoose.

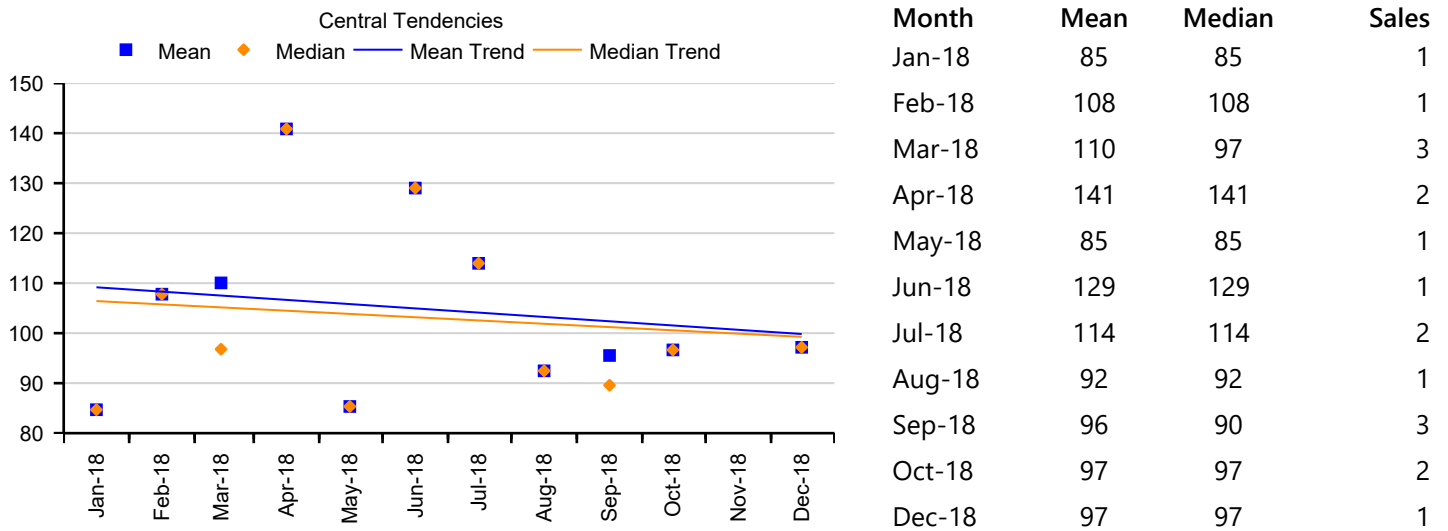
For this analysis of rural properties, the Median of 98 was selected as the best ratio indicator. As determined in the time study for rural properties, the adjustment of 104 was applied to this central tendency and the product was entered as the Selected Ratio (102). Thus, the Overall Adjustment Factor is 98.

Performance History

	2019	2018	2017	2016	2015
COD	15.88	9.43	9.96	13.44	12.19
PRD	1.01	1.00	1.00	1.02	1.02



Number Of Sales 18



Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
409	02	21	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	146				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		<i>Pre-Trend Brkdwn</i>	<i>Post Trend Values</i>	<i>Post Trend Brkdwn</i>	
Land Rmv	18,714,860	47.74%	18,340,563	47.74%	
OSD RMV	7,810,800	19.92%	7,810,800	20.33%	
Improvement RMV	9,834,080	25.09%	9,509,605	24.75%	
Farm Improvement RMV	2,842,250	7.25%	2,756,983	7.18%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	97				
Farm Improvement Factor	97				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

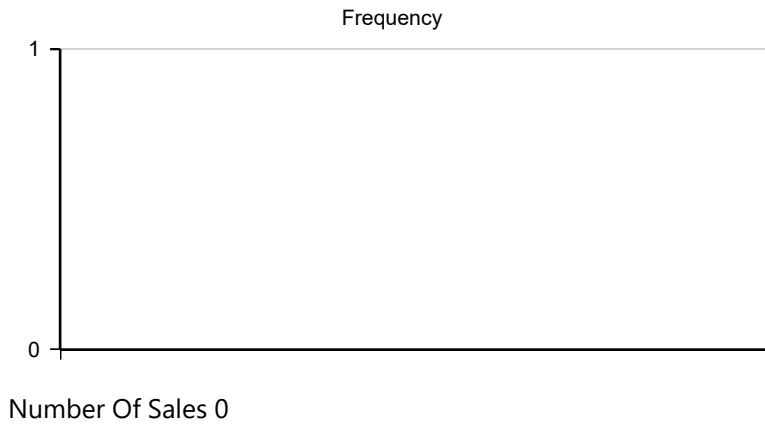
RMV 409: SA 21

Improved land - Manufactured Structure - Value Zone 1 in Rural Scappoose.

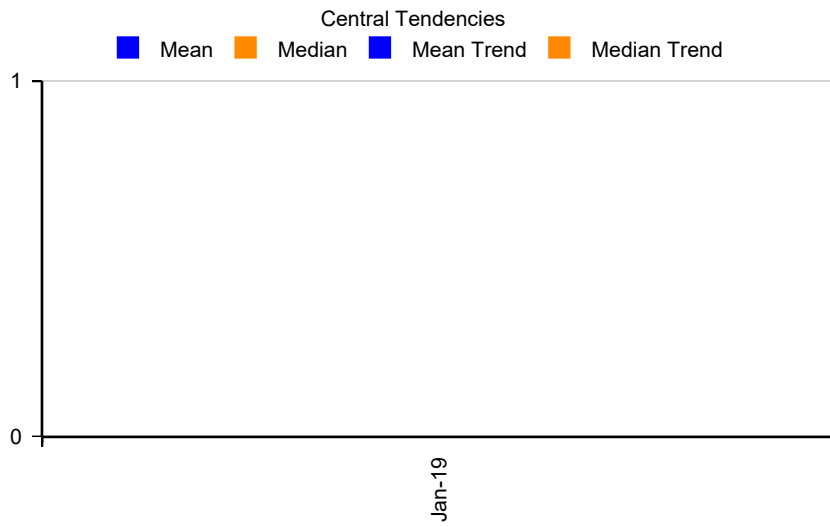
No sales were identified in these areas for the study period. Therefore, the conclusion from the improved properties RMV Class 401 in MA 02 SA 21 is recommended, with a Selected Ratio of 102 and an overall adjustment of 98.

Performance History

	2019	2018	2017	2016	2015
COD	-	6.33	0.00	5.56	12.19
PRD	-	1.00	1.00	1.00	1.02



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	02	25	000	2019		Scappoose									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	36				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	9,189,920	100.00%	9,006,122	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

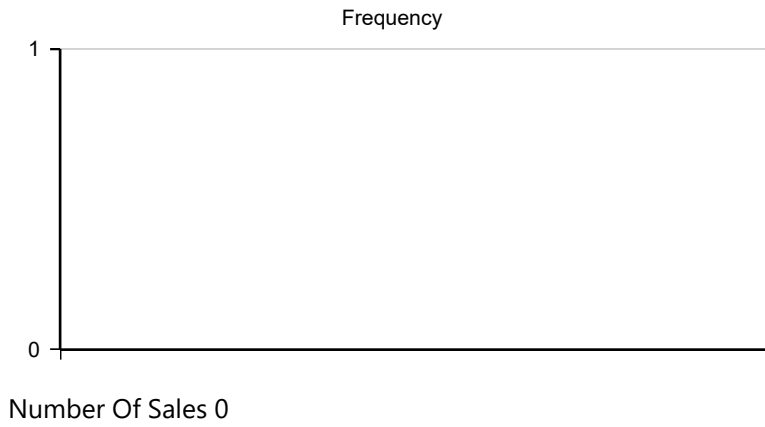
RMV 400: SA 25

Unimproved land - Dike land in Scappoose

No sales information was available for this study. Therefore, the selected ratio of 102 from the undeveloped land study for MA 02 SA 21 analysis was applied here.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

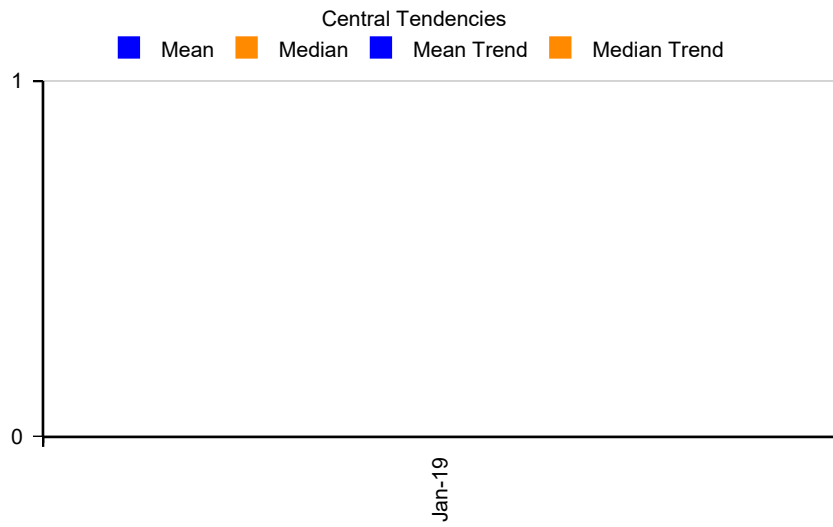
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
401	02	25	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	46				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		<i>Pre-Trend Brkdwn</i>	<i>Post Trend Values</i>	<i>Post Trend Brkdwn</i>	
Land Rmv	12,792,555	46.77%	12,536,704	46.77%	
OSD RMV	1,622,160	5.93%	1,622,160	6.05%	
Improvement RMV	7,874,870	28.79%	7,684,928	28.67%	
Farm Improvement RMV	5,059,570	18.50%	4,958,379	18.50%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	98				
Farm Improvement Factor	98				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

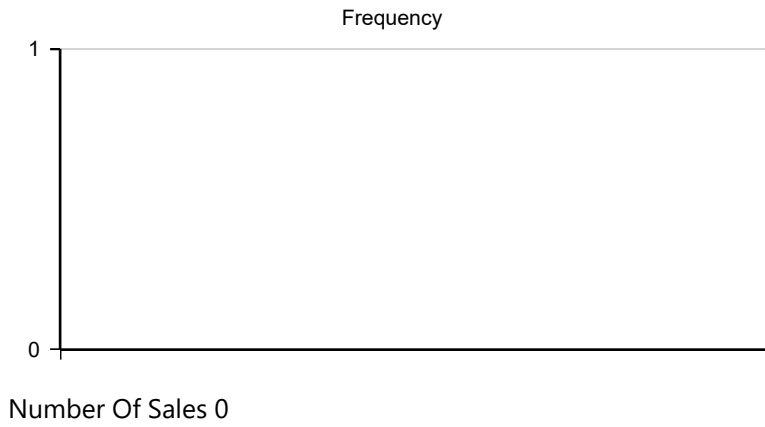
RMV 401: SA 25

Improved land - Dike land in Scappoose

There were no good sales available in this area for the study period. Therefore, the conclusion from the improved properties in the MA 02 SA 21 analysis is recommended, with a Selected Ratio indicator of 102.

Performance History

	2019	2018	2016
COD	-	0.00	0.00
PRD	-	1.00	1.00



Median

Wtd Mean

AD

GeoMean

COD

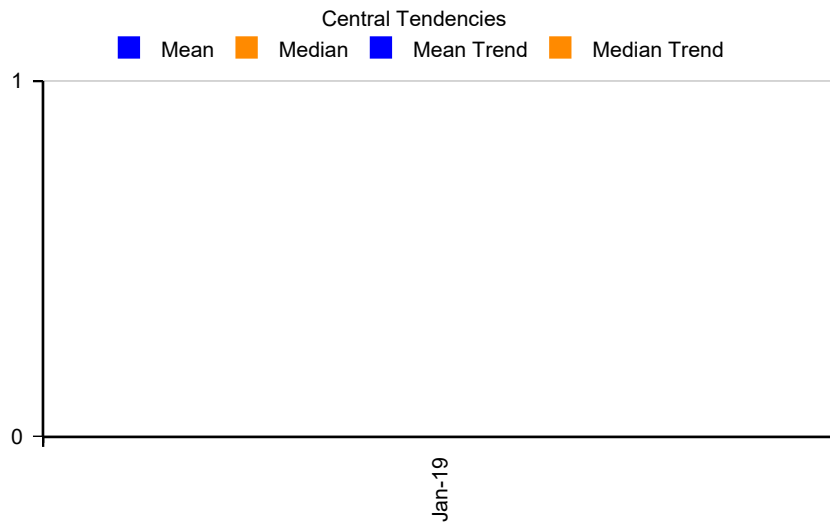
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
409	02	25	000	2019		Scappoose									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	5				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	2,206,310	83.86%	2,162,184	83.78%	
OSD RMV	226,400	8.61%	226,400	8.77%	
Improvement RMV	37,510	1.43%	36,385	1.41%	
Farm Improvement RMV	160,690	6.11%	155,869	6.04%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	97				
Farm Improvement Factor	97				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

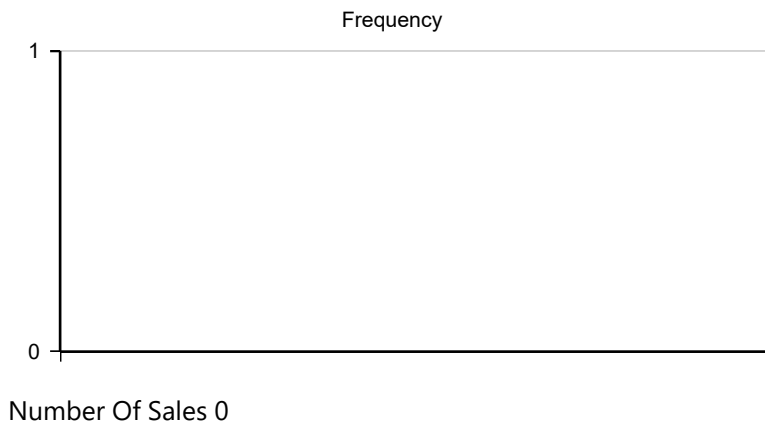
RMV 409: SA 25

Improved land - Manufactured Structure - Dike land in Scappoose

Due to having no sales available for this study area with a population of 2 accounts, it was decided to implement the conclusion from the MA 02 SA 21 RMV Class 409 analysis, applying the Selected Ratio adjustment of 102 .

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

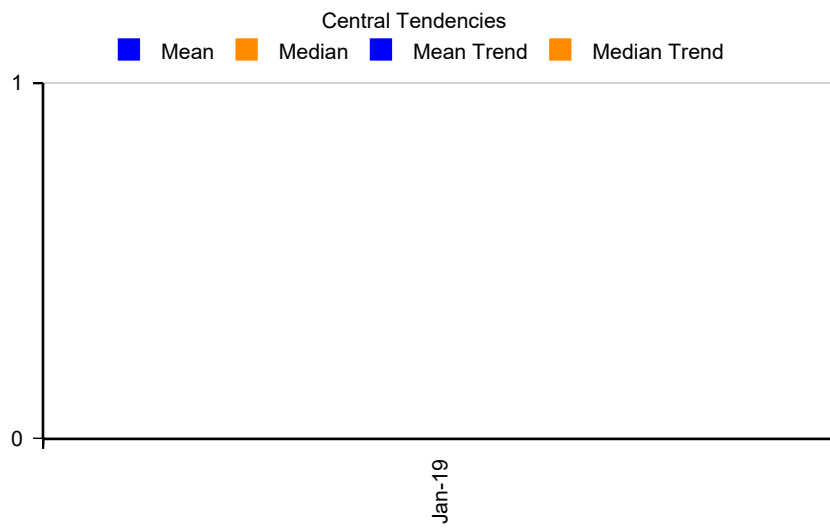
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
401	02	41	000	2019		Sauvie Island					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	6				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>					
Land Rmv	2,265,030	Pre-Trend Brkdwn	41.96%	Post Trend Values	2,219,729
OSD RMV	339,600		6.29%		339,600
Improvement RMV	2,724,740		50.47%		2,663,452
Farm Improvement RMV	68,860		1.28%		67,483
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	98				
Farm Improvement Factor	98				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

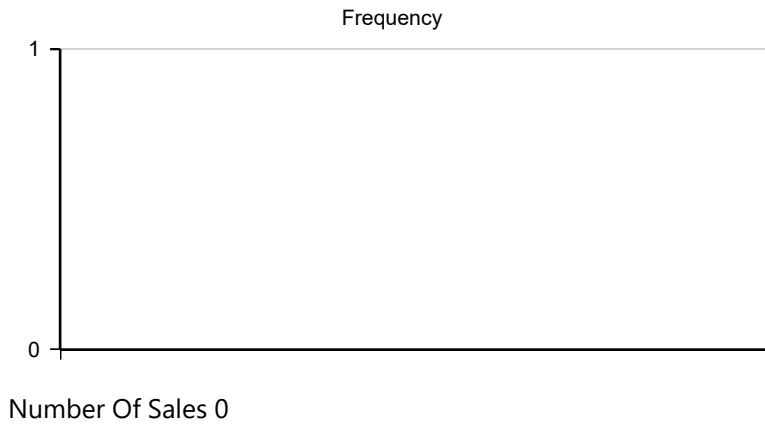
RMV 401, SA 41

Sauvies Island in Rural Scappoose.

With having no sales available for this analysis of rural properties in SA 41, it was decided to use the Selected Ratio of 102 from the conclusion of the MA 02 SA 21 RMV Class 401 study.

Performance History

	2019	2018	2017	2016	2015
COD	-	9.43	9.96	13.44	12.19
PRD	-	1.00	1.00	1.02	1.02



Median

Wtd Mean

AD

GeoMean

COD

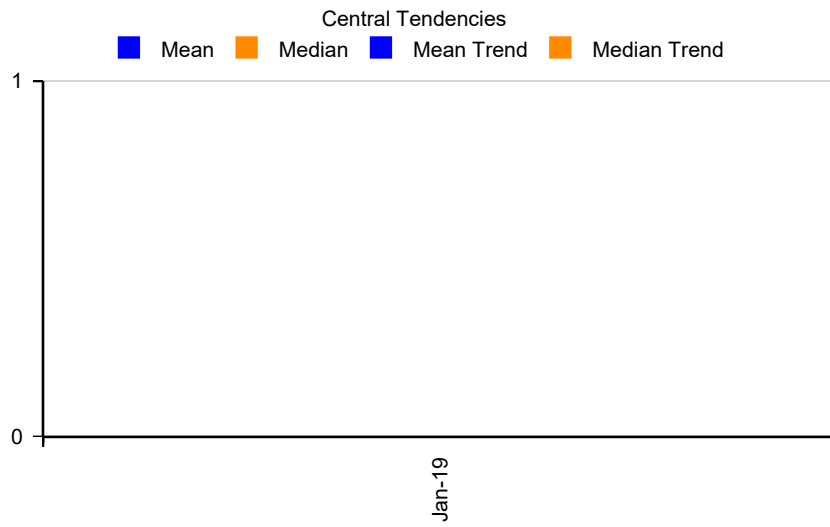
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
409	02	41	000	2019		Sauvie Island					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	2			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	527,000	89.25%	516,460	89.06%
OSD RMV	56,600	9.59%	56,600	9.76%
Improvement RMV	6,870	1.16%	6,870	1.18%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	102			
RMV Adjustment	100			
Before Ratio	102			
Overall Adjustment Factor	98			
Land Adjustment Factor	98			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	102	Overall Adjustment	98	

Explanation

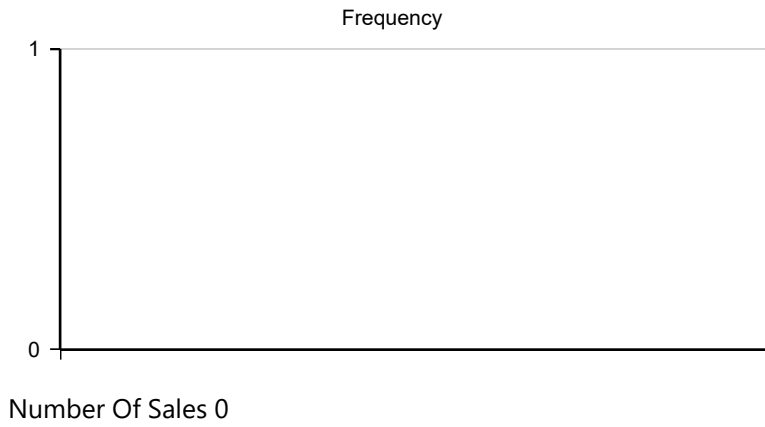
RMV 409: SA 41

Improved land - Manufactured Structure - Sauvies Island in Rural Scappoose.

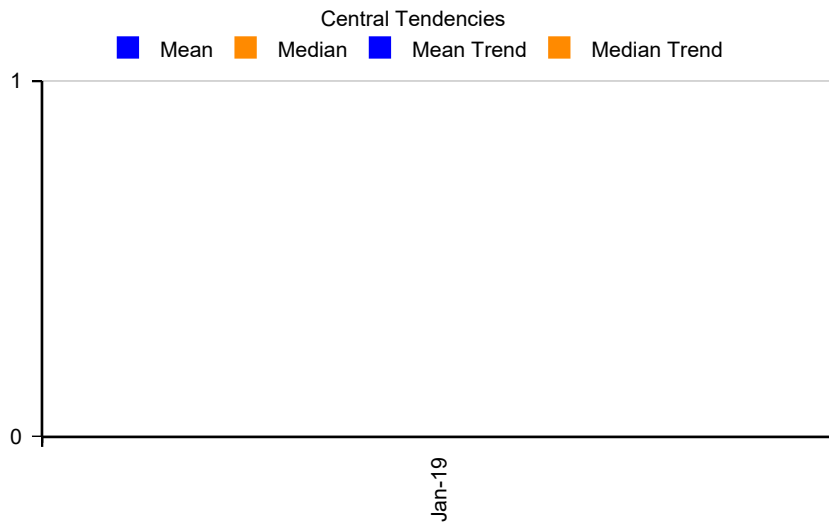
No sales were identified in this area with a population of 2 accounts for the study period. Therefore, it was decided to implement the conclusion from the MA 02 SA 21 RMV Class 409 analysis, applying the Selected Ratio adjustment of 102 to the land only. There is not enough data available to warrant an adjustment to the improvements at this time.

Performance History

	2019	2018	2017	2016	2015
COD	-	6.33	0.00	5.56	12.19
PRD	-	1.00	1.00	1.00	1.02



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of					RMV				App	# of		
Class	MA	SA	NH	Year	Sales		Location			Class	MA	SA	NH	Year	Sales		Location
400	02	45	000	2019			Sauvie Island							2019			

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	24				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>					
Land Rmv	23,930,310	Pre-Trend Brkdwn	100.00%	Post Trend Values	23,451,704
OSD RMV	0		0.00%		0
Improvement RMV	0		0.00%		0
Farm Improvement RMV	0		0.00%		0
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

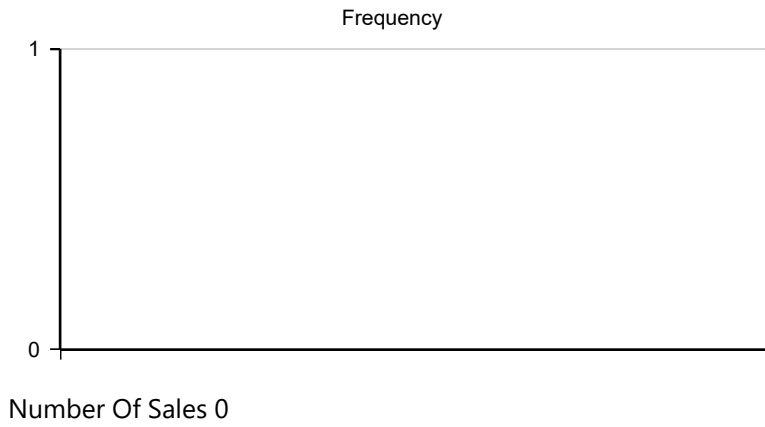
RMV 400: SA 45

Unimproved land - Sauvies Island (45)

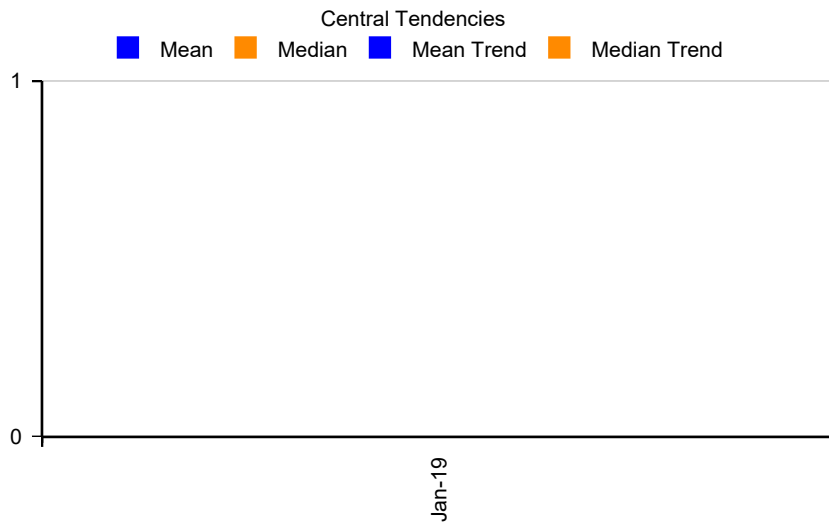
Due to having no sales available for this study, it was decided to use the selected ratio of 102 from the MA 02 SA 21 RMV 400 analysis, resulting in an Overall Adjustment Factor of 98.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
-------	------	--------	-------

Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
401	02	45	000	2019		Sauvie Island					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	13			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	48,491,685	94.30%	47,521,851	94.32%
OSD RMV	594,300	1.16%	594,300	1.18%
Improvement RMV	1,887,460	3.67%	1,830,836	3.63%
Farm Improvement RMV	449,660	0.87%	436,170	0.87%
Selected Ratio From Sales	102			
RMV Adjustment	100			
Before Ratio	102			
Overall Adjustment Factor	98			
Land Adjustment Factor	98			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	97			
Farm Improvement Factor	97			
After Ratio	100			
Selected Ratio	102	Overall Adjustment	98	

Explanation

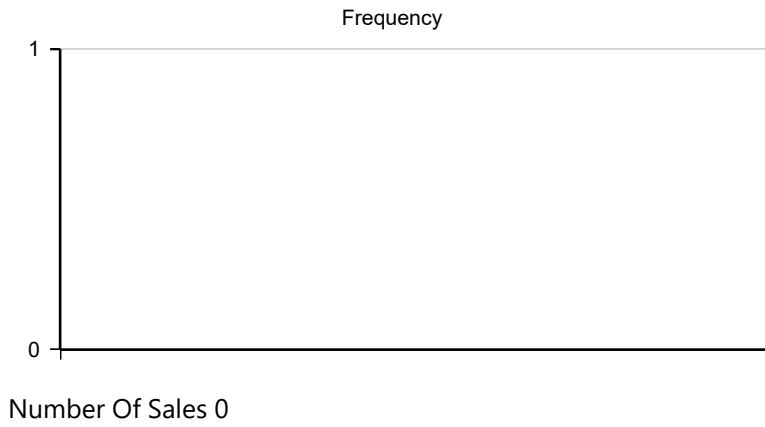
RMV 401: SA 45

Improved land - Sauvies Island

With having no sales available for this analysis of rural properties, it was decided to use the Selected Ratio of 102 from the conclusion of the MA 02 SA 21 RMV 401 study.

Performance History

	2019	2018	2016
COD	-	0.00	0.00
PRD	-	1.00	1.00



Median

Wtd Mean

AD

GeoMean

COD

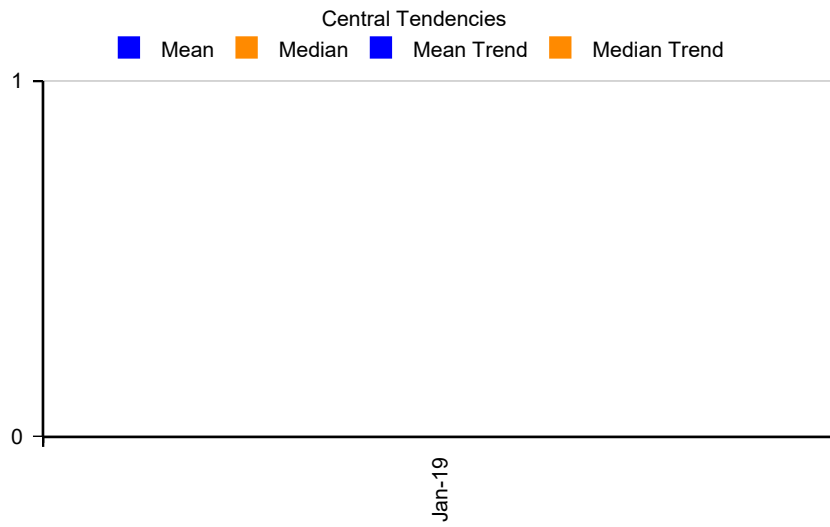
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
409	02	45	000	2019		Sauvie Island					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	1			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	1,529,520	94.50%	1,498,930	94.40%
OSD RMV	56,600	3.50%	56,600	3.56%
Improvement RMV	32,390	2.00%	32,390	2.04%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	102			
RMV Adjustment	100			
Before Ratio	102			
Overall Adjustment Factor	98			
Land Adjustment Factor	98			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	102	Overall Adjustment	98	

Explanation

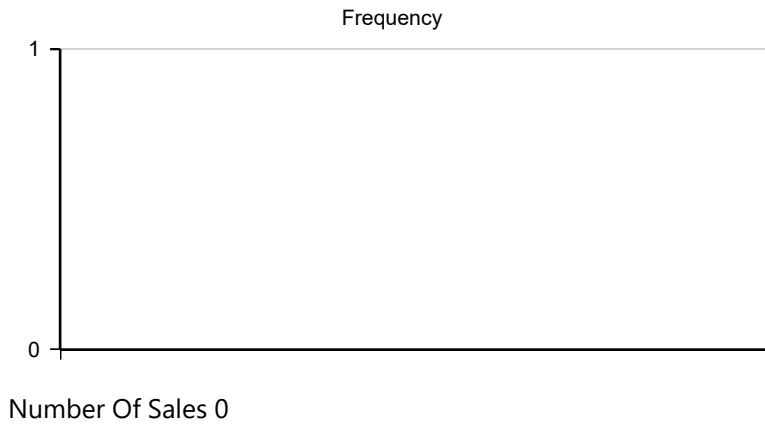
RMV 409: SA 45

Improved land - Manufactured Structure -Sauvies Island

There is only 1 account in this study and no sales data is available. Due to this, no adjustment has been applied to the improvements. The Selected Ratio of 102 from the RMV Class 409 MA 2 SA 21 study has been applied to the land only.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

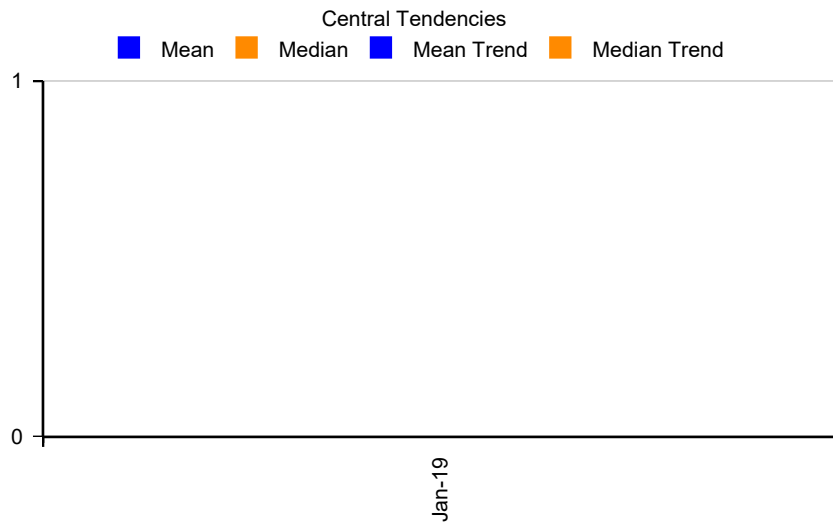
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV	MA	SA	NH	App	# of		RMV	MA	SA	NH	App	# of	
Class				Year	Sales	Location	Class				Year	Sales	Location
400	02	62	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	3			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	664,910	100.00%	651,612	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	102			
RMV Adjustment	100			
Before Ratio	102			
Overall Adjustment Factor	98			
Land Adjustment Factor	98			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 102		Overall Adjustment 98		

Explanation

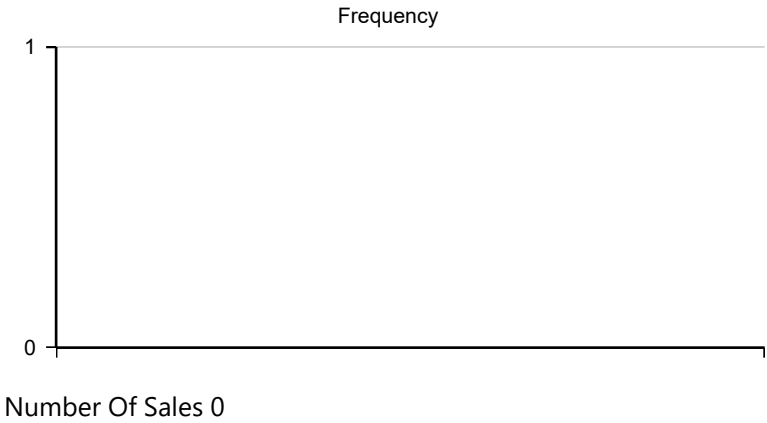
RMV 400, SA 62

Unimproved land - Freeman Road in Rural Scappoose.

With having no sales available for this analysis of rural properties, it was decided to use the Selected Ratio of 102 from the conclusion of the RMV 401 study located in the same area.

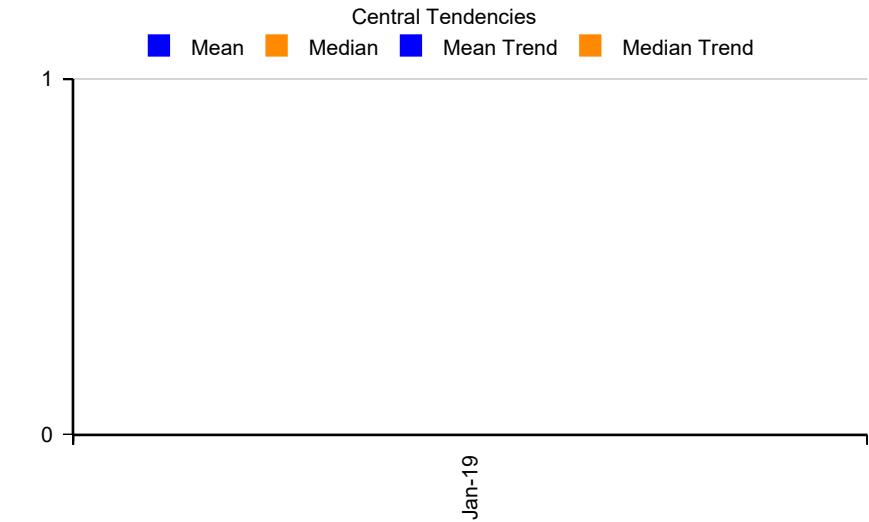
Performance History

	2019	2018	2017	2016	2015
COD	-	20.06	11.39	0.00	0.00
PRD	-	1.07	1.01	1.00	1.00



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV				App	# of					RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location				Class	MA	SA	NH	Year	Sales	Location	
401	02	62	000	2019		Scappoose								2019			

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0																
Population - Number of Accounts	17																
Sales as a percentage of the Population	0.00%																
<i>Prior Year Population Values</i>																	
										Pre-Trend Brkdwn		Post Trend Values		Post Trend Brkdwn			
Land Rmv					2,124,390					37.69%		2,081,902		37.69%			
OSD RMV					962,200					17.07%		962,200		17.42%			
Improvement RMV					2,190,130					38.85%		2,127,083		38.51%			
Farm Improvement RMV					360,030					6.39%		352,829		6.39%			
Selected Ratio From Sales					102												
RMV Adjustment					100												
Before Ratio					102												
Overall Adjustment Factor					98												
Land Adjustment Factor					98												
OSD Adjustment Factor					100												
Improvement Adjustment Factor					97												
Farm Improvement Factor					98												
After Ratio					100												
Selected Ratio	102																
Overall Adjustment					98												

Explanation

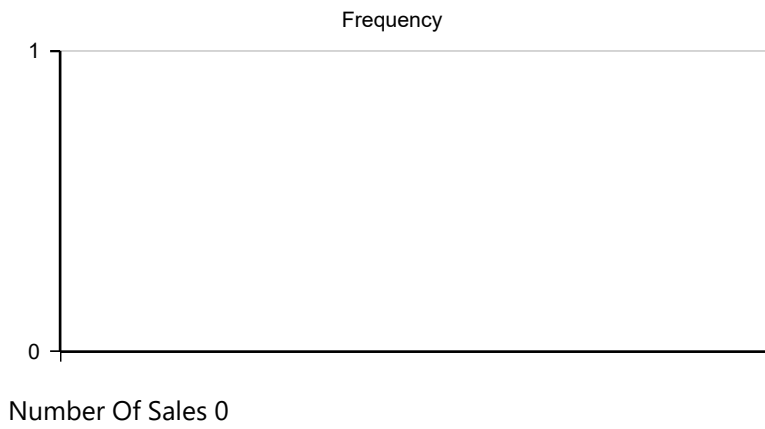
RMV 401, SA 62

Freeman Road in Rural Scappoose.

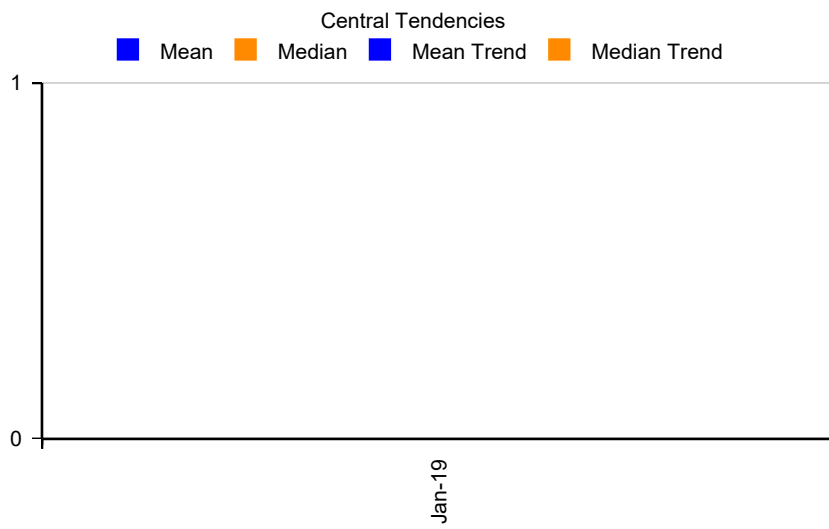
Due to having no sales data available, the Selected Ratio (102) from the improved sales analysis for SA 21 in MA 02 has been applied here.

Performance History

	2019	2018	2017	2016	2015
COD	-	9.43	9.96	13.44	12.19
PRD	-	1.00	1.00	1.02	1.02



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV	MA	SA	NH	App	# of	Location	RMV	MA	SA	NH	App	# of	Location
Class				Year	Sales		Class				Year	Sales	
409	02	62	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	6				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	435,680	54.54%	426,966	54.54%	
OSD RMV	169,800	21.26%	169,800	21.69%	
Improvement RMV	130,300	16.31%	125,560	16.04%	
Farm Improvement RMV	63,090	7.90%	60,566	7.74%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	96				
Farm Improvement Factor	96				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

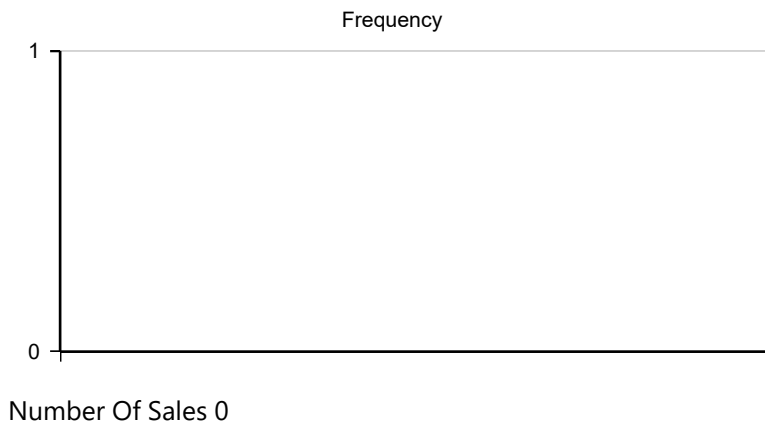
RMV 409: SA 62

Improved land - Manufactured Structure - Freeman Road in Rural Scappoose.

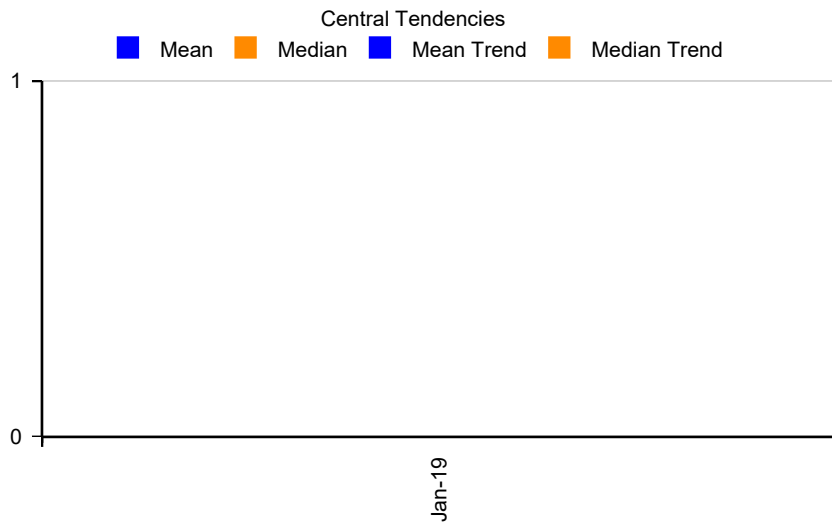
Due to having no sales available for this analysis, the Selected Ratio (102) from the improved sales analysis (RMV 409) within MA 02 SA 21 has been applied here.

Performance History

	2019	2018	2017	2016	2015
COD	-	6.33	0.00	5.56	12.19
PRD	-	1.00	1.00	1.00	1.02



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
400	02	64	000	2019	1	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	1			
Population - Number of Accounts	14			
Sales as a percentage of the Population	7.14%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	937,980	100.00%	862,942	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	109			
RMV Adjustment	100			
Before Ratio	109			
Overall Adjustment Factor	92			
Land Adjustment Factor	92			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	109	Overall Adjustment	92	

Explanation

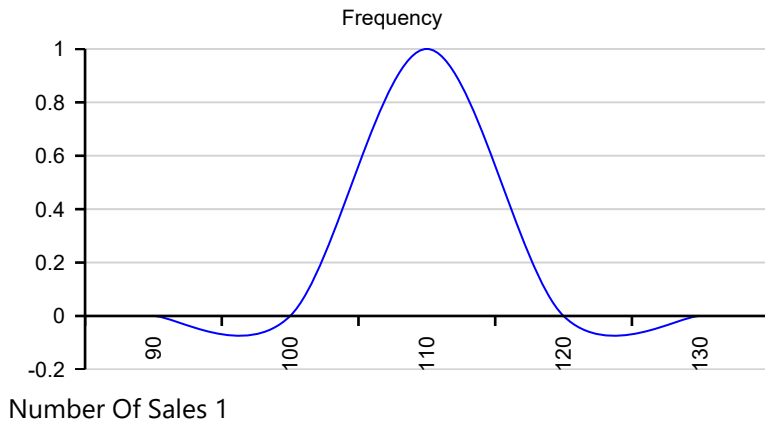
RMV 400: SA 64

Undeveloped land - Columbia Acres & Hillcrest, Rural Scappoose.

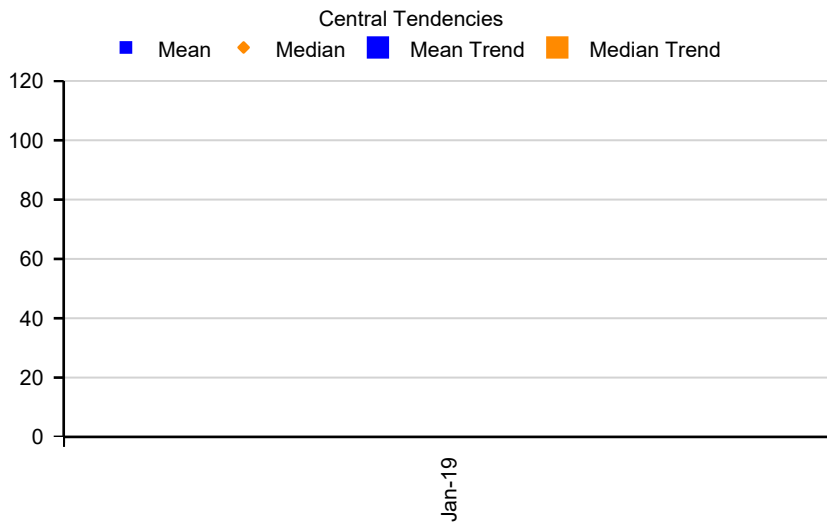
Out of a population of 14, the sales make up 7.14% of the population. For this property grouping, the Median and Mean both returned a ratio of 105. Therefore, this ratio was then adjusted by 104 (the time study conclusion) resulting in a Selected Ratio of 109. The Overall Adjustment is 92.

Performance History

	2019	2018	2016	2015
COD	0.00	8.91	0.00	0.00
PRD	1.00	1.02	1.00	1.00



90	0	Median	105	Wtd Mean	105
100	0	AD	.00	GeoMean	105
110	1	COD	.00	PRD	1.00
120	0	Mean	105	95% Confidence	1.96
130	0	SD	1.00		
		COV	.95		



Month	Mean	Median	Sales
Feb-18	105	105	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
401	02	64	000	2019	3	Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	96				
Sales as a percentage of the Population	3.13%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	10,262,870	22.12%	9,441,840	21.42%	
OSD RMV	4,717,780	10.17%	4,717,780	10.70%	
Improvement RMV	30,950,700	66.71%	29,475,156	66.88%	
Farm Improvement RMV	462,320	1.00%	439,204	1.00%	
Selected Ratio From Sales	105				
RMV Adjustment	100				
Before Ratio	105				
Overall Adjustment Factor	95				
Land Adjustment Factor	92				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	95				
Farm Improvement Factor	95				
After Ratio	100				
Selected Ratio	105	Overall Adjustment	95		

Explanation

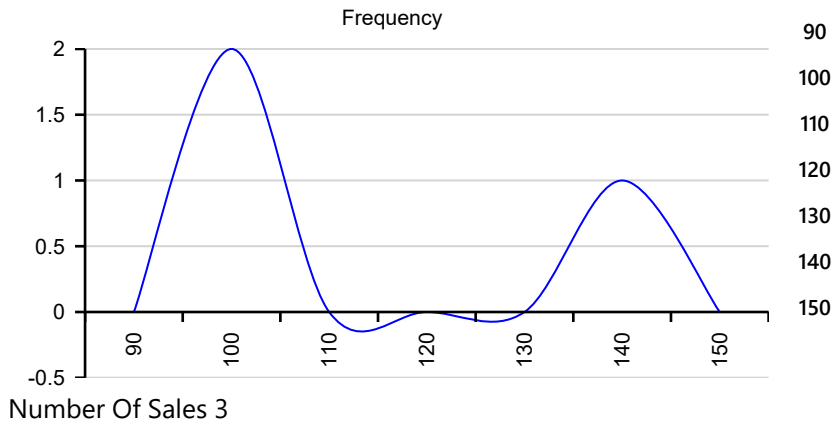
RMV 401: SA 64

Improved land - Columbia Acres & Hillcrest, Rural Scappoose.

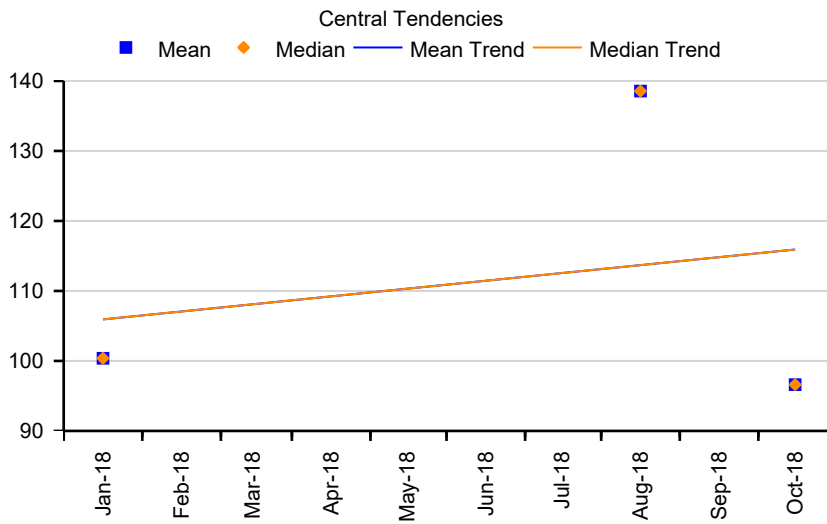
The properties in this study area are in a highly desirable location since they are located south of the City of Scappoose, have easy access to Highway 30 and are in close proximity to Portland. A rural setting of mountain and territorial views with upscale homes makes this area unique. For this analysis, the Median (100) was selected as the best indicator. The time study conclusion of 104 was applied, returning a Selected Ratio of 105.

Performance History

	2019	2017	2016	2015
COD	13.93	6.33	13.44	12.19
PRD	1.02	0.98	1.02	1.02



90	0	Median	100	Wtd Mean	110
100	2	AD	13.98	GeoMean	110
110	0	COD	13.93	PRD	1.02
120	0	Mean	112	95% Confidence	30.69
130	0	SD	27.12		
140	1	COV	24.25		
150	0				



Month	Mean	Median	Sales
Jan-18	100	100	1
Aug-18	139	139	1
Oct-18	97	97	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
409	02	64	000	2019		Scappoose					2019		

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	1			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	109,250	42.76%	100,510	40.73%
OSD RMV	56,600	22.15%	56,600	22.94%
Improvement RMV	89,660	35.09%	89,660	36.33%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	105			
RMV Adjustment	100			
Before Ratio	105			
Overall Adjustment Factor	95			
Land Adjustment Factor	92			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	105	Overall Adjustment	95	

Explanation

RMV 409: SA 64

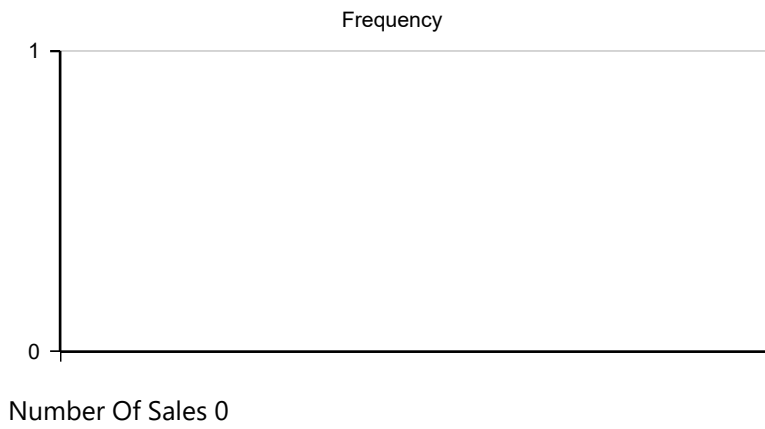
Improved land - Manufactured Structure - Columbia Acres & Hillcrest in Rural Scappoose.

Having no sales data available for this study with a population of 1 account, it was decided to implement the conclusion from the MA 02 SA 64 RMV Class 401 analysis, applying the Selected Ratio adjustment of 105.

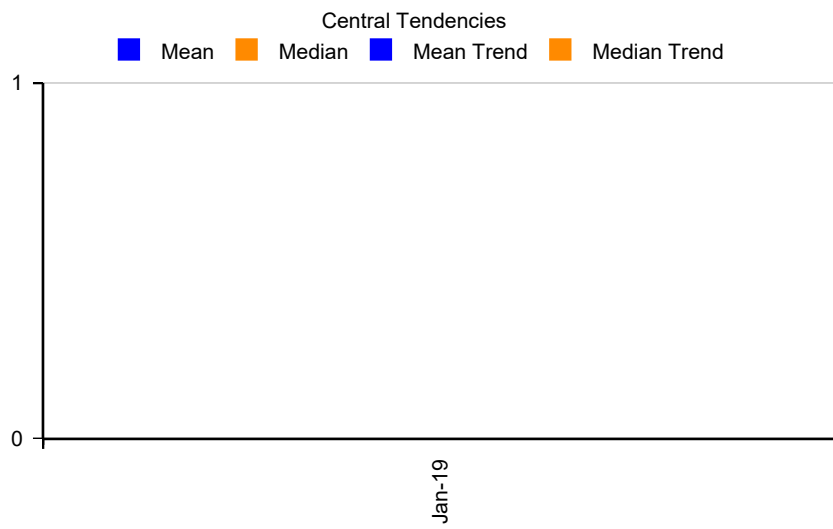
There is not enough data available to warrant an adjustment to the improvements therefore, only the land was adjusted.

Performance History

	2019	2016	2015
COD	-	5.56	12.19
PRD	-	1.00	1.02



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



■ Mean	■ Median	■ Mean Trend	■ Median Trend
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Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
800	02	64	000	2019		Scappoose	890	02	64	000	2019		Scappoose

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	365				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	429,250	100.00%	429,250	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	100	Overall Adjustment	100		

Explanation

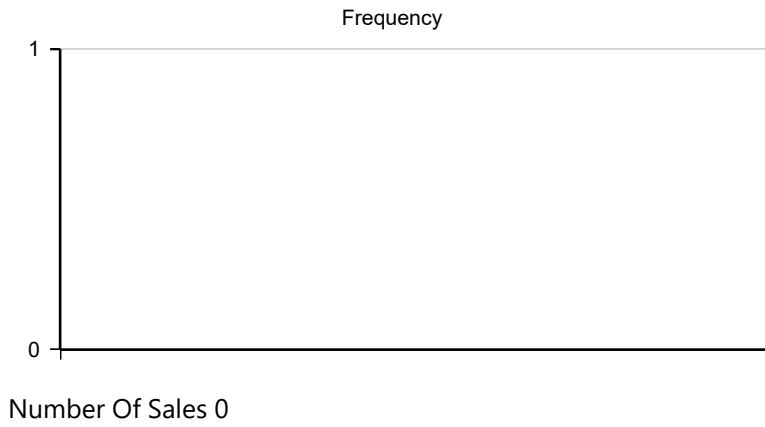
RMV 800 & RMV 890: SA 64

Undeveloped land - Columbia Acres & Hillcrest, Rural Scappoose

These properties are very small vacant lots, which can only be developed if they are combined or irrevocably bound. Generally, they are of minimal value until such time that they can be combined or irrevocably bound and then the RMV class is changed to 4XX. Because of the unique nature of these groupings and having no sales data available, it is recommended to make no adjustment at this time.

Performance History

	2019	2016
COD	-	0.00
PRD	-	1.00



Median

Wtd Mean

AD

GeoMean

COD

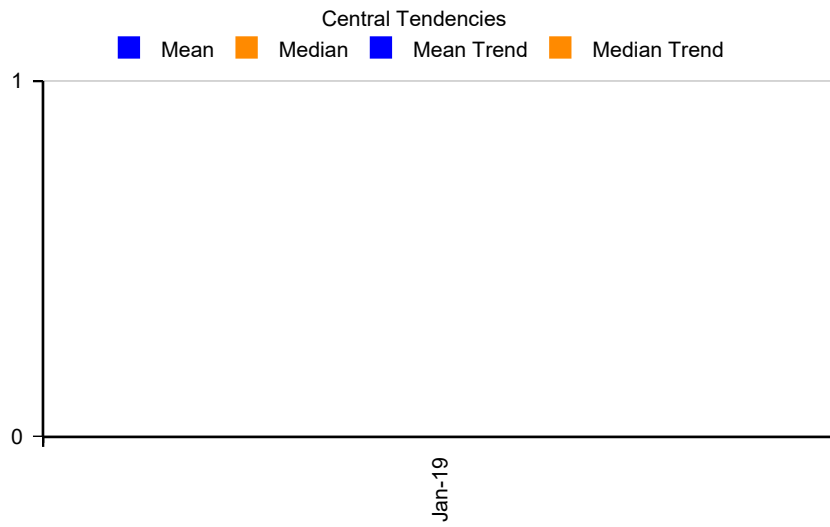
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

MAINTENANCE AREA 3

VERNONIA

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	03	00	000	2019	5	Vernonia	100	03	03	000	2019	2	Vernonia

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	7				
Population - Number of Accounts	231				
Sales as a percentage of the Population	3.03%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	11,239,280	100.00%	11,688,851	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	96				
RMV Adjustment	100				
Before Ratio	96				
Overall Adjustment Factor	104				
Land Adjustment Factor	104				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	96	Overall Adjustment	104		

Explanation

RMV 100: SA 00

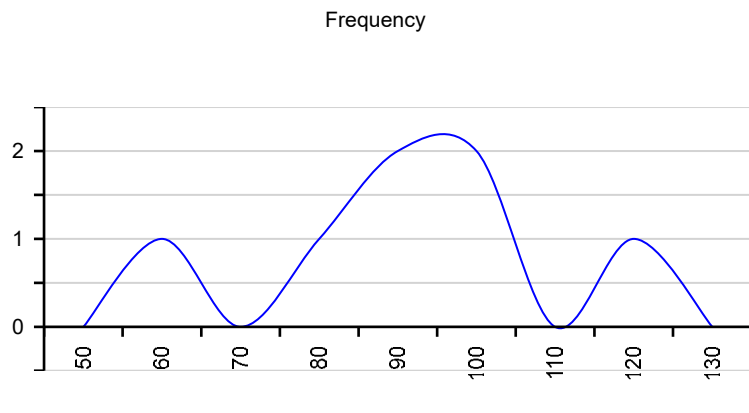
RMV 100: SA 03

Unimproved land, City of Vernonia and undeveloped land – located in the Floodway

This study is comprised of undeveloped land located within the City of Vernonia and within the Fema Floodway. The Mean of 93 was selected. This central tendency was also adjusted by the conclusion of 103 from the time study for residential properties. The result is a Selected Ratio of 96.

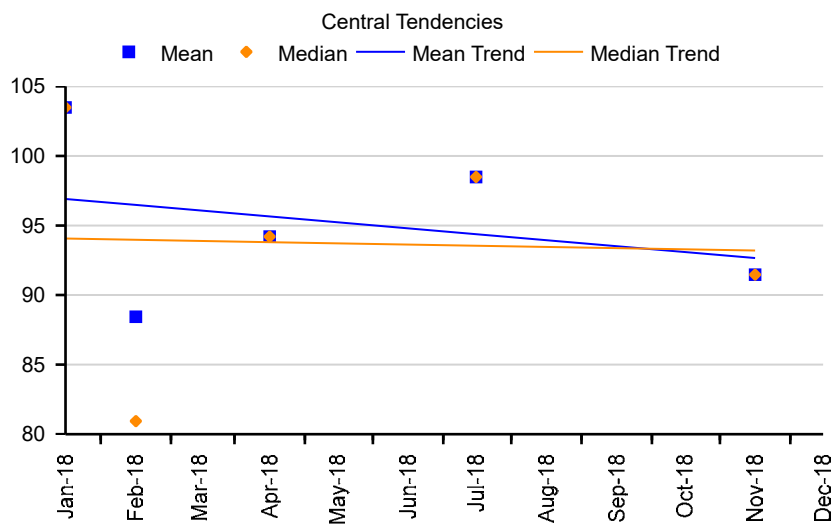
Performance History

	2019	2018	2017	2016	2015
COD	12.98	7.41	22.59	8.91	11.01
PRD	1.05	1.01	1.03	1.01	1.01



50	0	Median	94	Wtd Mean	89
60	1	AD	12.22	GeoMean	92
70	0	COD	12.98	PRD	1.05
80	1	Mean	93	95% Confidence	13.06
90	2	SD	17.62		
100	2	COV	18.89		
110	0				
120	1				
130	0				

Number Of Sales 7



Month	Mean	Median	Sales
Jan-18	103	103	1
Feb-18	88	81	3
Apr-18	94	94	1
Jul-18	98	98	1
Nov-18	91	91	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
101	03	00	000	2019	27	Vernonia	101	03	03	000	2019	15	Vernonia

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	42				
Population - Number of Accounts	794				
Sales as a percentage of the Population	5.29%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	30,380,840	20.29%	31,596,074	20.04%	
OSD RMV	19,305,750	12.89%	19,305,750	12.25%	
Improvement RMV	97,836,210	65.33%	104,346,525	66.19%	
Farm Improvement RMV	2,231,780	1.49%	2,388,005	1.51%	
Selected Ratio From Sales	95				
RMV Adjustment	100				
Before Ratio	95				
Overall Adjustment Factor	105				
Land Adjustment Factor	104				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	107				
Farm Improvement Factor	107				
After Ratio	100				
Selected Ratio	95	Overall Adjustment	105		

Explanation

RMV 101: SA 00

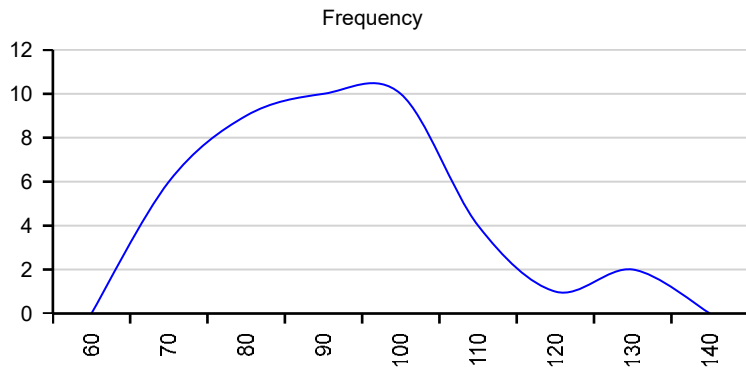
RMV 101: SA 03

Improved land, City of Vernonia and improved land located in the Floodway

There are 42 sales returned in this array of residential properties located in the City of Vernonia which is 5.29% of the population. As a clear indication of the market, the Mean of 92 was selected. This indicator is further supported by the Mean (91) and Weighted Mean (91). The time adjustment conclusion of 103 was applied accordingly and returned a Selected Ratio of 95.

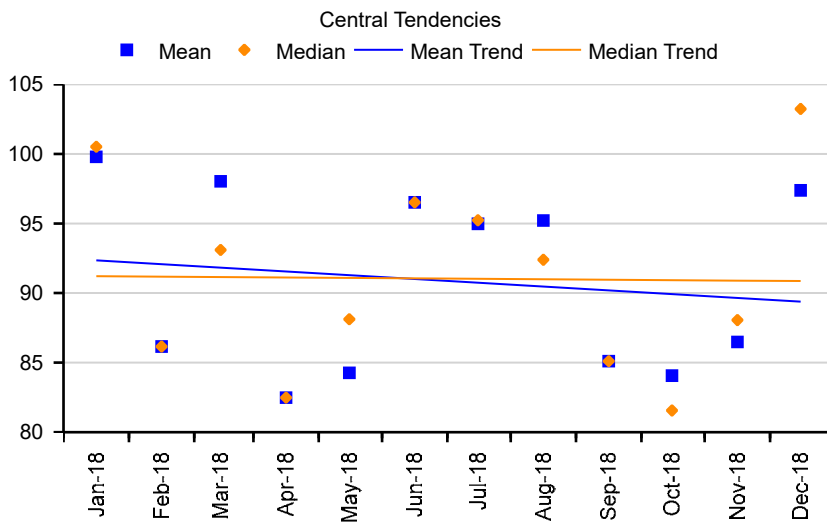
Performance History

	2019	2018	2017	2016	2015
COD	12.47	-	-	-	-
PRD	1.00	-	-	-	-



60	0	Median	92	Wtd Mean	91
70	6	AD	11.53	GeoMean	90
80	9	COD	12.47	PRD	1.00
90	10	Mean	91	95% Confidence	4.58
100	10	SD	15.13		
110	4	COV	16.54		
120	1				
130	2				
140	0				

Number Of Sales 42



Month	Mean	Median	Sales
Jan-18	100	101	4
Feb-18	86	86	2
Mar-18	98	93	5
Apr-18	82	82	2
May-18	84	88	4
Jun-18	97	97	2
Jul-18	95	95	3
Aug-18	95	92	6
Sep-18	85	85	2
Oct-18	84	82	5
Nov-18	86	88	4
Dec-18	97	103	3

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
109	03	00	000	2019	6	Vernonia	109	03	03	000	2019	5	Vernonia

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	11				
Population - Number of Accounts	130				
Sales as a percentage of the Population	8.46%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	5,134,020	28.60%	5,339,381	24.39%	
OSD RMV	3,186,000	17.75%	3,186,000	14.55%	
Improvement RMV	8,903,620	49.59%	12,354,699	56.43%	
Farm Improvement RMV	729,420	4.06%	1,013,894	4.63%	
Selected Ratio From Sales	82				
RMV Adjustment	100				
Before Ratio	82				
Overall Adjustment Factor	122				
Land Adjustment Factor	104				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	139				
Farm Improvement Factor	139				
After Ratio	100				
Selected Ratio	82	Overall Adjustment	122		

Explanation

RMV 109: SA 00

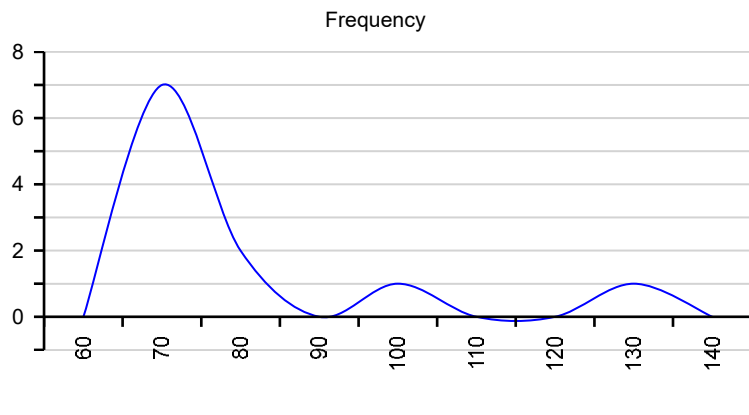
RMV 109: SA 03

Improved Land – Manufactured Structure, City of Vernonia and also those properties located in the floodway

There are 11 valid sales available out of a population of 130 accounts for this analysis. After selecting the Mean of 80 and applying the time adjustment of 103, the Selected Ratio returned is 82 and the resulting Overall Adjustment Factor is 122.

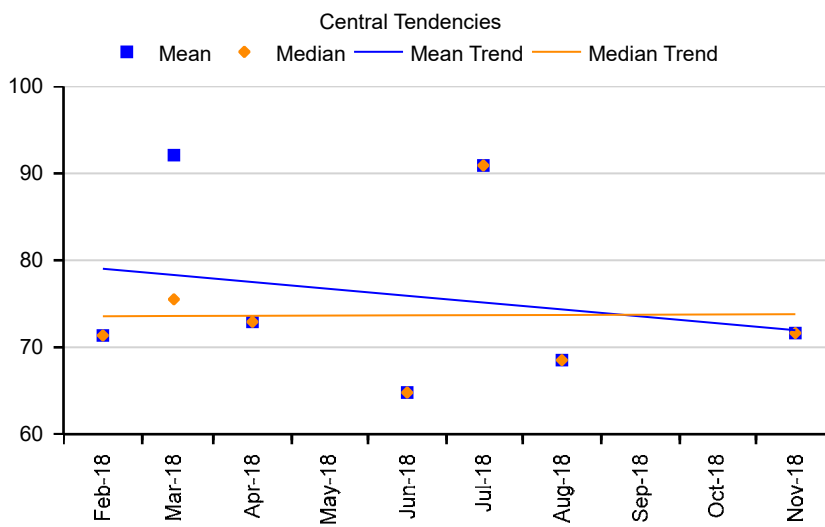
Performance History

	2019	2018	2017	2016	2015
COD	14.12	-	18.00	-	-
PRD	1.01	-	1.03	-	-



60	0	Median	73	Wtd Mean	79
70	7	AD	10.30	GeoMean	78
80	2	COD	14.12	PRD	1.01
90	0	Mean	80	95% Confidence	11.74
100	1	SD	19.86		
110	0	COV	24.94		
120	0				
130	1				
140	0				

Number Of Sales 11



Month	Mean	Median	Sales
Feb-18	71	71	1
Mar-18	92	76	3
Apr-18	73	73	1
Jun-18	65	65	1
Jul-18	91	91	2
Aug-18	69	69	2
Nov-18	72	72	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
100	03	38	000	2019		Vernonia									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	2				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	58,180	100.00%	60,507	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	96				
RMV Adjustment	100				
Before Ratio	96				
Overall Adjustment Factor	104				
Land Adjustment Factor	104				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	96	Overall Adjustment	104		

Explanation

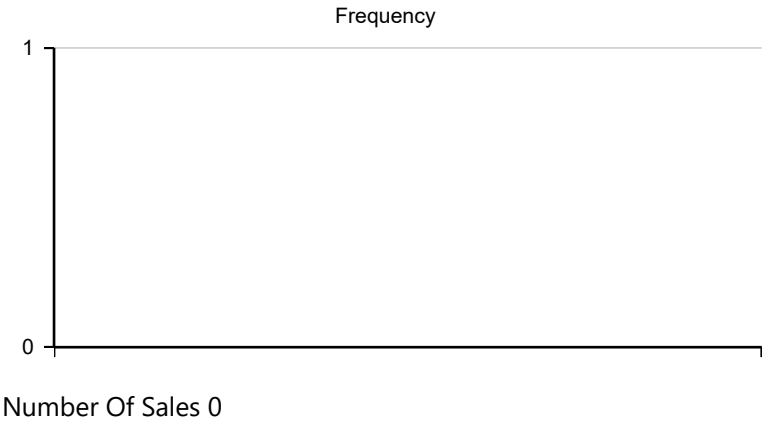
RMV 100: SA 38

Unimproved land - Roseview Heights, City of Vernonia

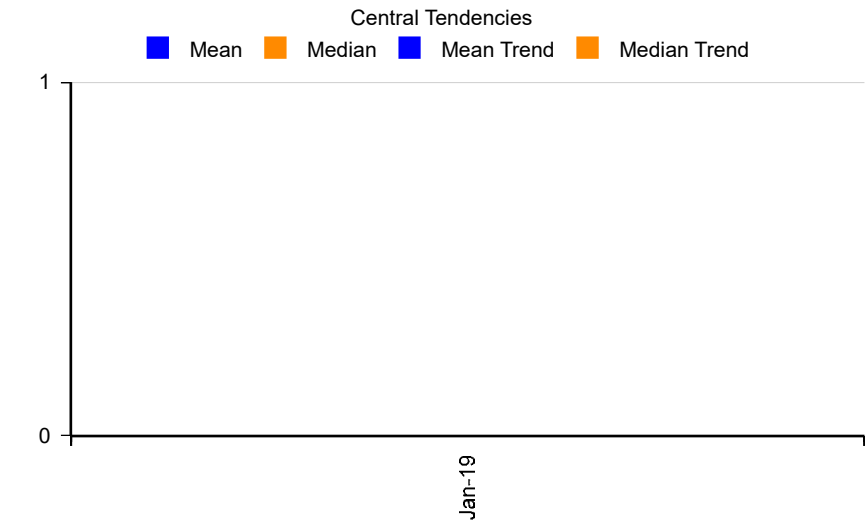
Due to having no bare land sales available for this population of two accounts, it was decided to use the selected ratio of 96 from the MA 03 SA 00 and SA 03 unimproved study.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
109	03	38	000	2019		Vernonia									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	21				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	977,950	28.90%	1,017,068	24.57%	
OSD RMV	567,000	16.76%	567,000	13.70%	
Improvement RMV	1,836,270	54.27%	2,552,415	61.66%	
Farm Improvement RMV	2,230	0.07%	3,100	0.07%	
Selected Ratio From Sales	82				
RMV Adjustment	100				
Before Ratio	82				
Overall Adjustment Factor	122				
Land Adjustment Factor	104				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	139				
Farm Improvement Factor	139				
After Ratio	100				
Selected Ratio	82	Overall Adjustment	122		

Explanation

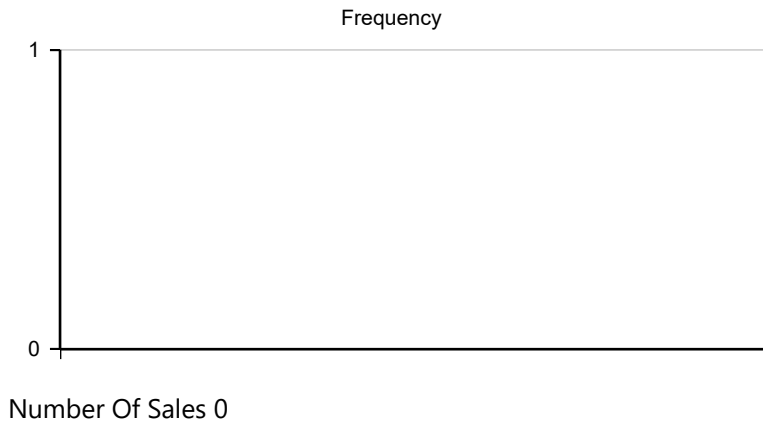
RMV 109: SA 38

Improved land - Roseview Heights, City of Vernonia

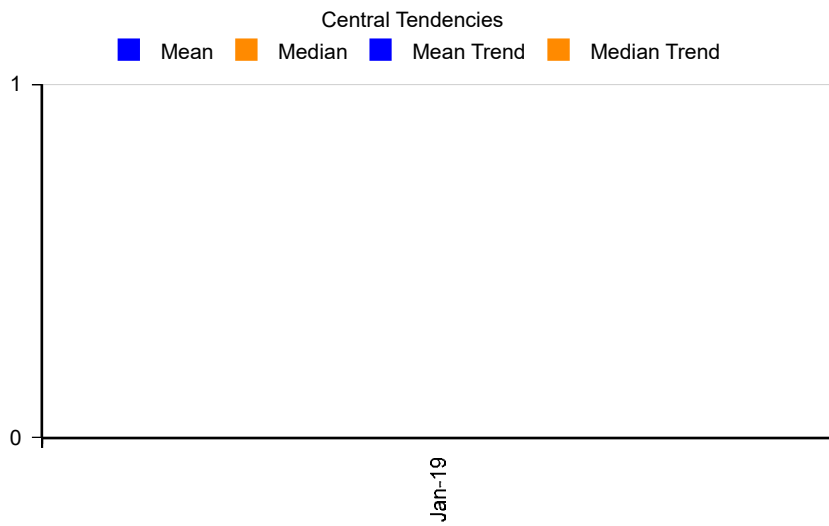
This area is a small subdivision located within the City of Vernonia, which is comprised of manufactured structures and various accessory items/buildings. Because there are no sales available for this analysis, the Selected Ratio of 82 from the MA 03 SA 00 and SA 03 improved manufactured structure study was applied here.

Performance History

	2019	2017	2016	2015
COD	-	8.02	8.33	0.00
PRD	-	0.99	1.01	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	03	40	000	2019		Vernonia									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	10				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	319,720	16.04%	316,523	15.09%	
OSD RMV	399,000	20.02%	399,000	19.02%	
Improvement RMV	1,270,110	63.73%	1,377,872	65.68%	
Farm Improvement RMV	4,060	0.20%	4,385	0.21%	
Selected Ratio From Sales	95				
RMV Adjustment	100				
Before Ratio	95				
Overall Adjustment Factor	105				
Land Adjustment Factor	99				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	108				
Farm Improvement Factor	108				
After Ratio	100				
Selected Ratio	95	Overall Adjustment	105		

Explanation

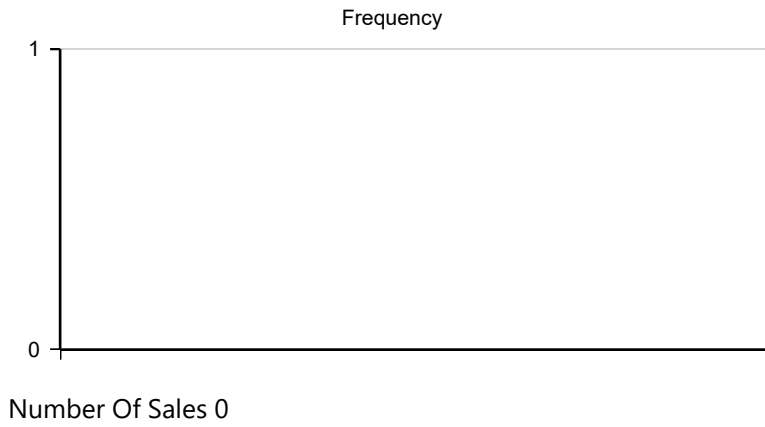
RMV 101: SA 40

Improved land – Duplex/Triplex/Fourplex, City of Vernonia

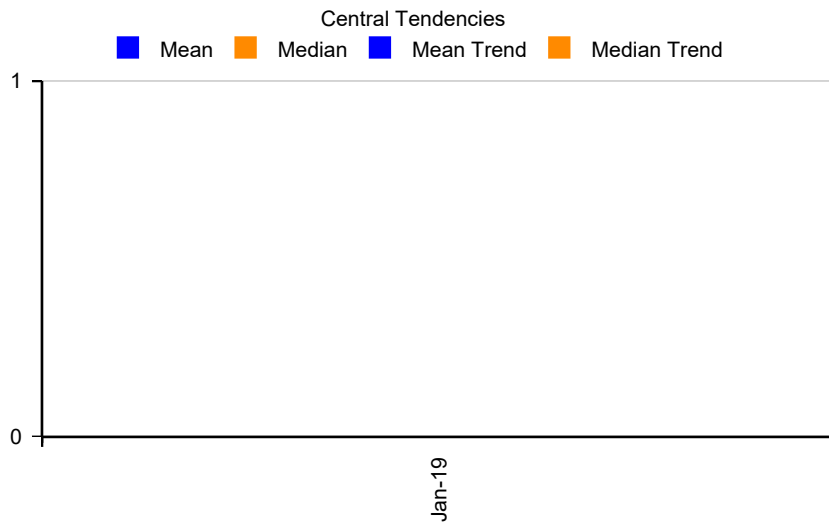
With having no sales data available for this study, the Selected Ratio of 95 from the analysis of improved properties in the general area of the City of Vernonia was deemed appropriate to apply here.

Performance History

	2019	2016
COD	-	0.00
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	03	31	000	2019	3	Vernonia									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	716				
Sales as a percentage of the Population	0.42%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	168,233,424	100.00%	173,280,427	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	97				
RMV Adjustment	100				
Before Ratio	97				
Overall Adjustment Factor	103				
Land Adjustment Factor	103				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio 97		Overall Adjustment 103			

Explanation

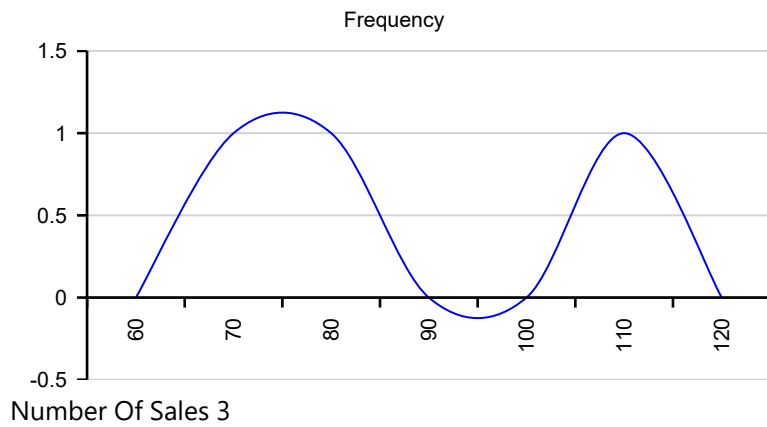
RMV 400: SA 31

Undeveloped land – Value Zone 1 (31) in Rural Vernonia.

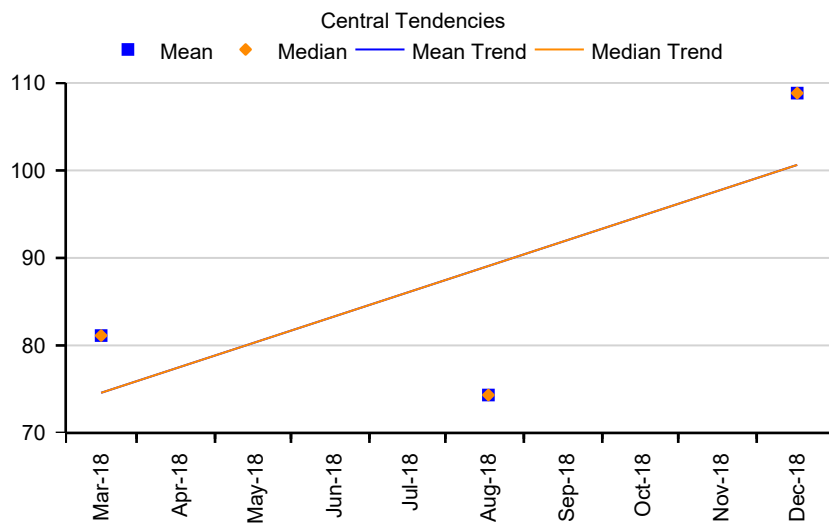
Due to having too few sales available for this analysis, the Selected Ratio (97) from the improved sales analysis within the same study areas has been applied here.

Performance History

	2019	2018	2017	2016	2015
COD	14.18	9.11	25.00	8.93	15.51
PRD	1.02	1.04	0.87	1.02	1.04



60	0	Median	81	Wtd Mean	86
70	1	AD	11.50	GeoMean	87
80	1	COD	14.18	PRD	1.02
90	0	Mean	88	95% Confidence	22.83
100	0	SD	20.17		
110	1	COV	22.90		
120	0				



Month	Mean	Median	Sales
Mar-18	81	81	1
Aug-18	74	74	1
Dec-18	109	109	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
401	03	31	000	2019	23	Vernonia							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	23			
Population - Number of Accounts	961			
Sales as a percentage of the Population	2.39%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	100,402,330	30.58%	103,414,400	30.56%
OSD RMV	42,622,010	12.98%	42,622,010	12.59%
Improvement RMV	165,987,784	50.56%	172,358,063	50.93%
Farm Improvement RMV	19,266,054	5.87%	20,036,696	5.92%
Selected Ratio From Sales	97			
RMV Adjustment	100			
Before Ratio	97			
Overall Adjustment Factor	103			
Land Adjustment Factor	103			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	104			
Farm Improvement Factor	104			
After Ratio	100			
Selected Ratio 97		Overall Adjustment 103		

Explanation

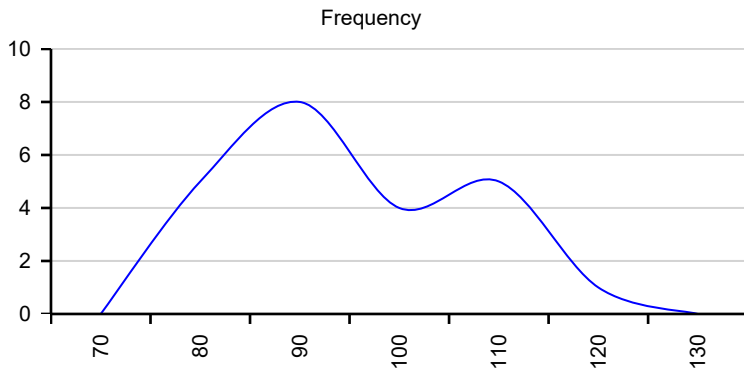
RMV 401: SA 31

Improved land – Value Zone 1 (31) in Rural Vernonia.

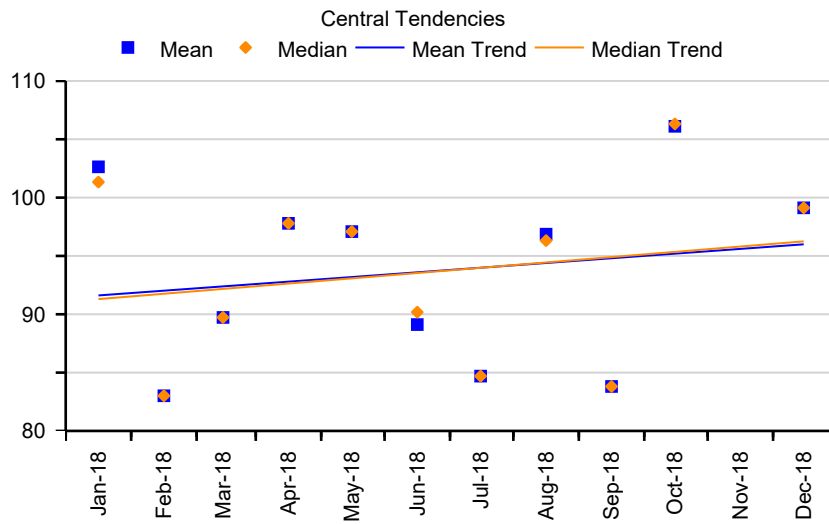
For this study of developed property located throughout Rural Vernonia, 23 sales are available for analysis. The Median returned an indicator of 93, which was then adjusted by the conclusion from the time study (104). As a result, the Selected Ratio is 97.

Performance History

	2019	2018	2017	2016	2015
COD	10.21	11.72	12.73	7.16	18.26
PRD	1.01	1.00	1.01	1.00	1.06



70	0	Median	93	Wtd Mean	95
80	5	AD	9.50	GeoMean	95
90	8	COD	10.21	PRD	1.01
100	4	Mean	96	95% Confidence	4.94
110	5	SD	12.09		
120	1	COV	12.62		
130	0				



Month	Mean	Median	Sales
Jan-18	103	101	3
Feb-18	83	83	1
Mar-18	90	90	2
Apr-18	98	98	2
May-18	97	97	2
Jun-18	89	90	3
Jul-18	85	85	1
Aug-18	97	96	3
Sep-18	84	84	1
Oct-18	106	106	3
Nov-18			
Dec-18	99	99	2

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
409	03	31	000	2019	12	Vernonia							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	12			
Population - Number of Accounts	311			
Sales as a percentage of the Population	3.86%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	32,072,770	42.12%	33,034,953	36.47%
OSD RMV	16,681,620	21.91%	16,681,620	18.42%
Improvement RMV	21,092,532	27.70%	31,486,847	34.76%
Farm Improvement RMV	6,292,520	8.26%	9,375,855	10.35%
Selected Ratio From Sales	84			
RMV Adjustment	100			
Before Ratio	84			
Overall Adjustment Factor	119			
Land Adjustment Factor	103			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	149			
Farm Improvement Factor	149			
After Ratio	100			
Selected Ratio 84		Overall Adjustment 119		

Explanation

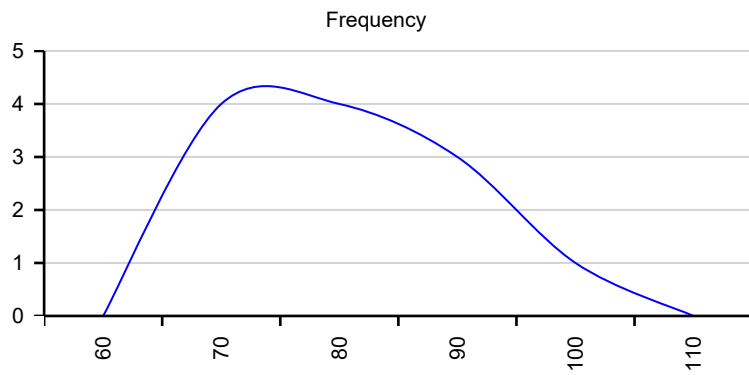
RMV 409: SA 31

Improved land – Manufactured Structure in Rural Vernonia.

This grouping of properties consists of those improved with manufactured structures located in the rural areas of Vernonia. For this study, the Mean of 81 was selected which is supported by the Weighted Mean (82). The Mean was then adjusted by 104 the adjustment from the time study for a Selected Ratio of 84.

Performance History

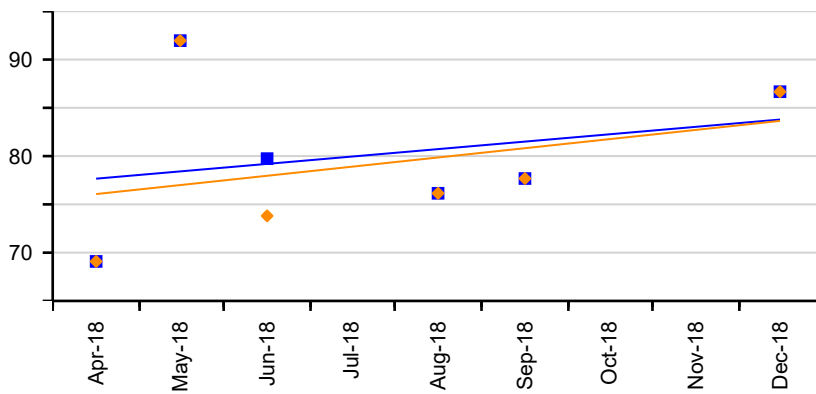
	2019	2018	2017	2016	2015
COD	9.82	14.55	10.88	14.21	18.26
PRD	0.98	1.01	1.02	0.98	1.06



60	0	Median	77	Wtd Mean	82
70	4	AD	7.54	GeoMean	80
80	4	COD	9.82	PRD	.98
90	3	Mean	81	95% Confidence	6.02
100	1	SD	10.64		
110	0	COV	13.22		

Central Tendencies

■ Mean ◆ Median — Mean Trend — Median Trend



Month	Mean	Median	Sales
Apr-18	69	69	2
May-18	92	92	2
Jun-18	80	74	3
Aug-18	76	76	1
Sep-18	78	78	2
Dec-18	87	87	2

MAINTENANCE AREA 4

RAINIER & DEER ISLAND

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
100	04	00	000	2019	2	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	2				
Population - Number of Accounts	160				
Sales as a percentage of the Population	1.25%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	10,521,208	100.00%	9,784,723	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

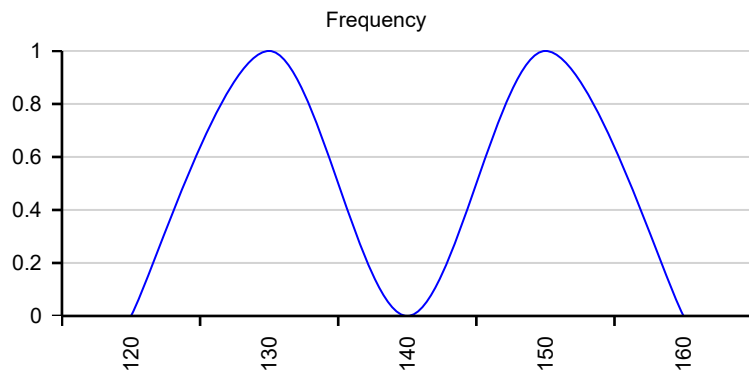
RMV 100: SA 00

Undeveloped land, City of Rainier.

Only 2 sales were identified during the sales period resulting in an inadequate sampling. Therefore, the conclusion from the Improved Properties located in the same study area (104 Indicated Ratio, 107 Selected Ratio) is recommended. Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

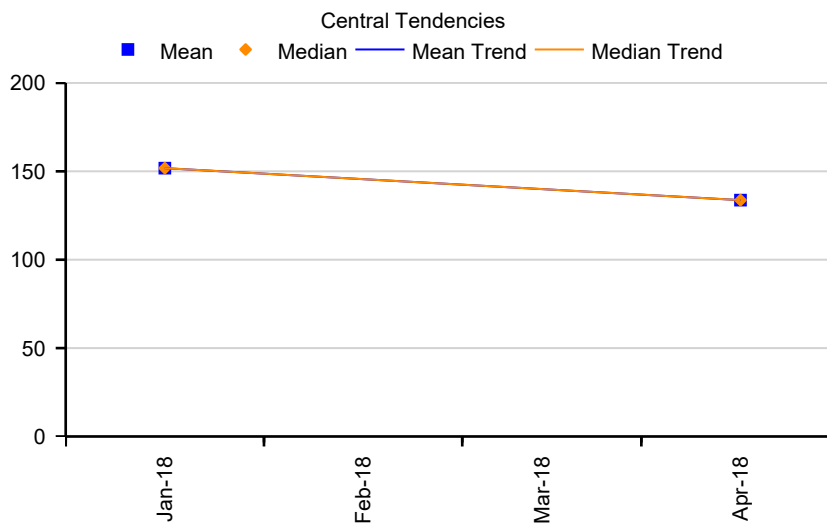
Performance History

	2019	2018	2017	2016	2015
COD	6.33	20.24	32.31	0.00	0.00
PRD	0.99	1.03	1.05	1.00	1.00



120	0	Median	143	Wtd Mean	144
130	1	AD	9.04	GeoMean	142
140	0	COD	6.33	PRD	.99
150	1	Mean	143	95% Confidence	17.72
160	0	SD	12.79		
		COV	8.96		

Number Of Sales 2



Month	Mean	Median	Sales
Jan-18	152	152	1
Apr-18	134	134	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	04	00	000	2019	28	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	28				
Population - Number of Accounts	663				
Sales as a percentage of the Population	4.22%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	35,157,450	24.10%	32,696,429	23.99%	
OSD RMV	8,704,000	5.97%	8,704,000	6.39%	
Improvement RMV	101,253,550	69.42%	94,224,427	69.12%	
Farm Improvement RMV	738,630	0.51%	686,926	0.50%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	93				
Farm Improvement Factor	93				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

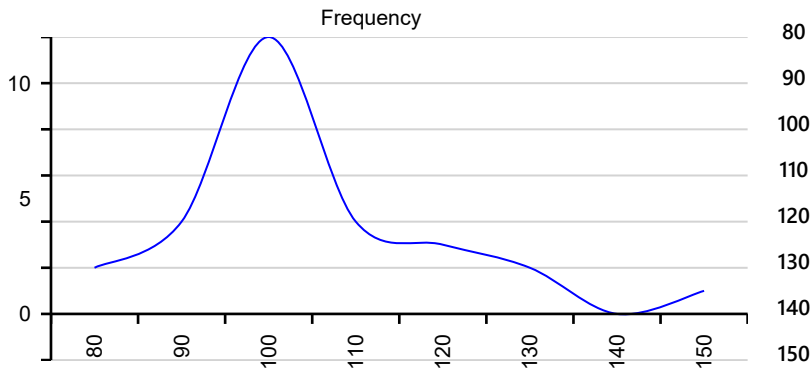
RMV 101: SA 00

Improved property, City of Rainier.

Improved residential properties located within the City of Rainier. The Mean of 104 was selected as the most appropriate ratio indicator for the market for this classification of properties. The time adjustment for residential properties of 103 was applied to the Mean and returned a Selected Ratio of 107. (Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised).

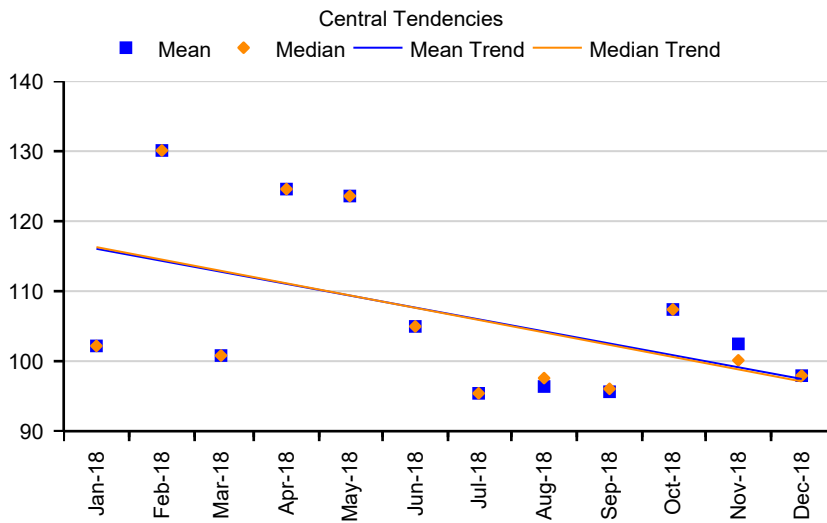
Performance History

	2019	2018	2017	2016	2015
COD	10.56	17.52	8.78	15.48	12.86
PRD	1.00	1.00	0.99	1.05	1.00



2	Median	102	Wtd Mean	104
4	AD	10.80	GeoMean	103
12	COD	10.56	PRD	1.00
4	Mean	104	95% Confidence	5.72
3	SD	15.44		
2	COV	14.86		

Number Of Sales 28



Month	Mean	Median	Sales
Jan-18	102	102	1
Feb-18	130	130	1
Mar-18	101	101	1
Apr-18	125	125	2
May-18	124	124	2
Jun-18	105	105	2
Jul-18	95	95	2
Aug-18	96	98	6
Sep-18	96	96	4
Oct-18	107	107	2
Nov-18	102	100	3
Dec-18	98	98	2

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
102	04	00	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	4				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	1,050,400	100.00%	981,682	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	93				
Farm Improvement Factor	93				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

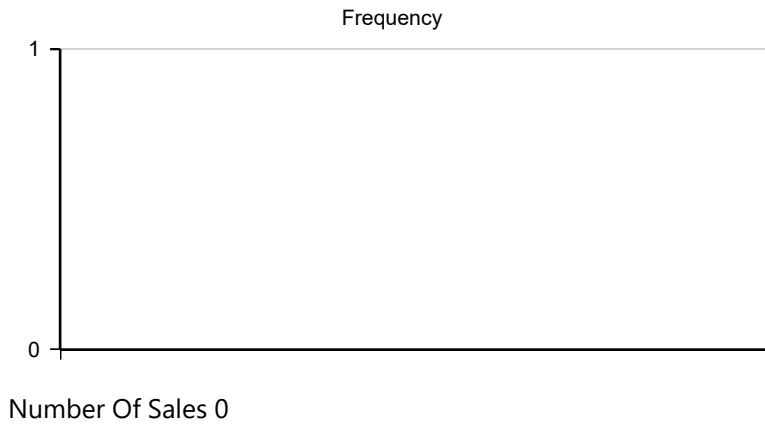
RMV 102: SA 00

Improved land – Condominium, City of Rainier.

This analysis is comprised of condominiums located within the City of Rainier. At this time, no sales were identified in this area for the study period. Because of the lack of sales data, the Selected Ratio of 107 from the improved residential properties was applied to this population of accounts within this study area. Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

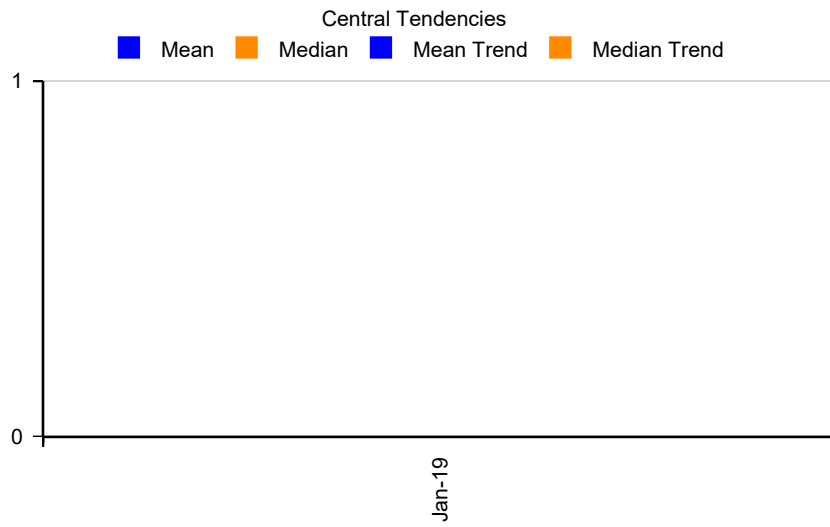
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
109	04	00	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	95				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	4,147,020	33.26%	3,856,729	33.09%	
OSD RMV	1,229,400	9.86%	1,229,400	10.55%	
Improvement RMV	6,833,510	54.80%	6,326,211	54.28%	
Farm Improvement RMV	259,890	2.08%	241,698	2.07%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	93				
Farm Improvement Factor	93				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

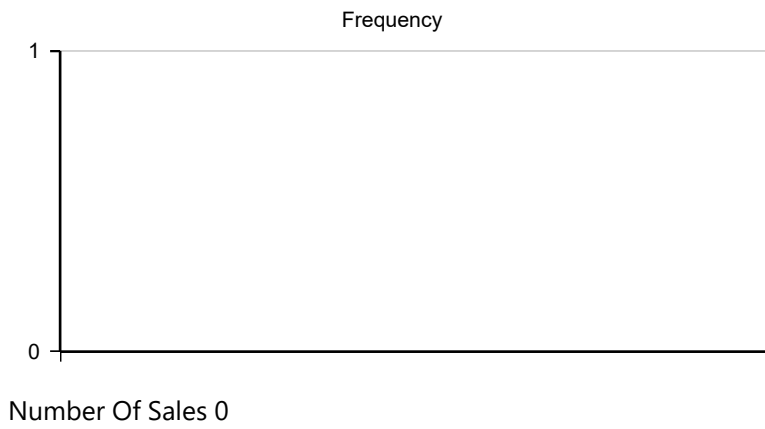
RMV 109: SA 00

Improved land – Manufactured Structure, City of Rainier.

No Sales were identified in this area for the study period. Therefore, the conclusion from the improved properties in MA 04 SA 00 is recommended, with a Selected Ratio of 104 and an Overall Adjustment Factor of 93. Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019	2018	2017	2016	2015
COD	-	11.11	0.00	8.05	12.86
PRD	-	1.00	1.00	0.99	1.00



Median

Wtd Mean

AD

GeoMean

COD

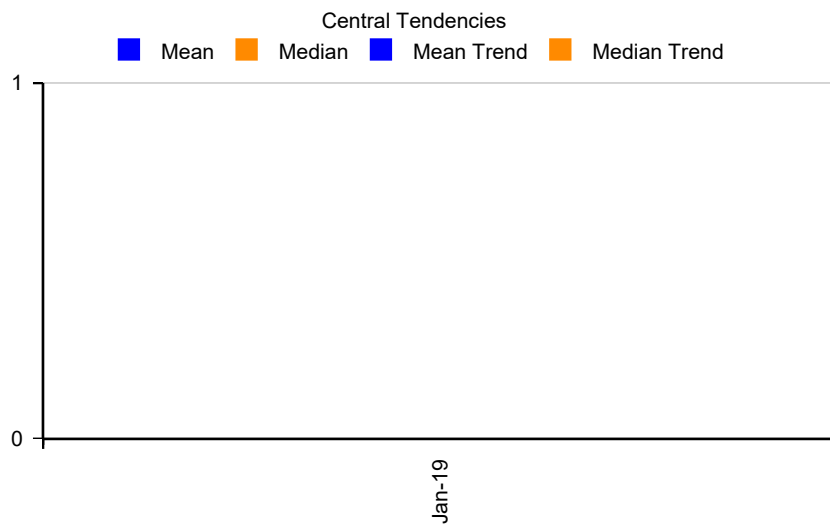
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	04	40	000	2019	1	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	1				
Population - Number of Accounts	24				
Sales as a percentage of the Population	4.17%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	1,559,020	23.32%	1,449,889	21.47%	
OSD RMV	472,400	7.07%	472,400	7.00%	
Improvement RMV	4,627,530	69.22%	4,803,149	71.13%	
Farm Improvement RMV	25,960	0.39%	26,998	0.40%	
Selected Ratio From Sales	99				
RMV Adjustment	100				
Before Ratio	99				
Overall Adjustment Factor	101				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	104				
Farm Improvement Factor	104				
After Ratio	100				
Selected Ratio	99	Overall Adjustment	101		

Explanation

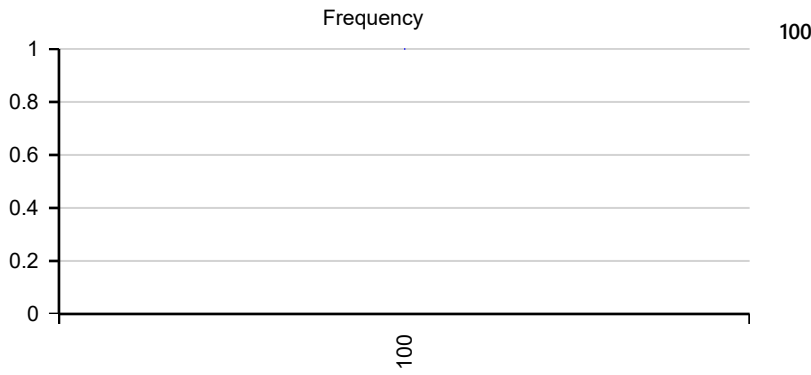
RMV 101: SA 40

Improved land – Duplex/Triplex/Fourplex, City of Rainier

The population of this study area is 24 and the sales as a percentage is 4.17%. Although one sale is available for this analysis, it is deemed a good indicator of how the market is moving within this classification of property. Therefore, all the indicators (Mean, Median, Weighted Mean, GeoMean) have returned a ratio of 96 which was adjusted for time (103) and applied to this analysis. This resulted in a Selected Ratio of 99. Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

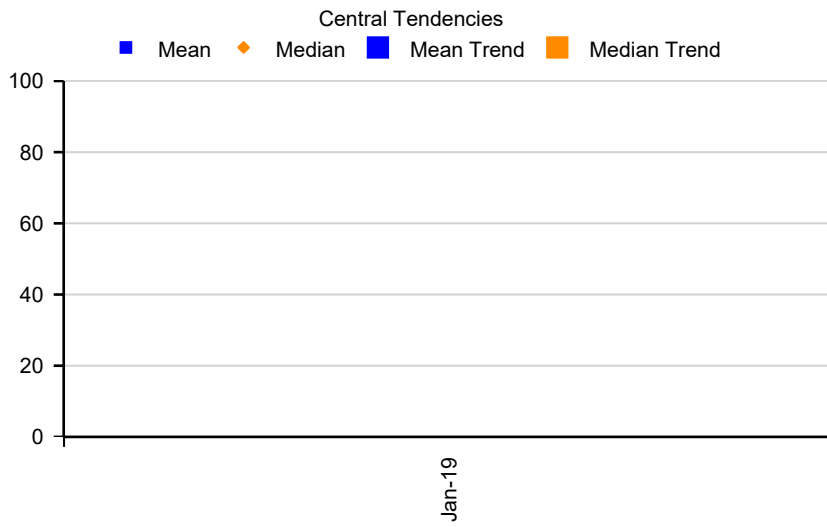
Performance History

	2019	2018	2016
COD	0.00	0.00	0.00
PRD	1.00	1.00	1.00



1	Median	96	Wtd Mean	96
	AD	.00	GeoMean	96
	COD	.00	PRD	1.00
	Mean	96	95% Confidence	1.96
	SD	1.00		
	COV	1.04		

Number Of Sales 1



Month	Mean	Median	Sales
Sep-18	96	96	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
100	04	47	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	2				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	35,000	100.00%	32,550	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

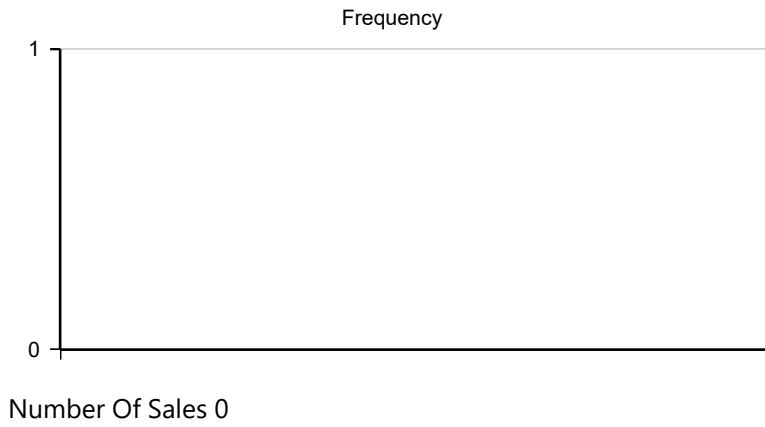
RMV 100: SA 47

Unimproved land – Rainier Riverfront Estates, City of Rainier.

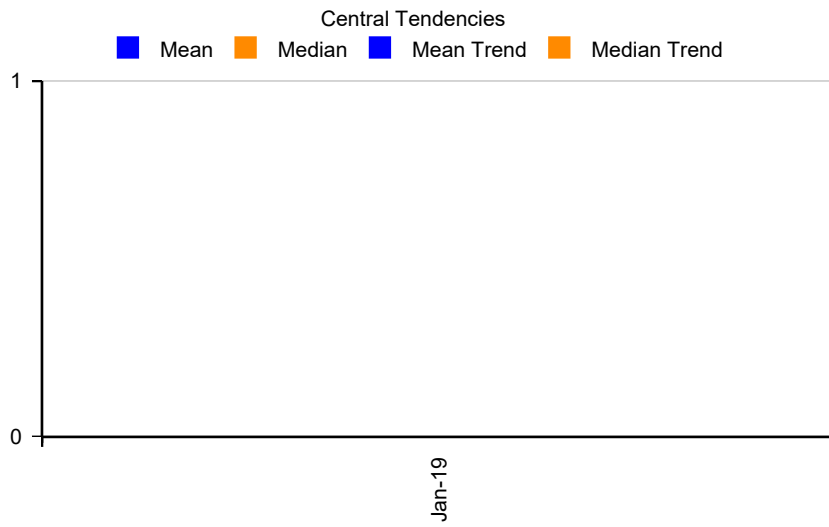
No sales were identified in this area. Therefore, it was decided to use conclusion from the improved study located in the same maintenance area (Selected Ratio of 107). Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019	2016
COD	-	7.50
PRD	-	0.98



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	04	47	000	2019	1	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	1				
Population - Number of Accounts	49				
Sales as a percentage of the Population	2.04%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	2,485,100	19.98%	2,311,143	19.88%	
OSD RMV	749,700	6.03%	749,700	6.45%	
Improvement RMV	9,202,870	73.99%	8,563,151	73.67%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	107				
RMV Adjustment	100				
Before Ratio	107				
Overall Adjustment Factor	93				
Land Adjustment Factor	93				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	93				
Farm Improvement Factor	93				
After Ratio	100				
Selected Ratio	107	Overall Adjustment	93		

Explanation

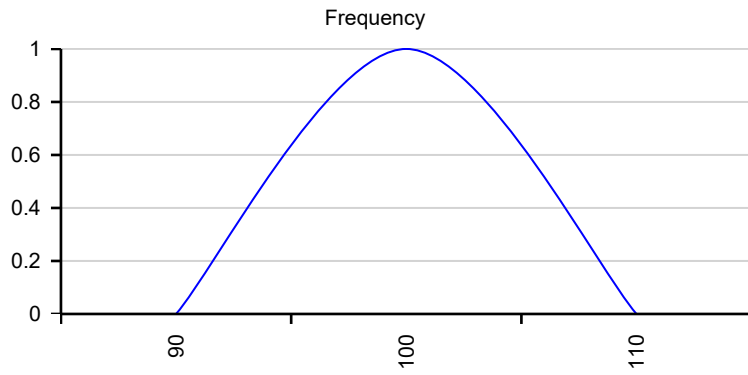
RMV 101: SA 47

Improved land – Rainier Riverfront Estates, City of Rainier.

Rainier Riverfront Estates is a small subdivision located on the Columbia River. A single sale was identified in this study period, which is too small of a sample to be used as a determination of the current market for this unique subdivision. Therefore it is recommended that the conclusion from the improved properties in the City of Rainier, SA 00 be applied here (Selected Ratio of 107). Note: At the time this study is being prepared the properties in MA 04 (City of Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

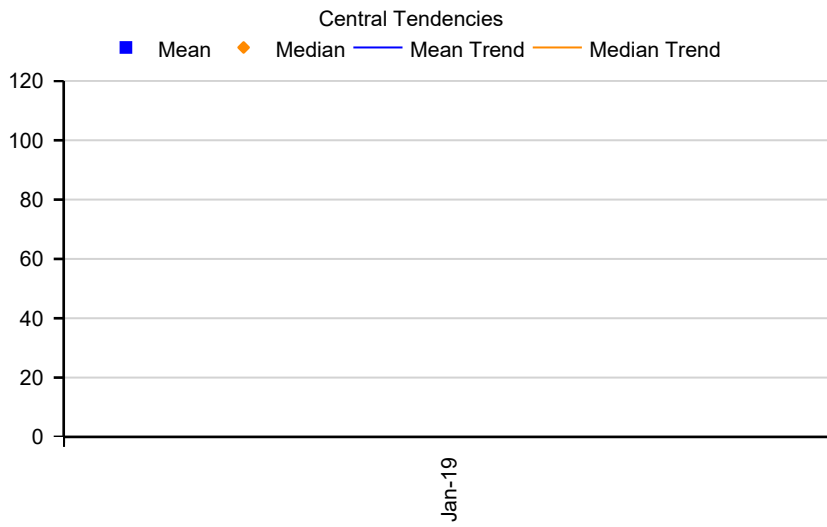
Performance History

	2019	2018	2017	2016	2015
COD	0.00	2.48	2.25	1.61	0.00
PRD	1.00	1.01	1.00	1.00	1.00



90	0	Median	103	Wtd Mean	103
100	1	AD	.00	GeoMean	103
110	0	COD	.00	PRD	1.00
		Mean	103	95% Confidence	1.96
		SD	1.00		
		COV	.97		

Number Of Sales 1



Month	Mean	Median	Sales
Sep-18	103	103	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	04	41	000	2019	4	Rainier	400	04	42	000	2019	3	Rainier

Adjustment Calculation Summary

Sample - Number of Sales	7			
Population - Number of Accounts	786			
Sales as a percentage of the Population	0.89%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	165,898,583	99.96%	142,672,781	99.96%
OSD RMV	54,400	0.03%	54,400	0.04%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	4,720	0.00%	4,720	0.00%
Selected Ratio From Sales	116			
RMV Adjustment	100			
Before Ratio	116			
Overall Adjustment Factor	86			
Land Adjustment Factor	86			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	116	Overall Adjustment	86	

Explanation

RMV 400: SA 41

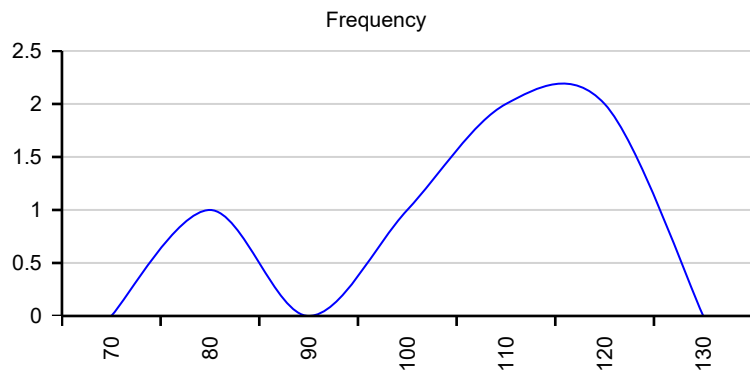
RMV 400: SA 42

Unimproved land – Rural Rainier (Value Zone 1 and Value Zone 2)

As part of the current Re-Appraisal of Rainier, it has been found that the Rural Rainier boundaries for SA 41 and SA 42 need to be redefined. Therefore, the two value zones have been analyzed together in this study to better reflect the ongoing changes occurring with the Re-appraisal. The sales array returned 7 sales that comprise less than one percent of the population for this classification of property. This sales sample is deemed too small to use as a determination of the current market. Therefore, it is recommended to apply the conclusion from the RMV Class 401 properties located in the same study areas. (Selected Ratio of 116). Note: At the time this study is being prepared the properties in MA 04 (Rural Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

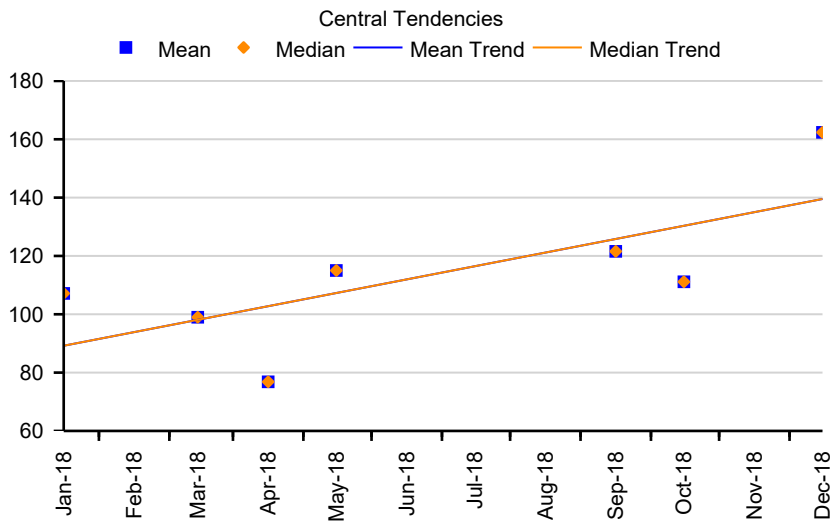
Performance History

	2019	2018	2017	2016	2015
COD	14.91	-	-	11.76	0.00
PRD	1.04	-	-	1.00	1.00



70	0	Median	111	Wtd Mean	109
80	1	AD	16.57	GeoMean	111
90	0	COD	14.91	PRD	1.04
100	1	Mean	113	95% Confidence	19.34
110	2	SD	26.10		
120	2	COV	23.04		
130	0				

Number Of Sales 7



Month	Mean	Median	Sales
Jan-18	107	107	1
Mar-18	99	99	1
Apr-18	77	77	1
May-18	115	115	1
Sep-18	122	122	1
Oct-18	111	111	1
Dec-18	162	162	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
401	04	41	000	2019	29	Rainier	401	04	42	000	2019	8	Rainier

Adjustment Calculation Summary

Sample - Number of Sales	37				
Population - Number of Accounts	1594				
Sales as a percentage of the Population	2.32%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	193,422,715	35.94%	166,343,535	35.85%	
OSD RMV	69,878,620	12.98%	69,878,620	15.06%	
Improvement RMV	245,292,636	45.58%	203,169,267	43.79%	
Farm Improvement RMV	29,574,863	5.50%	24,547,136	5.29%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	83				
Farm Improvement Factor	83				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

RMV 401: SA 41

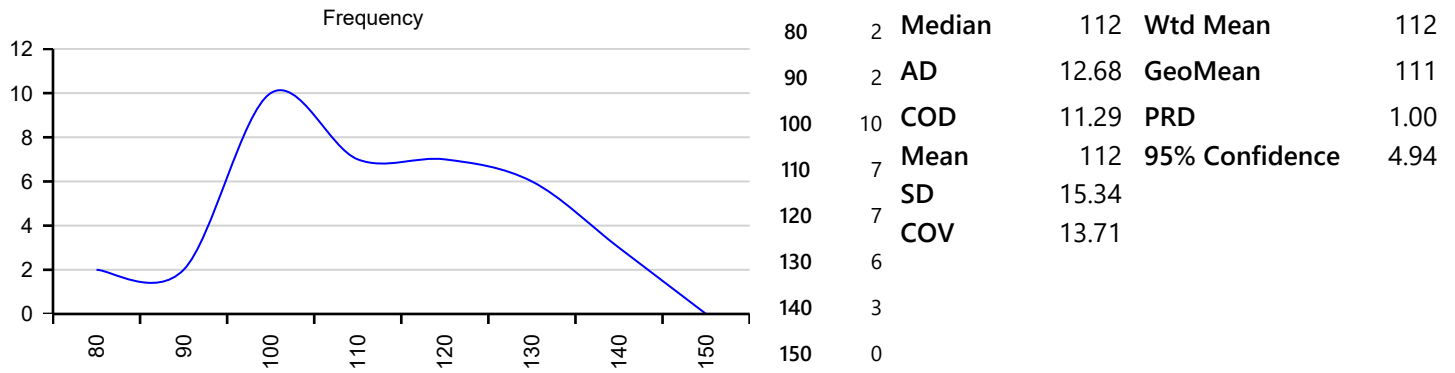
RMV 401: SA 42

Improved land – Rural Rainier (Value Zone 1 and Value Zone 2)

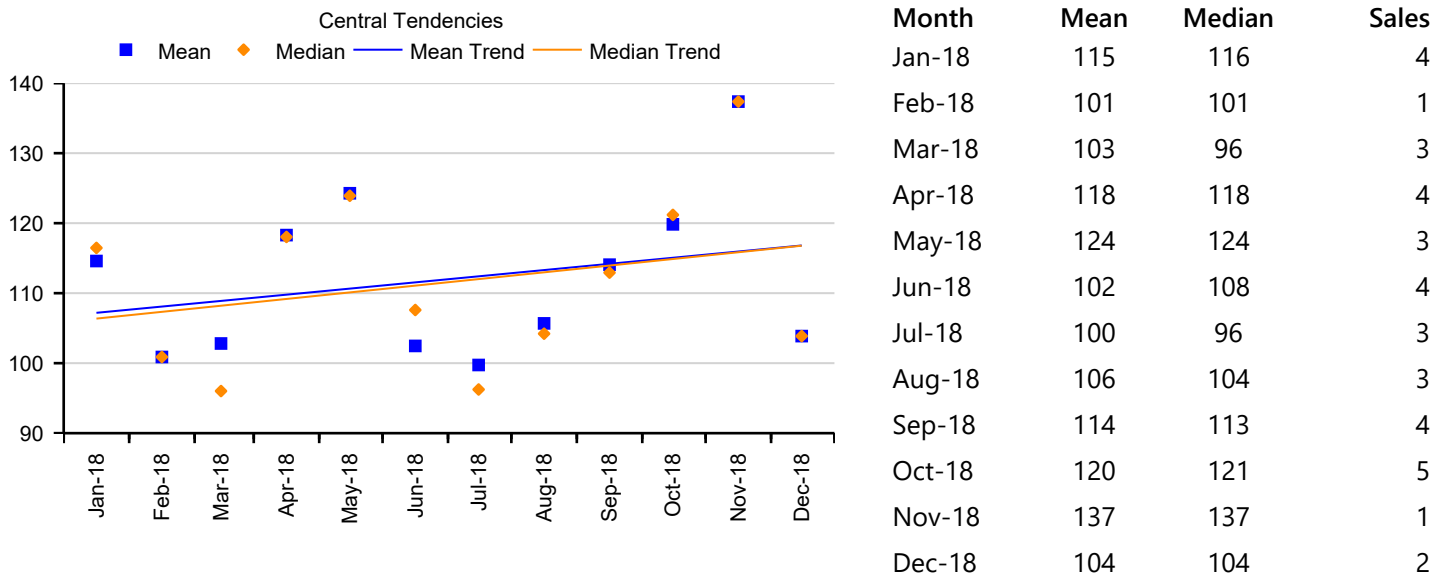
As part of the current Re-Appraisal of Rainier, it has been found that the Rural Rainier boundaries for SA 41 and SA 42 need to be redefined. Therefore, the two value zones have been analyzed together in this study to better reflect the ongoing changes occurring with the Re-appraisal. For this analysis the Median, Mean, and Weighted Mean returned ratio indicators of 112. The Median was selected and was then adjusted by 104, the time study conclusion. As a result, the Selected Ratio entered is 116 with an Overall Adjustment Factor of 86. Note: At the time this study is being prepared the properties in MA 04 (Rural Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019	2018	2017	2016	2015
COD	11.29	-	-	13.27	13.75
PRD	1.00	-	-	0.98	0.98



Number Of Sales 37



Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
409	04	41	000	2019	7	Rainier	409	04	42	000	2019	3	Rainier

Adjustment Calculation Summary

Sample - Number of Sales	10				
Population - Number of Accounts	549				
Sales as a percentage of the Population	1.82%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	60,771,220	44.94%	52,263,249	40.97%	
OSD RMV	27,324,400	20.21%	27,324,400	21.42%	
Improvement RMV	36,899,260	27.29%	37,548,244	29.43%	
Farm Improvement RMV	10,231,837	7.57%	10,436,474	8.18%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	102				
Farm Improvement Factor	102				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

RMV 409: SA 41

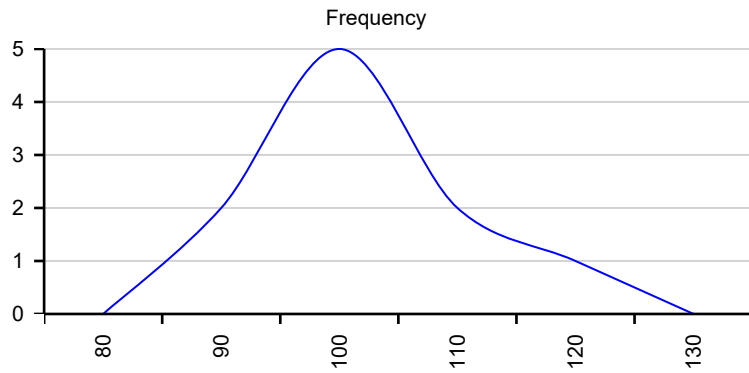
RMV 409: SA 42

Improved land – Manufactured Structure, Rural Rainier (Value Zone 1 and Value Zone 2)

As part of the current Re-Appraisal of Rainier, it has been found that the Rural Rainier boundaries for SA 41 and SA 42 need to be redefined. Therefore, the two value zones have been analyzed together in this study to better reflect the ongoing changes occurring with the Re-appraisal. The Mean, Median, Weighted Mean and GeoMean have resulted in the same conclusion of 102 for manufactured structures located in Rural Rainier, SA 41 and SA 42. This ratio was adjusted by 104 which is the conclusion from the time study. The resulting Selected Ratio of 106 was then applied. Note: At the time this study is being prepared the properties in MA 04 (Rural Rainier) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

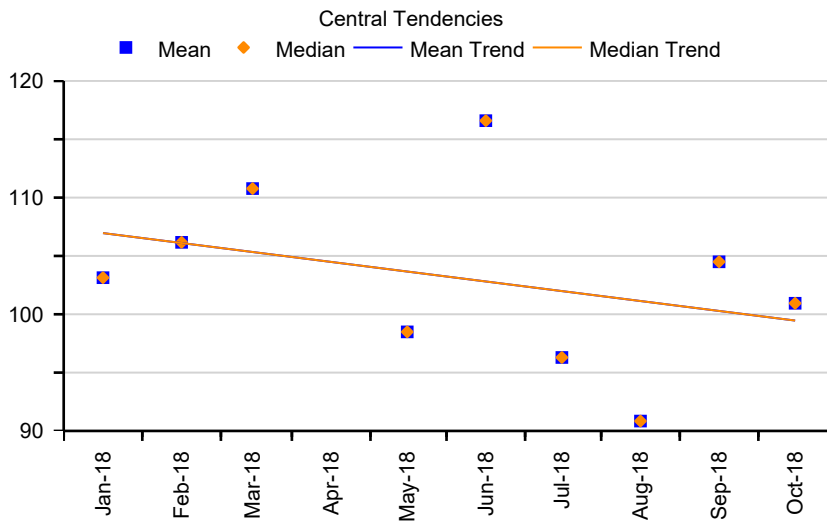
Performance History

	2019	2018	2017	2016	2015
COD	6.25	-	-	3.58	13.75
PRD	1.00	-	-	1.00	0.98



80	0	Median	102	Wtd Mean	102
90	2	AD	6.37	GeoMean	102
100	5	COD	6.25	PRD	1.00
110	2	Mean	102	95% Confidence	5.21
120	1	SD	8.41		
130	0	COV	8.26		

Number Of Sales 10



Month	Mean	Median	Sales
Jan-18	103	103	1
Feb-18	106	106	1
Mar-18	111	111	1
May-18	98	98	1
Jun-18	117	117	1
Jul-18	96	96	1
Aug-18	91	91	2
Sep-18	104	104	1
Oct-18	101	101	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	04	44	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	13				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	592,340	100.00%	509,412	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

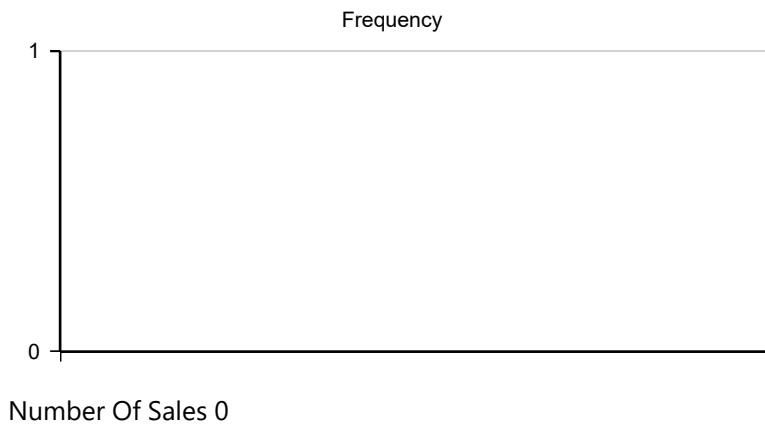
RMV 400: SA 44

Unimproved land – Prescott

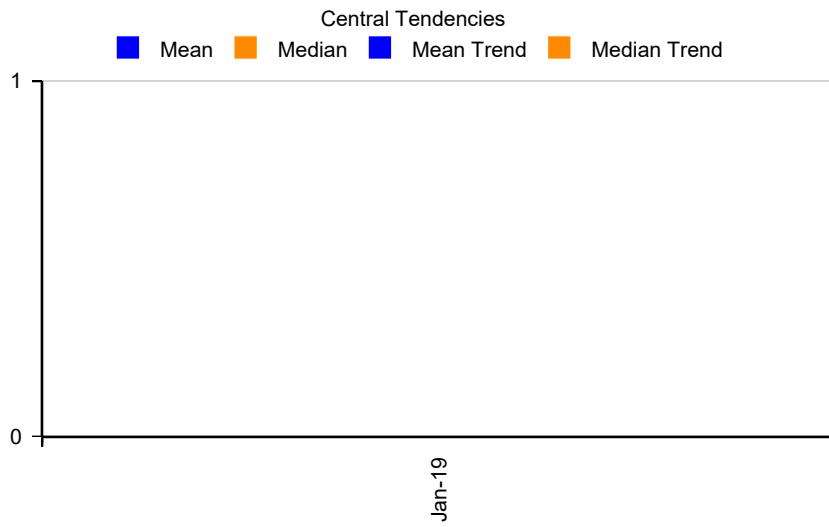
There are no “good” sales available to study for the unimproved Prescott area. Because of this, it was decided to use the Selected Ratio indicator of 116 from the SA 41 and SA 42, RMV Class 400 study. Note: At the time this study is being prepared the properties in MA 04 (City of Prescott) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019	2016
COD	-	0.00
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	04	44	000	2019	1	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	1				
Population - Number of Accounts	43				
Sales as a percentage of the Population	2.33%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	3,530,016	31.87%	3,035,814	31.79%	
OSD RMV	1,334,420	12.05%	1,334,420	13.97%	
Improvement RMV	6,084,630	54.93%	5,072,726	53.12%	
Farm Improvement RMV	128,230	1.16%	106,431	1.11%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	83				
Farm Improvement Factor	83				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

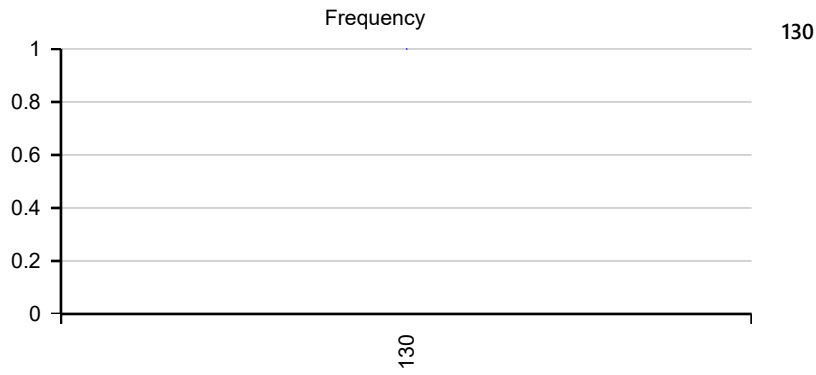
RMV 401: SA 44

Improved land – Prescott

A former mill-town community, the City of Prescott resembles a small subdivision located on the Columbia River in South Rural Rainier. With having no sales data available, it was decided to use the conclusion from the improved study located in SA 41 and SA 42 (Selected Ratio 112). Note: At the time this study is being prepared the properties in MA 04 (City of Prescott) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

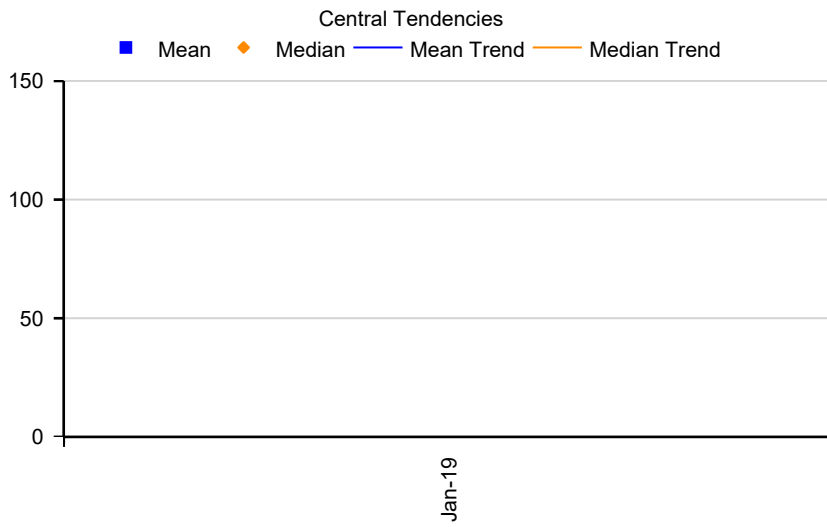
Performance History

	2019	2015
COD	0.00	0.00
PRD	1.00	1.00



1	Median	133	Wtd Mean	133
	AD	.00	GeoMean	133
	COD	.00	PRD	1.00
	Mean	133	95% Confidence	1.96
	SD	1.00		
	COV	.75		

Number Of Sales 1



Month	Mean	Median	Sales
Apr-18	133	133	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
409	04	44	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	4				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	185,520	34.03%	159,547	31.03%	
OSD RMV	109,200	20.03%	109,200	21.24%	
Improvement RMV	247,740	45.45%	242,911	47.24%	
Farm Improvement RMV	2,640	0.48%	2,587	0.50%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	98				
Farm Improvement Factor	98				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

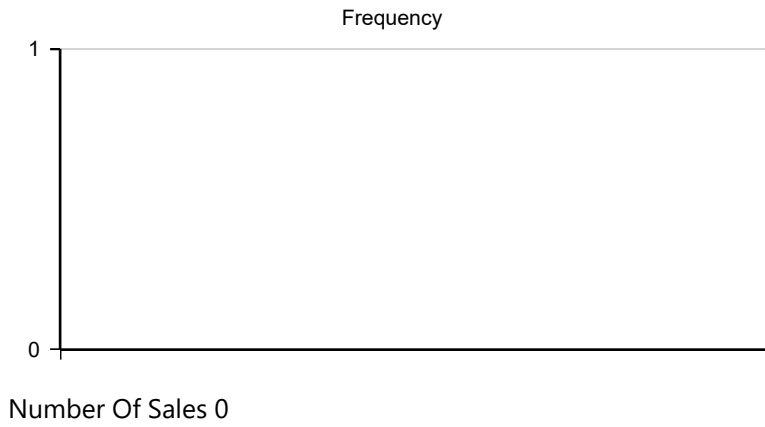
RMV 409: SA 44

Improved land – Manufactured Structure, Prescott

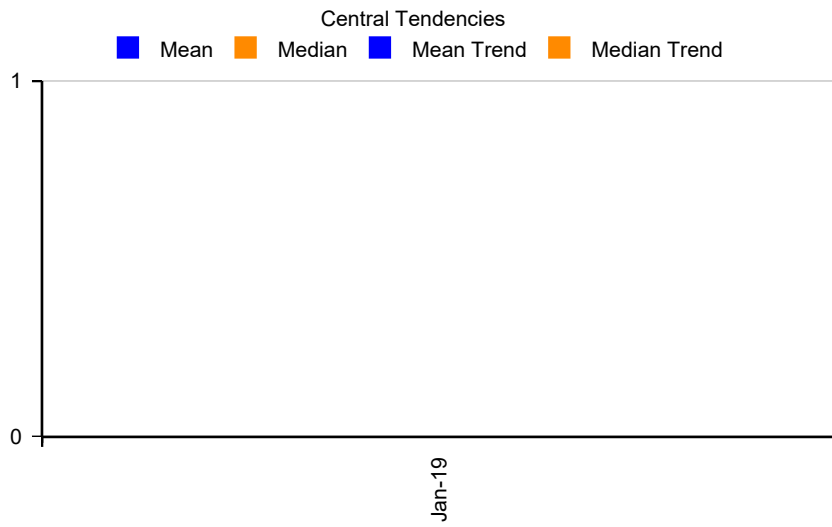
No sales were identified in these areas for the study period. Therefore, the manufactured structures improved properties conclusion from SA 41 and SA 42 is recommended and has been applied here (Selected Ratio of 106). Note: At the time this study is being prepared the properties in MA 04 (City of Prescott) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019	2015
COD	-	0.00
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	04	45	000	2019		Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	21				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	1,884,100	100.00%	1,620,326	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

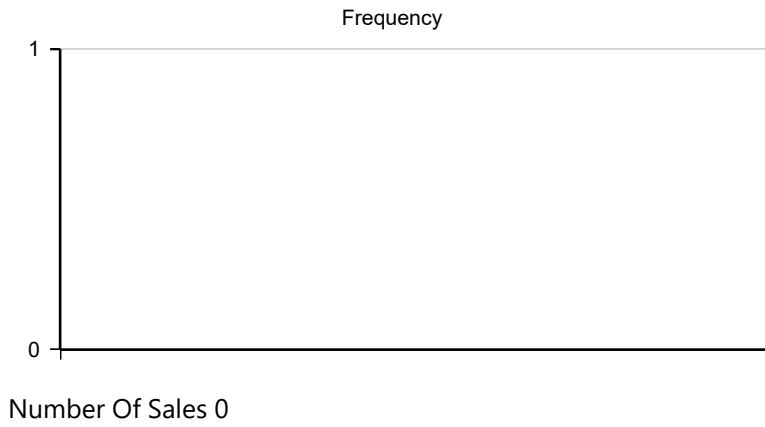
RMV 400: SA 45

Unimproved land – Dike Land, Rural Rainier

No sales are available. Therefore, the RMV Class 400 analysis located in Study Area 41 and 42 was applied here (Ratio 112 x time adjustment 104 = Selected Ratio of 116). Note: At the time this study is being prepared the properties in MA 04 (Rainier Dike Land) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

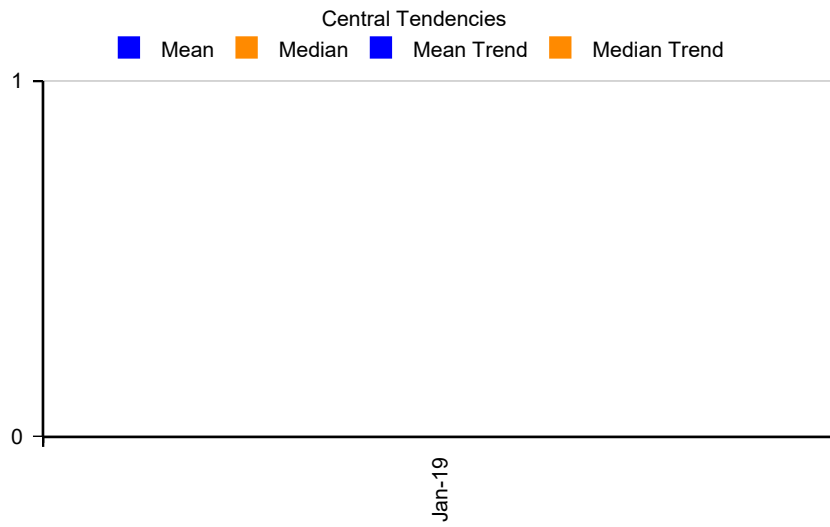
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	04	45	000	2019	2	Rainier									

Adjustment Calculation Summary

Sample - Number of Sales	2
Population - Number of Accounts	96
Sales as a percentage of the Population	2.08%

Prior Year Population Values

Pre-Trend Brkdwn Post Trend Values Post Trend Brkdwn

Land Rmv	16,876,620	52.50%	14,513,893	52.38%
OSD RMV	3,129,000	9.73%	3,129,000	11.29%
Improvement RMV	9,744,980	30.32%	8,080,956	29.16%
Farm Improvement RMV	2,394,260	7.45%	1,987,236	7.17%

Selected Ratio From Sales	116
RMV Adjustment	100

Before Ratio 116

Overall Adjustment Factor	86
Land Adjustment Factor	86
OSD Adjustment Factor	100
Improvement Adjustment Factor	83
Farm Improvement Factor	83

After Ratio 100

Selected Ratio 116 Overall Adjustment 86

Explanation

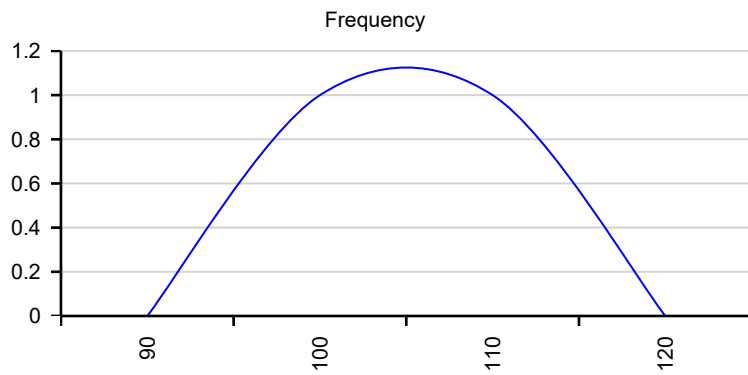
RMV 401: SA 45

Improved land – Dike Land, Rural Rainier

There are only two sales available for this study and these sales did not provide an adequate sampling with which an accurate conclusion could be made. Therefore, the central tendency of 112 and the time conclusion of 104 was applied to this analysis from the study performed on improved property located in SA 41 and SA 42. Thus, the selected Ratio is 116. Note: At the time this study is being prepared the properties in MA 04 (Rainier Dike Land) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

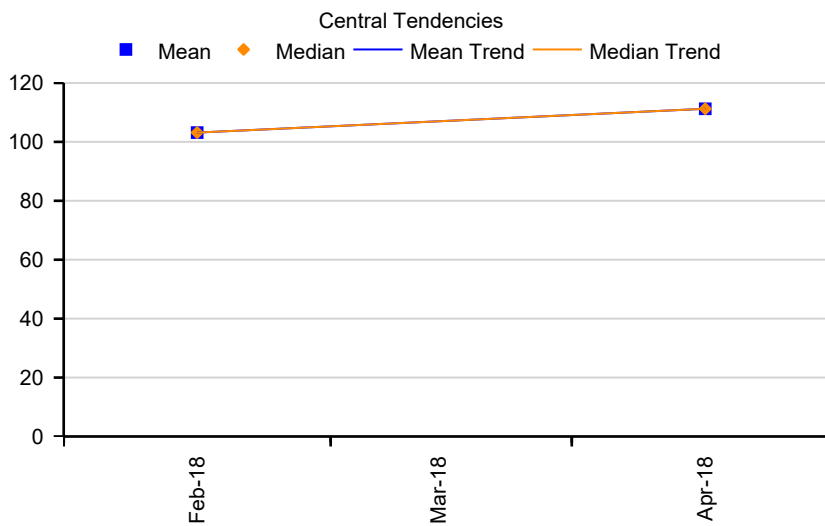
Performance History

	2019	2016	2015
COD	3.77	22.48	0.00
PRD	1.00	1.01	1.00



90	0	Median	107	Wtd Mean	107
100	1	AD	4.04	GeoMean	107
110	1	COD	3.77	PRD	1.00
120	0	Mean	107	95% Confidence	7.92
		SD	5.72		
		COV	5.33		

Number Of Sales 2



Month	Mean	Median	Sales
Feb-18	103	103	1
Apr-18	111	111	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales		Location	Class	MA	SA	NH	Year	Sales		Location
409	04	45	000	2019			Rainier								

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	10				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>					
		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	678,250	26.32%	583,295	23.99%	
OSD RMV	598,400	23.22%	598,400	24.61%	
Improvement RMV	702,080	27.24%	675,091	27.76%	
Farm Improvement RMV	598,670	23.23%	574,723	23.64%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	96				
Farm Improvement Factor	96				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

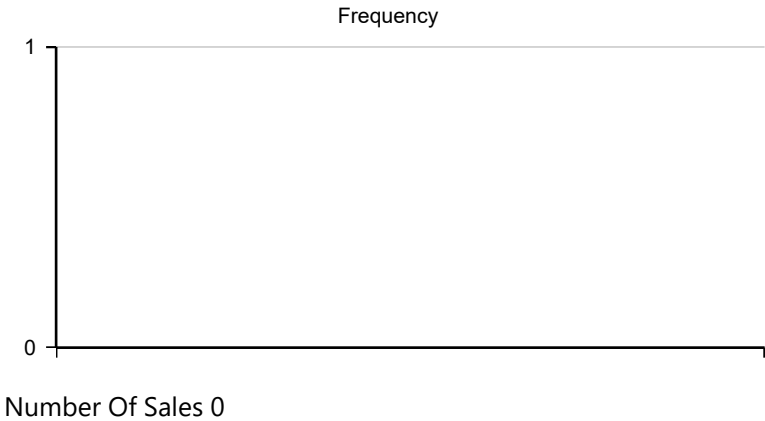
RMV 409: SA 45

Improved land – Manufactured Structure – Dike Land, Rural Rainier

There are no sales for this study of Dike Land with manufactured structures. Due to the lack of sales, the selected ratio of 106 from SA 41 and SA 42 RMV Class 409 was applied here. Note: At the time this study is being prepared the properties in MA 04 (Rainier Dike Land) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

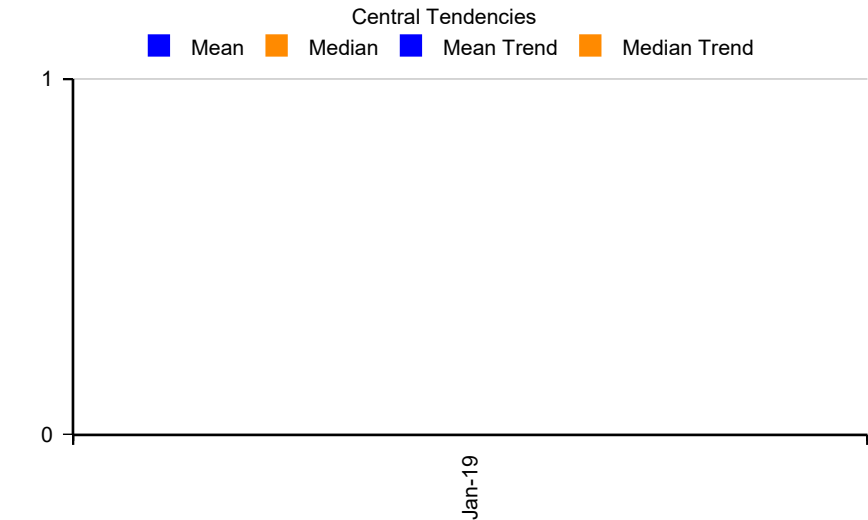
Performance History

	2019	2015
COD	-	0.00
PRD	-	1.00



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	04	56	000	2019		Deer Island									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	1				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	50,000	100.00%	43,000	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	116				
RMV Adjustment	100				
Before Ratio	116				
Overall Adjustment Factor	86				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	116	Overall Adjustment	86		

Explanation

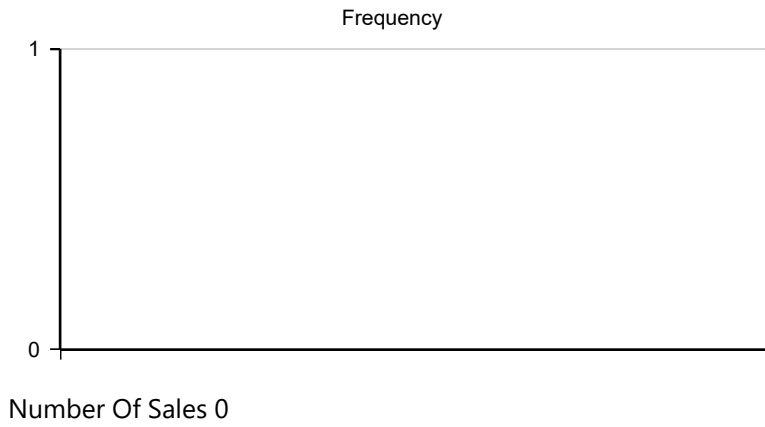
RMV 400: SA 56

Unimproved land, Deer Island

It is anticipated that this single account may be developed with a manufactured structure based on the influence of the improved accounts located in the same study area. Due to having no sales available for this analysis, the Selected Ratio (116) from MA 04 SA 41 and 42 RMV 400 analysis was applied here. Note: At the time this study is being prepared the properties in MA 04 (Rural Rainier and Deer Island) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

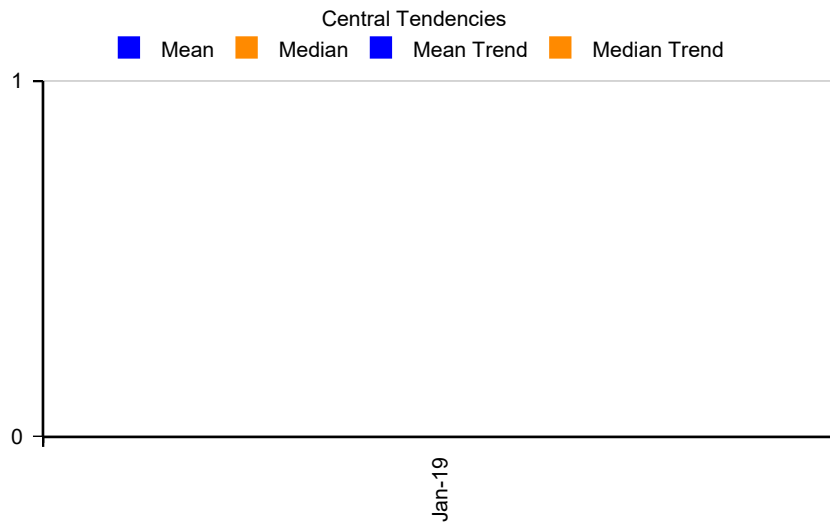
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
409	04	56	000	2019		Deer Island									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	18				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	905,000	25.10%	778,300	22.60%	
OSD RMV	979,200	27.16%	979,200	28.43%	
Improvement RMV	1,565,030	43.41%	1,533,729	44.53%	
Farm Improvement RMV	155,780	4.32%	152,664	4.43%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	86				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	98				
Farm Improvement Factor	98				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

RMV 409: SA 56

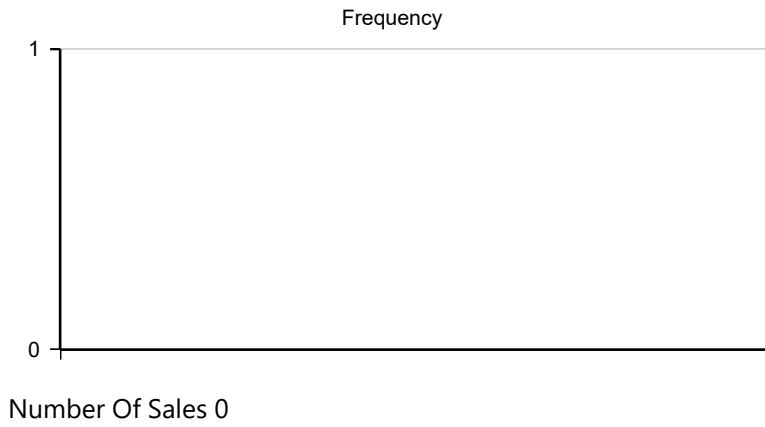
Improved land – Manufactured Structure, Deer Island

This is an exclusive area comprised of manufactured structures located in Deer Island and not far from the Columbia River Highway. Due to having no sales available for this analysis, the Selected Ratio of 106 from MA 04 SA 41 and 42, RMV 409 analysis was applied here.

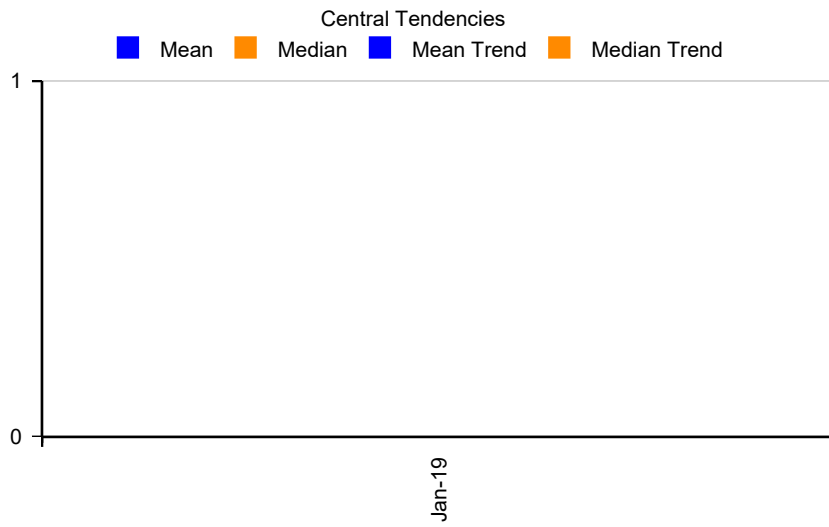
Note: At the time this study is being prepared the properties in MA 04 (Rural Rainier and Deer Island) are in the process of a cycle re-appraisal. All the sales referenced in this portion of the study have been re-appraised.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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MAINTENANCE AREA 5

CLATSKANIE

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
100	05	00	000	2019	2	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2				
Population - Number of Accounts	80				
Sales as a percentage of the Population	2.50%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	7,928,280	100.00%	7,769,714	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

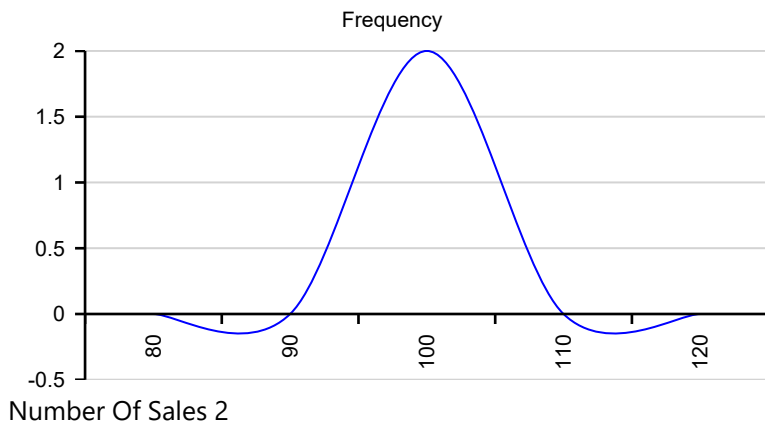
RMV 100: SA 00

Unimproved land, City of Clatskanie.

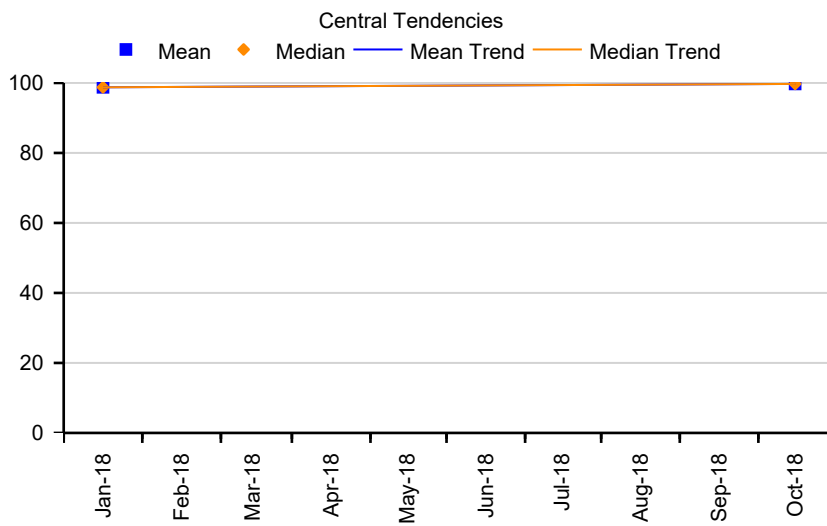
For this study of undeveloped land in the City of Clatskanie, the Mean, Median, Weighted Mean and GeoMean have resulted in the same indicator of 99. This ratio was then adjusted by 103 which is the conclusion from the time study. The resulting Selected Ratio of 102 was then applied.

Performance History

	2019	2018	2017	2016
COD	0.49	7.27	18.49	0.00
PRD	1.00	1.01	1.09	1.00



80	0	Median	99	Wtd Mean	99
90	0	AD	.48	GeoMean	99
100	2	COD	.49	PRD	1.00
110	0	Mean	99	95% Confidence	.95
120	0	SD	.68		
		COV	.69		



Month	Mean	Median	Sales
Jan-18	99	99	1
Oct-18	100	100	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	05	00	000	2019	18	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	18				
Population - Number of Accounts	521				
Sales as a percentage of the Population	3.45%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	25,711,090	21.53%	25,196,868	23.42%	
OSD RMV	6,609,450	5.54%	6,609,450	6.14%	
Improvement RMV	86,290,080	72.27%	75,074,527	69.79%	
Farm Improvement RMV	789,200	0.66%	686,604	0.64%	
Selected Ratio From Sales	111				
RMV Adjustment	100				
Before Ratio	111				
Overall Adjustment Factor	90				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	87				
Farm Improvement Factor	87				
After Ratio	100				
Selected Ratio	111	Overall Adjustment	90		

Explanation

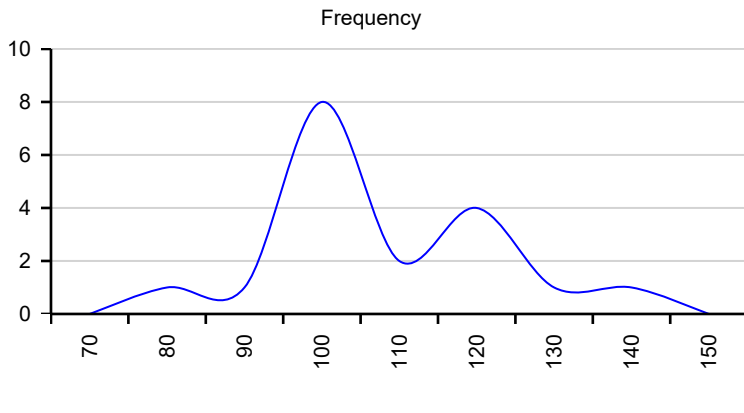
RMV 101: SA 00

Improved property, City of Clatskanie.

All single-family site built residential properties located in the City of Clatskanie. The Mean was selected as the best indicator. After applying the time adjustment (103), the Selected Ratio of 111 was applied for this grouping of improved properties.

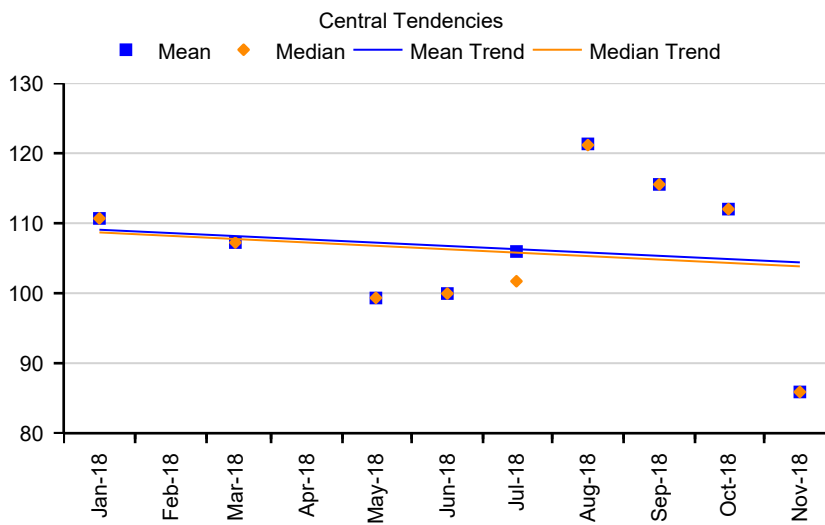
Performance History

	2019	2018	2017	2016	2015
COD	11.18	12.28	13.32	9.39	12.50
PRD	0.99	1.00	1.01	1.01	1.01



Median	103	Wtd Mean	109
AD	11.52	GeoMean	107
COD	11.18	PRD	.99
Mean	108	95% Confidence	7.37
SD	15.95		
COV	14.77		

Number Of Sales 18



Month	Mean	Median	Sales
Jan-18	111	111	2
Mar-18	107	107	2
May-18	99	99	3
Jun-18	100	100	1
Jul-18	106	102	3
Aug-18	121	121	3
Sep-18	116	116	2
Oct-18	112	112	1
Nov-18	86	86	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
109	05	00	000	2019	3	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	53				
Sales as a percentage of the Population	5.66%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	3,399,240	45.91%	3,331,255	37.34%	
OSD RMV	695,000	9.39%	695,000	7.79%	
Improvement RMV	3,151,180	42.56%	4,659,379	52.23%	
Farm Improvement RMV	159,120	2.15%	235,498	2.64%	
Selected Ratio From Sales	83				
RMV Adjustment	100				
Before Ratio	83				
Overall Adjustment Factor	120				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	148				
Farm Improvement Factor	148				
After Ratio	100				
Selected Ratio	83	Overall Adjustment	120		

Explanation

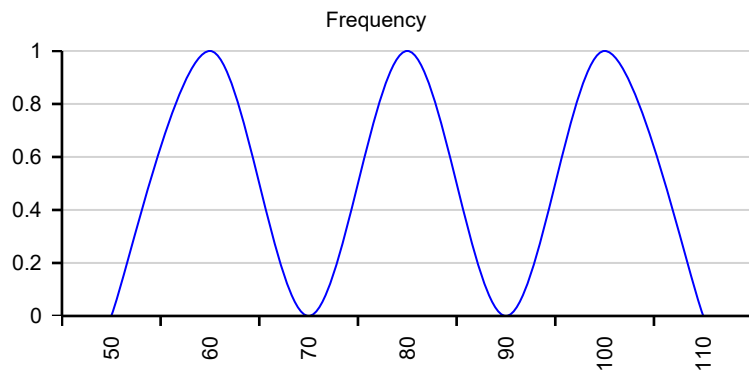
RMV 109: SA 00

Improved property – Manufactured Structures, City of Clatskanie.

The Mean with a ratio of 81 has been selected as the best indicator for this grouping of properties that have manufactured structures as the main residence. The Mean is closely supported by the Median (78), the Wtd Mean (82) and the Geo Mean (80). The conclusion from the time study of 103 was applied to the Mean and returned a Selected Ratio of 83.

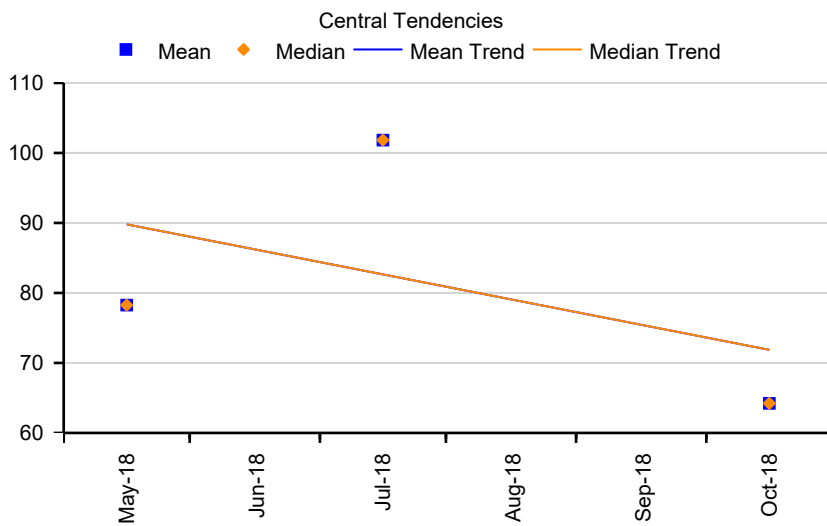
Performance History

	2019	2018	2016	2015
COD	16.02	0.00	0.00	12.50
PRD	0.99	1.00	1.00	1.01



50	0	Median	78	Wtd Mean	82
60	1	AD	12.54	GeoMean	80
70	0	COD	16.02	PRD	.99
80	1	Mean	81	95% Confidence	21.95
90	0	SD	19.40		
100	1	COV	23.82		
110	0				

Number Of Sales 3



Month	Mean	Median	Sales
May-18	78	78	1
Jul-18	102	102	1
Oct-18	64	64	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	05	40	000	2019		Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	20				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	988,720	20.72%	968,946	22.54%	
OSD RMV	379,800	7.96%	379,800	8.84%	
Improvement RMV	3,397,090	71.20%	2,944,767	68.51%	
Farm Improvement RMV	5,500	0.12%	4,785	0.11%	
Selected Ratio From Sales	111				
RMV Adjustment	100				
Before Ratio	111				
Overall Adjustment Factor	90				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	87				
Farm Improvement Factor	87				
After Ratio	100				
Selected Ratio	111	Overall Adjustment	90		

Explanation

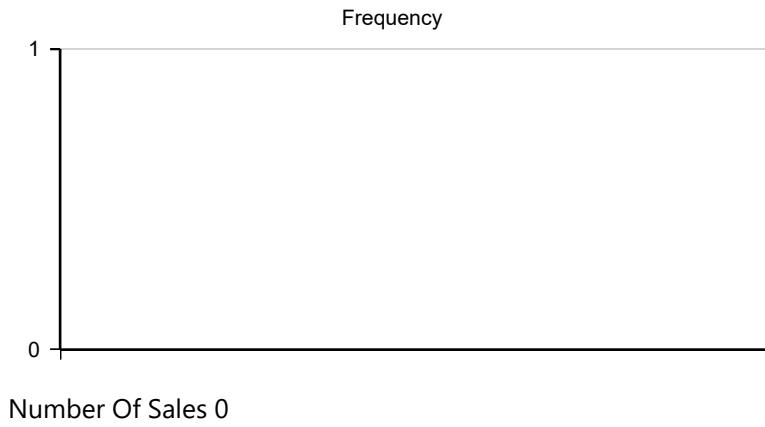
RMV 101: SA 40

Improved land – Duplex/Triplex/Fourplex, City of Clatskanie

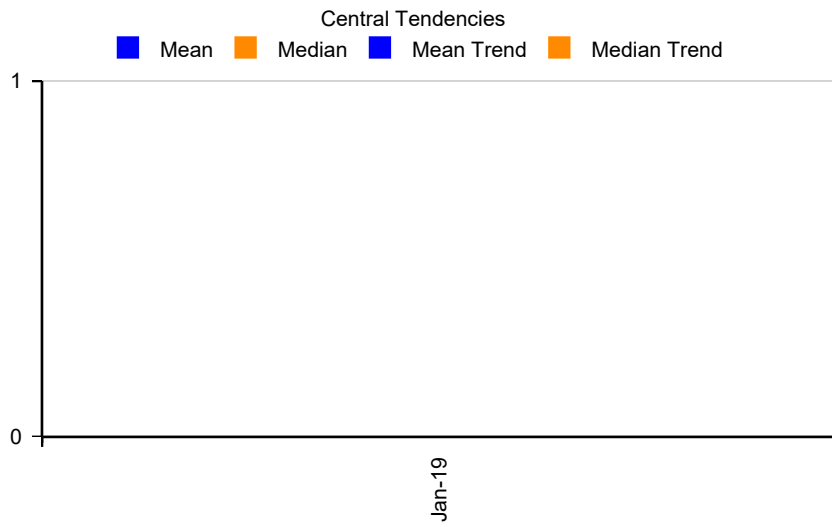
The query did not return any sales for this analysis of Duplex/Triplex/Fourplex properties. Because of this, it was decided to use the selected ratio of 111 from the single-family residential study in the same area and to apply it here.

Performance History

	2019	2016
COD	-	3.30
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	05	36	000	2019	3	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	27				
Sales as a percentage of the Population	11.11%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	931,010	100.00%	940,320	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	99				
RMV Adjustment	100				
Before Ratio	99				
Overall Adjustment Factor	101				
Land Adjustment Factor	101				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	99	Overall Adjustment	101		

Explanation

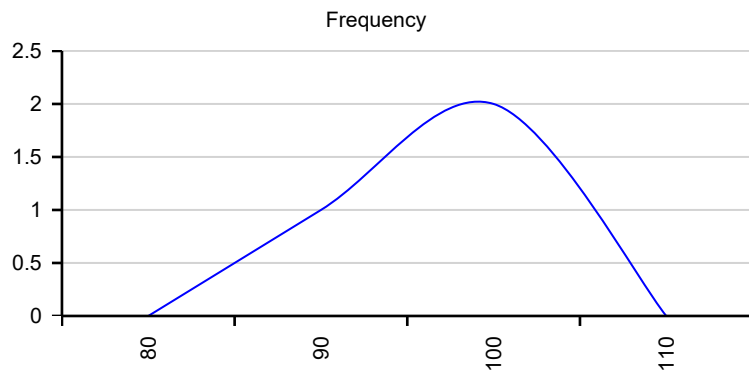
RMV 400: SA 36

Unimproved land – Fishhawk Lake in Rural Clatskanie

This grouping of sales contains a sampling of ratios without any extreme highs or lows. The Mean (95) was selected and the time adjustment conclusion of 104 was applied accordingly. The Selected Ratio is 99.

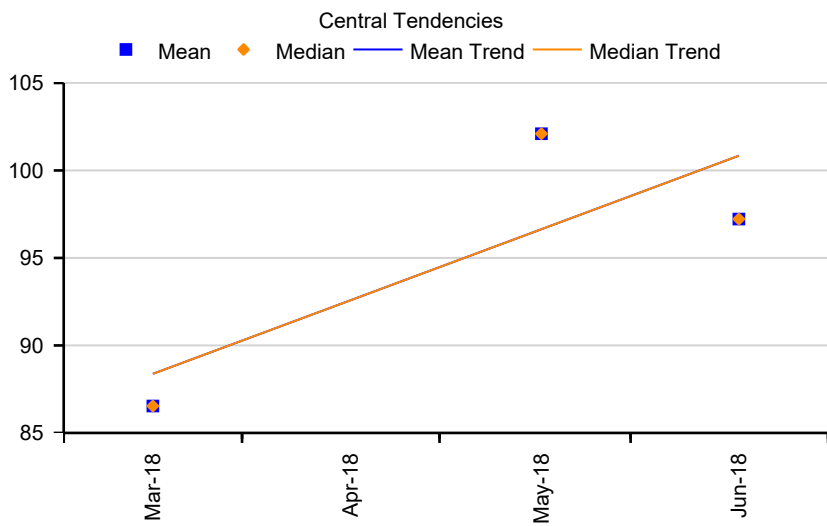
Performance History

	2019
COD	5.33
PRD	0.98



80	0	Median	97	Wtd Mean	98
90	1	AD	5.19	GeoMean	95
100	2	COD	5.33	PRD	.98
110	0	Mean	95	95% Confidence	9.40
		SD	8.30		
		COV	8.71		

Number Of Sales 3



Month	Mean	Median	Sales
Mar-18	87	87	1
May-18	102	102	1
Jun-18	97	97	1

Study Definition

RMV				App	# of			RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location
401	05	36	000	2019	4	Clatskanie								

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4				
Population - Number of Accounts	59				
Sales as a percentage of the Population	6.78%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	2,719,760	19.44%	2,746,958	22.58%	
OSD RMV	1,653,000	11.82%	1,653,000	13.59%	
Improvement RMV	9,561,570	68.34%	7,720,184	63.46%	
Farm Improvement RMV	56,070	0.40%	45,417	0.37%	
Selected Ratio From Sales	115				
RMV Adjustment	100				
Before Ratio	115				
Overall Adjustment Factor	87				
Land Adjustment Factor	101				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	81				
Farm Improvement Factor	81				
After Ratio	100				
Selected Ratio	115	Overall Adjustment	87		

Explanation

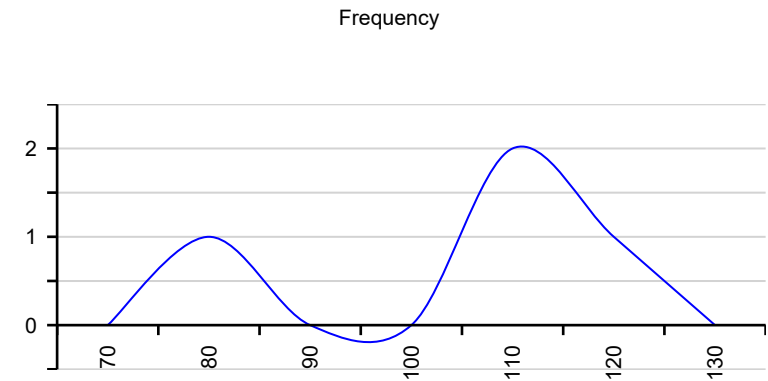
RMV 401: SA 36

Improved land – Fishhawk Lake in Rural Clatskanie

The Fishhawk Lake Estates is a private community that surrounds a 100-acre man-made lake. The area is distinctive due to the nature of the market it encompasses: recreational lake, vacation get-a-way and second home type properties. The Selected Ratio of 115 was applied. This ratio was determined from the central tendency of 111 (the Median) which was then adjusted by 104, the conclusion from the time adjustment study for rural properties.

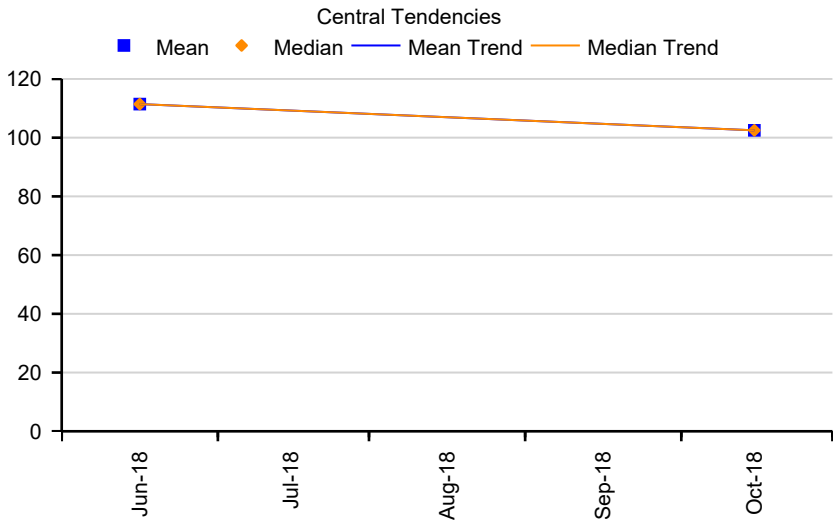
Performance History

	2019	2018
COD	8.98	14.77
PRD	0.98	1.01



Number Of Sales 4

70	0	Median	111	Wtd Mean	109
80	1	AD	10.00	GeoMean	106
90	0	COD	8.98	PRD	.98
100	0	Mean	107	95% Confidence	17.10
110	2	SD	17.45		
120	1	COV	16.31		
130	0				



Month	Mean	Median	Sales
Jun-18	111	111	2
Oct-18	102	102	2

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
400	05	51	000	2019	7	Clatskanie							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	7				
Population - Number of Accounts	816				
Sales as a percentage of the Population	0.86%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	198,878,660	100.00%	182,968,367	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	109				
RMV Adjustment	100				
Before Ratio	109				
Overall Adjustment Factor	92				
Land Adjustment Factor	92				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	109	Overall Adjustment	92		

Explanation

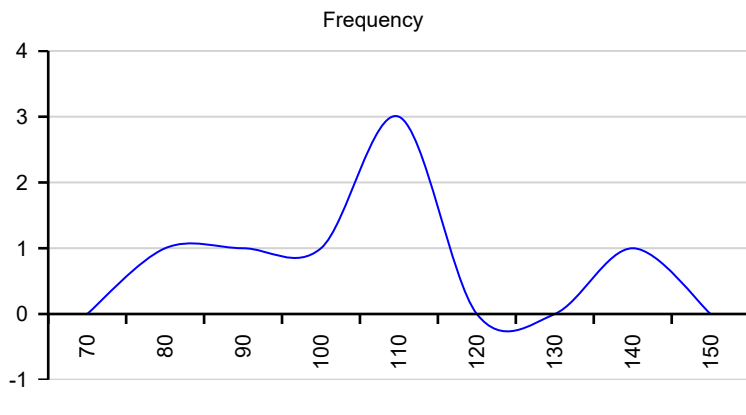
RMV 400: SA 51

Unimproved land, Rural Clatskanie (Value Zone 1)

There are 7 sales available for this study of vacant land in Rural Clatskanie which is an adequate array for this type of property, location, and deemed a good sampling of how the market is moving within this classification of property. The Median (105) was selected and further adjusted by the conclusion of the time study (104). The result is a Selected Ratio of 109.

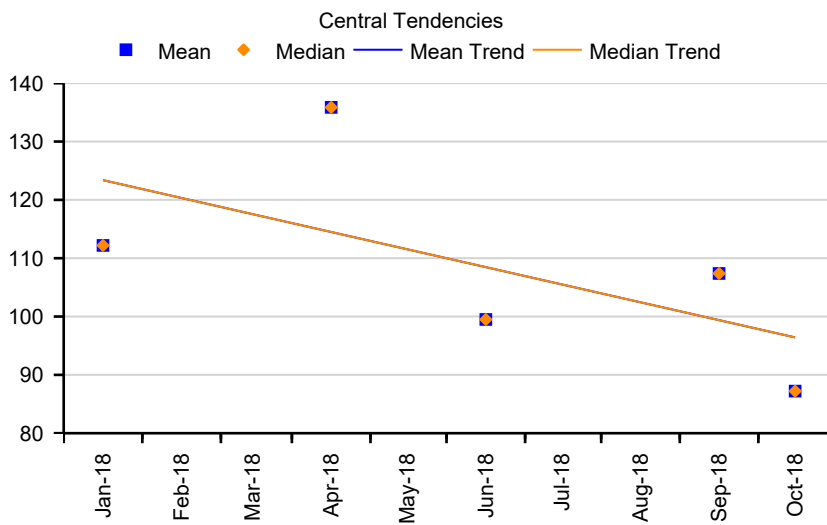
Performance History

	2019	2018	2017	2016	2015
COD	11.83	16.00	19.55	12.31	22.57
PRD	1.05	1.01	1.06	1.06	1.03



70	0	Median	105	Wtd Mean	99
80	1	AD	12.37	GeoMean	103
90	1	COD	11.83	PRD	1.05
100	1	Mean	104	95% Confidence	13.18
110	3	SD	17.79		
120	0	COV	17.09		
130	0				
140	1				
150	0				

Number Of Sales 7



Month	Mean	Median	Sales
Jan-18	112	112	1
Apr-18	136	136	1
Jun-18	99	99	2
Sep-18	107	107	1
Oct-18	87	87	2

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	05	51	000	2019	38	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	38
Population - Number of Accounts	1467
Sales as a percentage of the Population	2.59%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
	28.17%	116,276,564	27.47%
	13.80%	61,925,910	14.63%
	51.94%	219,402,110	51.83%
	6.09%	25,670,855	6.06%

Selected Ratio From Sales	106
RMV Adjustment	100

Before Ratio 106

Overall Adjustment Factor	94
Land Adjustment Factor	92
OSD Adjustment Factor	100
Improvement Adjustment Factor	94
Farm Improvement Factor	94

After Ratio 100

Selected Ratio 106 Overall Adjustment 94

Explanation

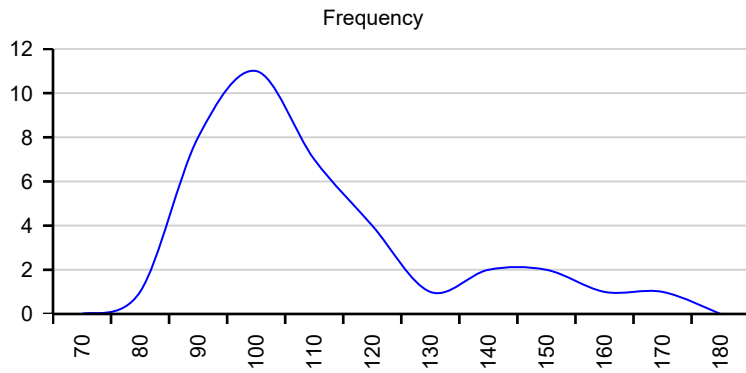
RMV 401: SA 51

Improved property, Rural Clatskanie (Value Zone 1)

For this sales array of improved property within rural Clatskanie, the Median of 102 was selected and the time adjustment of 104 was applied to this indicator, which resulted in a Selected Ratio of 106.

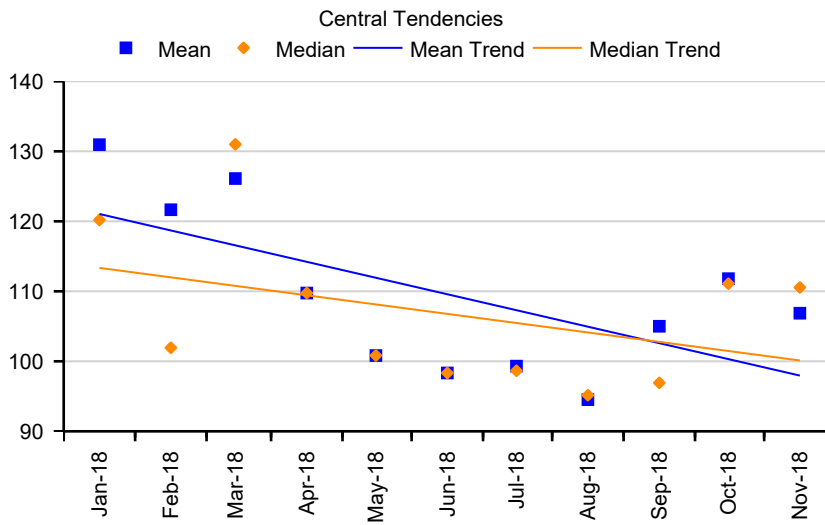
Performance History

	2019	2018	2017	2016	2015
COD	15.65	10.08	9.18	13.04	13.29
PRD	1.03	1.00	1.01	1.00	1.03



70	0	Median	102	Wtd Mean	108
80	1	AD	16.04	GeoMean	109
90	8	COD	15.65	PRD	1.03
100	11	Mean	111	95% Confidence	7.53
110	7	SD	23.67		
120	4	COV	21.41		
130	1				
140	2				
150	2				
160	1				
170	1				
180	0				

Number Of Sales 38



Month	Mean	Median	Sales
Jan-18	131	120	3
Feb-18	122	102	3
Mar-18	126	131	6
Apr-18	110	110	2
May-18	101	101	2
Jun-18	98	98	2
Jul-18	99	99	4
Aug-18	95	95	4
Sep-18	105	97	5
Oct-18	112	111	4
Nov-18	107	111	3

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
409	05	51	000	2019	4	Clatskanie							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4			
Population - Number of Accounts	504			
Sales as a percentage of the Population	0.79%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	39,407,510	37.88%	36,254,909	36.94%
OSD RMV	23,746,600	22.83%	23,746,600	24.20%
Improvement RMV	31,635,083	30.41%	29,545,997	30.11%
Farm Improvement RMV	9,237,660	8.88%	8,591,024	8.75%
Selected Ratio From Sales	106			
RMV Adjustment	100			
Before Ratio	106			
Overall Adjustment Factor	94			
Land Adjustment Factor	92			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	93			
Farm Improvement Factor	93			
After Ratio	100			
Selected Ratio	106	Overall Adjustment	94	

Explanation

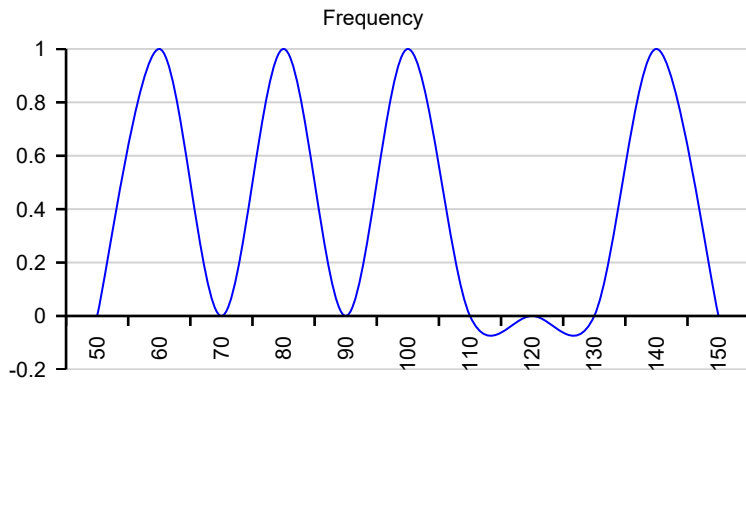
RMV 409: SA 51

Improved property – Manufactured Structure, Rural Clatskanie (Value Zone 1)

For this grouping of rural Clatskanie properties improved with manufactured structures, the sales array returned too small of a sample to present a clear picture of the market. Therefore the Selected Ratio of 106 from the RMV 401 study located in the same area was applied here.

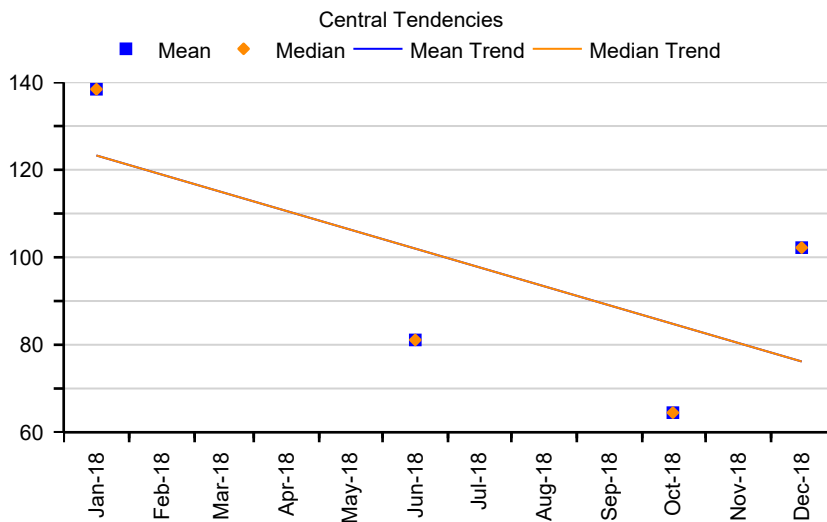
Performance History

	2019	2018	2017	2016	2015
COD	25.92	13.92	13.82	10.24	13.29
PRD	0.97	1.01	0.97	1.01	1.03



50	0	Median	92	Wtd Mean	100
60	1	AD	23.76	GeoMean	93
70	0	COD	25.92	PRD	.97
80	1	Mean	97	95% Confidence	31.74
90	0	SD	32.39		
100	1	COV	33.55		
110	0				
120	0				
130	0				
140	1				
150	0				

Number Of Sales 4



Month	Mean	Median	Sales
Jan-18	138	138	1
Jun-18	81	81	1
Oct-18	64	64	1
Dec-18	102	102	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	05	55	000	2019		Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	120				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	8,226,940	100.00%	7,568,785	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	92				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

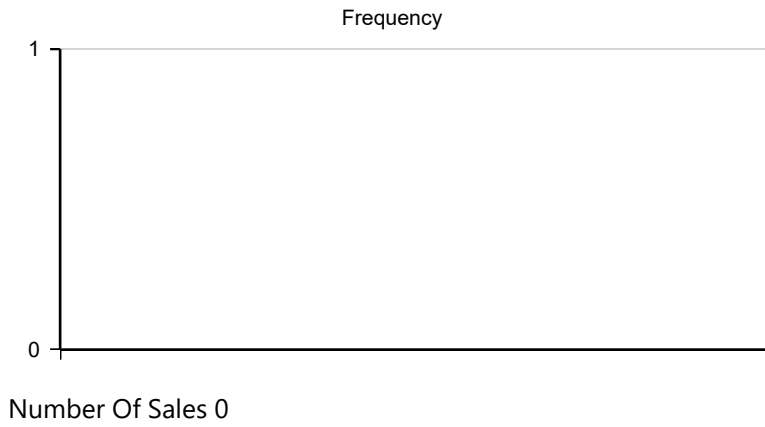
RMV 400: SA 55

Unimproved Land – Dike Land, Rural Clatskanie

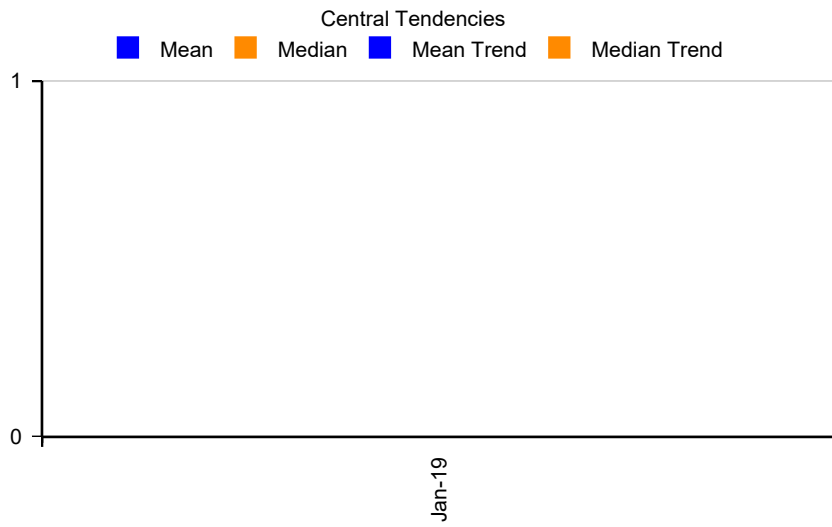
There are no sales available for this study. Therefore, the selected ratio of 106 from MA 05 SA 51 RMV 400 property analysis was applied here.

Performance History

	2019	2015
COD	-	33.75
PRD	-	0.87



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	05	55	000	2019	2	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2														
Population - Number of Accounts	266														
Sales as a percentage of the Population	0.75%														
<i>Prior Year Population Values</i>								Pre-Trend Brkdwn		Post Trend Values		Post Trend Brkdwn			
Land Rmv	20,256,000							33.83%		18,635,520		32.99%			
OSD RMV	8,123,370							13.57%		8,123,370		14.38%			
Improvement RMV	25,213,920							42.11%		23,822,137		42.18%			
Farm Improvement RMV	6,278,598							10.49%		5,901,882		10.45%			
Selected Ratio From Sales	106														
RMV Adjustment	100														
Before Ratio	106														
Overall Adjustment Factor	94														
Land Adjustment Factor	92														
OSD Adjustment Factor	100														
Improvement Adjustment Factor	94														
Farm Improvement Factor	94														
After Ratio	100														
Selected Ratio	106														
Overall Adjustment	94														

Explanation

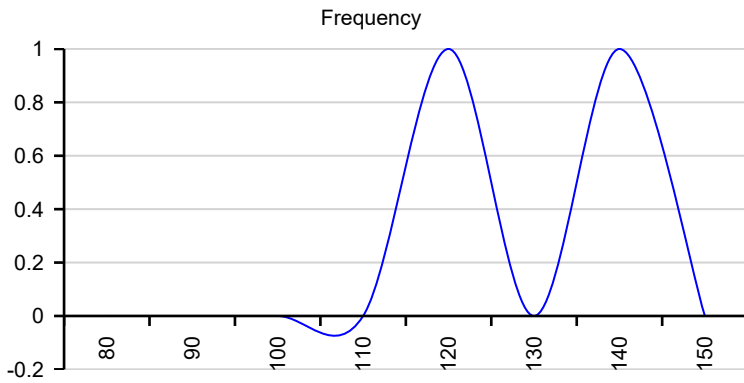
RMV 401: SA 55

Improved Land – Dike Land, Rural Clatskanie

There were only two "good" sales within the study period and these sales did not provide an adequate sampling with which an accurate conclusion could be made. Therefore the conclusion arrived at for the improved properties within this grouping (106 Selected Ratio) is recommended and applied.

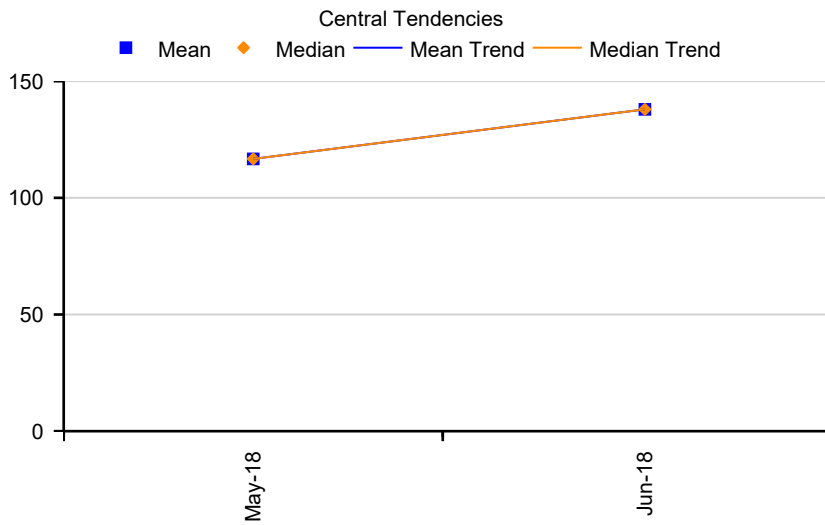
Performance History

	2019	2018	2017	2016	2015
COD	8.34	8.47	11.48	11.21	13.13
PRD	1.02	1.00	1.02	0.98	1.00



80	0	Median	127	Wtd Mean	125
90	0	AD	10.62	GeoMean	127
100	0	COD	8.34	PRD	1.02
110	0	Mean	127	95% Confidence	20.81
120	1	SD	15.01		
130	0	COV	11.79		
140	1				
150	0				

Number Of Sales 2



Month	Mean	Median	Sales
May-18	117	117	1
Jun-18	138	138	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
409	05	55	000	2019	2	Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2
Population - Number of Accounts	32
Sales as a percentage of the Population	6.25%

Prior Year Population Values

Pre-Trend Brkdwn Post Trend Values Post Trend Brkdwn

Land Rmv	2,041,270	32.39%	1,877,968	29.25%
OSD RMV	1,455,800	23.10%	1,455,800	22.68%
Improvement RMV	1,950,860	30.95%	2,145,946	33.43%
Farm Improvement RMV	854,720	13.56%	940,192	14.64%

Selected Ratio From Sales	98
RMV Adjustment	100

Before Ratio 98

Overall Adjustment Factor	102
Land Adjustment Factor	92
OSD Adjustment Factor	100
Improvement Adjustment Factor	110
Farm Improvement Factor	110

After Ratio 100

Selected Ratio 98 Overall Adjustment 102

Explanation

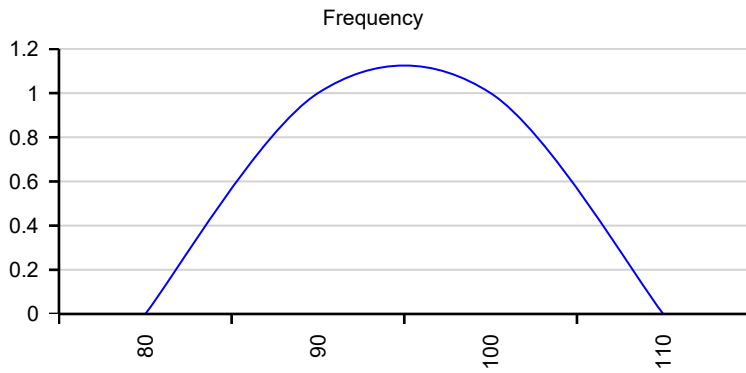
RMV 409: SA 55

Improved Land – Dike Land - Manufactured Structure, Rural Clatskanie

The sales available are 6.25% of the total population for manufactured structures located in the Clatskanie Dike area. The Median, Mean, and Weighted Mean returned ratio indicators of 94. The median was then adjusted by 104, the conclusion from the time study. As a result, the Selected Ratio is 98.

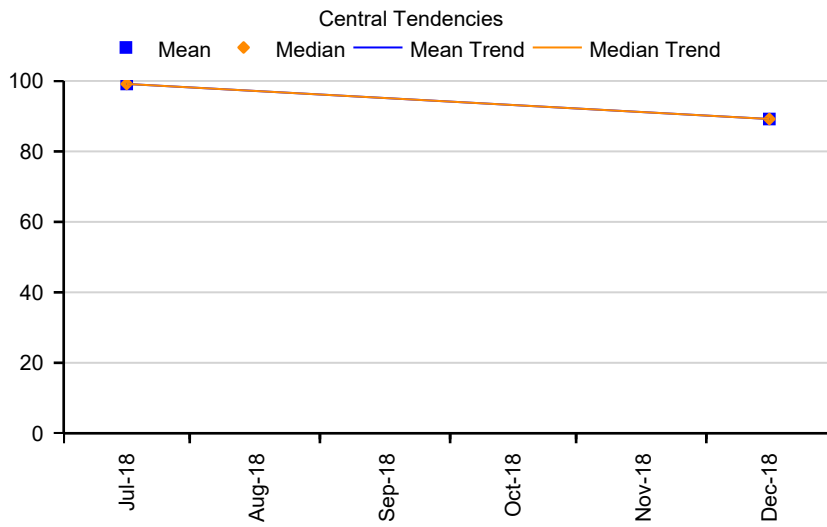
Performance History

	2019	2018	2016	2015
COD	5.28	7.65	0.00	13.13
PRD	1.00	1.02	1.00	1.00



0	Median	94	Wtd Mean	94
1	AD	4.98	GeoMean	94
1	COD	5.28	PRD	1.00
0	Mean	94	95% Confidence	9.75
	SD	7.04		
	COV	7.47		

Number Of Sales 2



Month	Mean	Median	Sales
Jul-18	99	99	1
Dec-18	89	89	1

MAINTENANCE AREA 6

RURAL ST. HELENS,
CITY OF COLUMBIA CITY
& WARREN

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
100	06	01	000	2019	2	Columbia City							

Adjustment Calculation Summary

Sample - Number of Sales	2				
Population - Number of Accounts	35				
Sales as a percentage of the Population	5.71%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	3,742,010	100.00%	3,517,489	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

RMV 100: SA 01

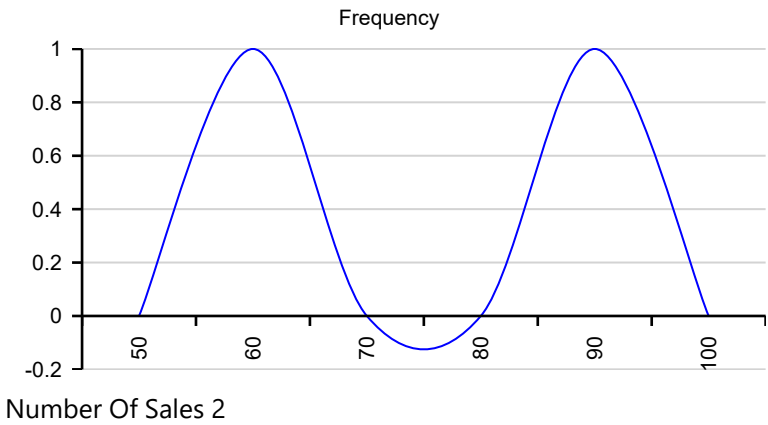
Unimproved land, City of Columbia City General Area

This study is comprised of vacant land located within the small bedroom community of Columbia City. There were only two "good" sales within the study period and these sales did not provide an adequate sampling with which an accurate conclusion could be made.

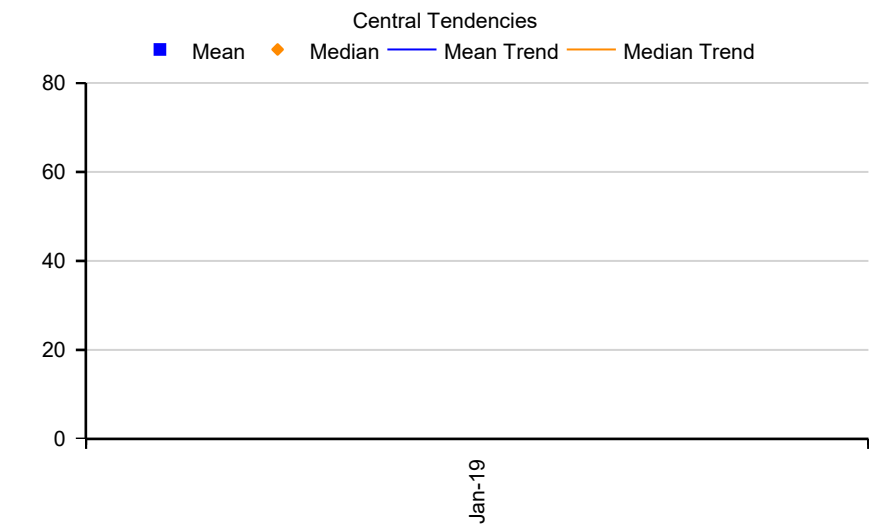
Because of this, it was decided to apply the Selected Ratio of 106 from the Improved RMV Class 101 study (MA 6, SA 01).

Performance History

	2019	2018
COD	19.39	0.00
PRD	0.95	1.00



50	0	Median	77	Wtd Mean	82
60	1	AD	15.01	GeoMean	76
70	0	COD	19.39	PRD	.95
80	0	Mean	77	95% Confidence	29.43
90	1	SD	21.23		
100	0	COV	27.43		



Month	Mean	Median	Sales
Jul-18	77	77	2

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
101	06	01	000	2019	38	Columbia City							

Adjustment Calculation Summary

Sample - Number of Sales	38
Population - Number of Accounts	742
Sales as a percentage of the Population	5.12%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	72,874,500	28.35%	68,502,030	28.25%
OSD RMV	24,029,400	9.35%	24,029,400	9.91%
Improvement RMV	159,428,150	62.03%	149,293,621	61.57%
Farm Improvement RMV	700,860	0.27%	658,808	0.27%

Selected Ratio From Sales	106
RMV Adjustment	100

Before Ratio **106**

Overall Adjustment Factor	94
Land Adjustment Factor	94
OSD Adjustment Factor	100
Improvement Adjustment Factor	94
Farm Improvement Factor	94

After Ratio **100**

Selected Ratio 106 **Overall Adjustment** 94

Explanation

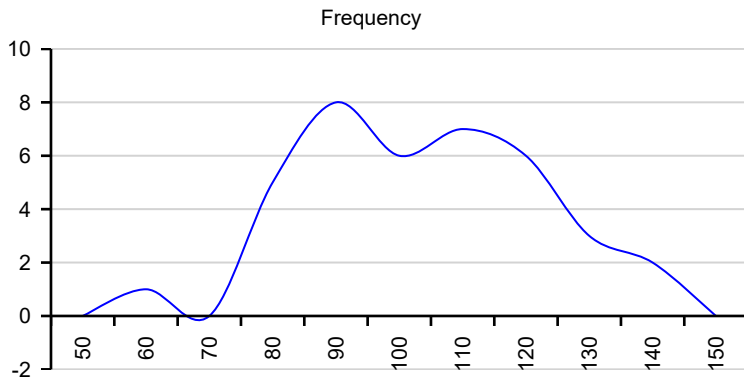
RMV 101: SA 01

Improved land, City of Columbia City General Area

This analysis consists of improved properties located in the City of Columbia City General Area. The central tendency selected is the Mean of 103. The time adjustment of 103 was then applied to the central tendency. The resulting Selected Ratio is 106.

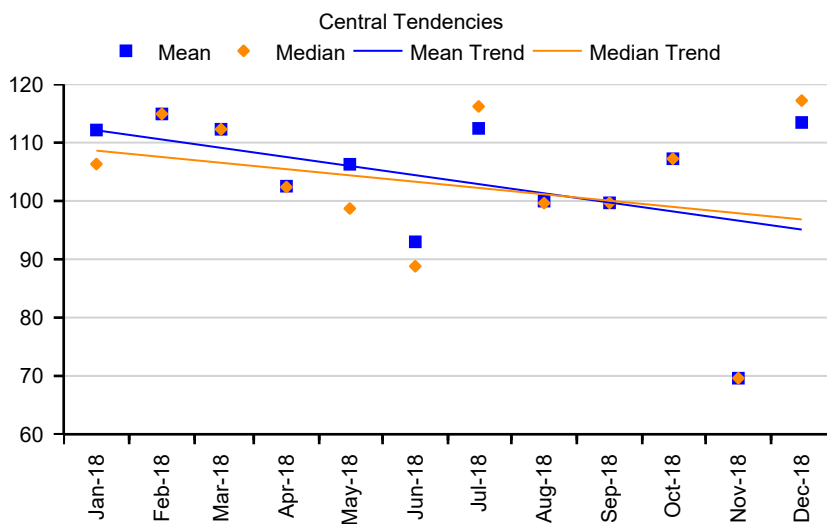
Performance History

	2019	2018
COD	14.27	11.78
PRD	0.99	0.99



50	0	Median	102	Wtd Mean	104
60	1	AD	14.55	GeoMean	101
70	0	COD	14.27	PRD	.99
80	5	Mean	103	95% Confidence	5.66
90	8	SD	17.81		
100	6	COV	17.36		
110	7				
120	6				
130	3				
140	2				
150	0				

Number Of Sales 38



Month	Mean	Median	Sales
Jan-18	112	106	3
Feb-18	115	115	1
Mar-18	112	112	2
Apr-18	103	102	6
May-18	106	99	4
Jun-18	93	89	6
Jul-18	112	116	3
Aug-18	100	100	5
Sep-18	100	100	2
Oct-18	107	107	1
Nov-18	70	70	2
Dec-18	113	117	3

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
109	06	01	000	2019	2	Columbia City							

Adjustment Calculation Summary

Sample - Number of Sales	2				
Population - Number of Accounts	8				
Sales as a percentage of the Population	25.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	665,080	42.81%	625,175	42.65%	
OSD RMV	267,200	17.20%	267,200	18.23%	
Improvement RMV	621,430	40.00%	573,389	39.12%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	92				
Farm Improvement Factor	92				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

RMV 109: SA 01

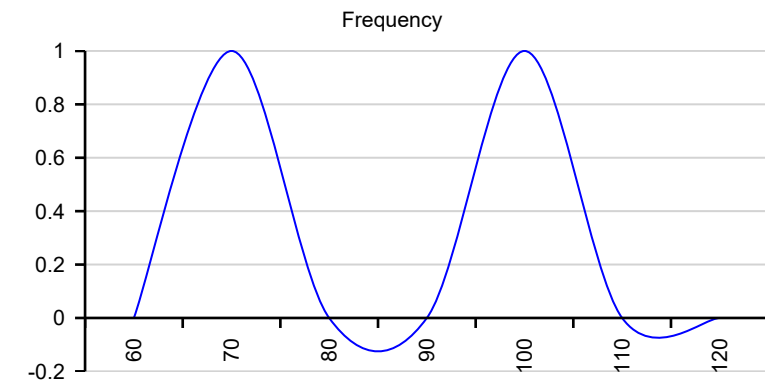
Improved land - Manufactured Structure - City of Columbia City General Area

Only two "Good" sales were available for analysis for the study period. These sales did not present a clear picture of the market.

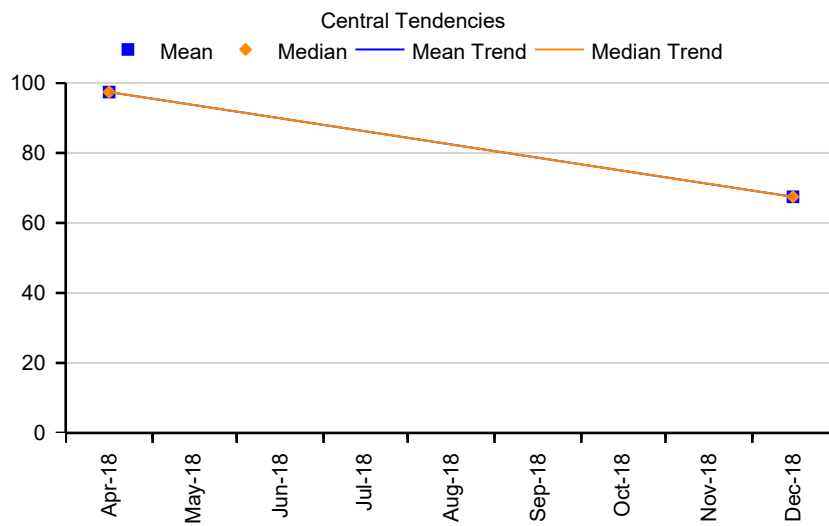
Therefore, the conclusion from the improved properties (RMV 101) located in the same area was applied here (Selected Ratio of 106).

Performance History

	2019
COD	18.15
PRD	0.99



60	0	Median	82	Wtd Mean	83
70	1	AD	14.97	GeoMean	81
80	0	COD	18.15	PRD	.99
90	0	Mean	82	95% Confidence	29.33
100	1	SD	21.16		
110	0	COV	25.67		
120	0				



Month	Mean	Median	Sales
Apr-18	97	97	1
Dec-18	67	67	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	06	15	000	2019	1	Columbia City							

Adjustment Calculation Summary

Sample - Number of Sales	1				
Population - Number of Accounts	5				
Sales as a percentage of the Population	20.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	699,820	100.00%	1,168,699	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	60				
RMV Adjustment	100				
Before Ratio	60				
Overall Adjustment Factor	167				
Land Adjustment Factor	167				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio 60		Overall Adjustment 167			

Explanation

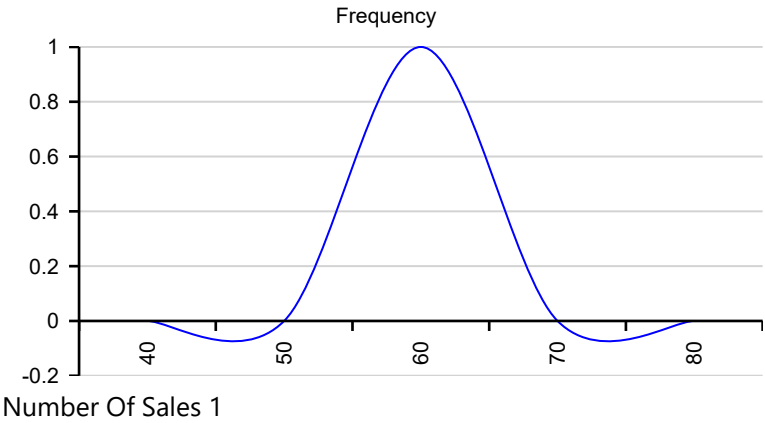
RMV 100: SA 15

Unimproved land, City of Columbia City River Front

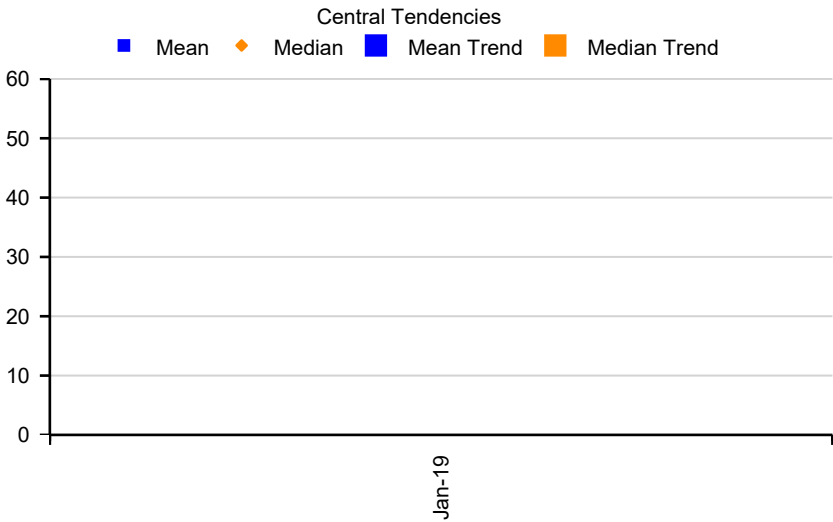
Columbia City River Front property is located on the Columbia River and has spectacular views of multiple mountains. There is one sale for this population of 5 accounts of River Front property and the percentage of sales to population is 20%. Therefore, the data is deemed a reliable indicator for this unique classification of property. The central tendency selected is the Median of 58 and the time adjustment of 103 was then applied resulting in a Selected Ratio of 60.

Performance History

	2019	2018
COD	0.00	0.00
PRD	1.00	1.00



40	0	Median	58	Wtd Mean	58
50	0	AD	.00	GeoMean	58
60	1	COD	.00	PRD	1.00
70	0	Mean	58	95% Confidence	1.96
80	0	SD	1.00		
		COV	1.71		



Month	Mean	Median	Sales
Jun-18	58	58	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
101	06	15	000	2019		Columbia City									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	22				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>					
Land Rmv	5,223,790	Pre-Trend Brkdwn	37.06%	Post Trend Values	4,910,363
OSD RMV	731,000		5.19%		731,000
Improvement RMV	8,139,320		57.75%		7,654,965
Farm Improvement RMV	0		0.00%		0
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	94				
Farm Improvement Factor	94				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

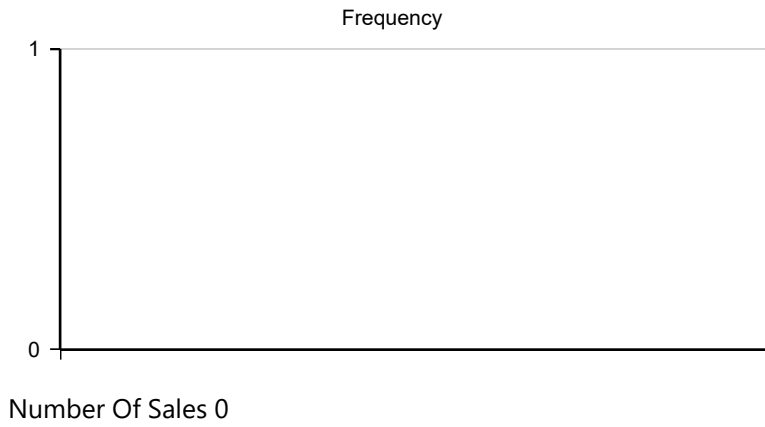
RMV 101: SA 15

Improved land, City of Columbia City River Front

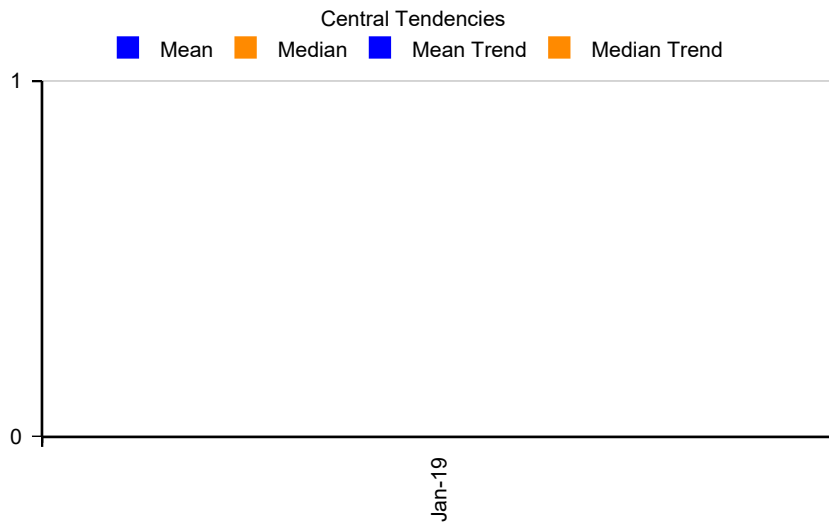
With having no sales available for this analysis of improved River Front properties, it was decided to use the Selected Ratio of 106 from the conclusion of the RMV 101 study located in MA 06 SA 00.

Performance History

	2019	2018
COD	-	11.78
PRD	-	0.99



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
109	06	15	000	2019		Columbia City									

Adjustment Calculation Summary

Sample - Number of Sales	0				
Population - Number of Accounts	2				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	499,200	65.79%	499,200	69.74%	
OSD RMV	66,800	8.80%	66,800	9.33%	
Improvement RMV	192,800	25.41%	149,849	20.93%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	78				
Farm Improvement Factor	78				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

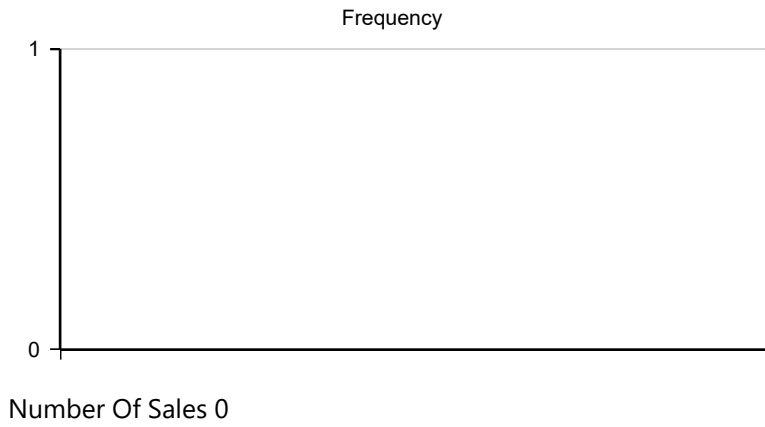
RMV 109: SA 15

Improved land - Manufactured Structure, City of Columbia City River Front

Due to having no sales available of properties that are improved with manufactured structures for this analysis, the Selected Ratio of 106 from the MA 06 SA 01 RMV Class 109 was applied here.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

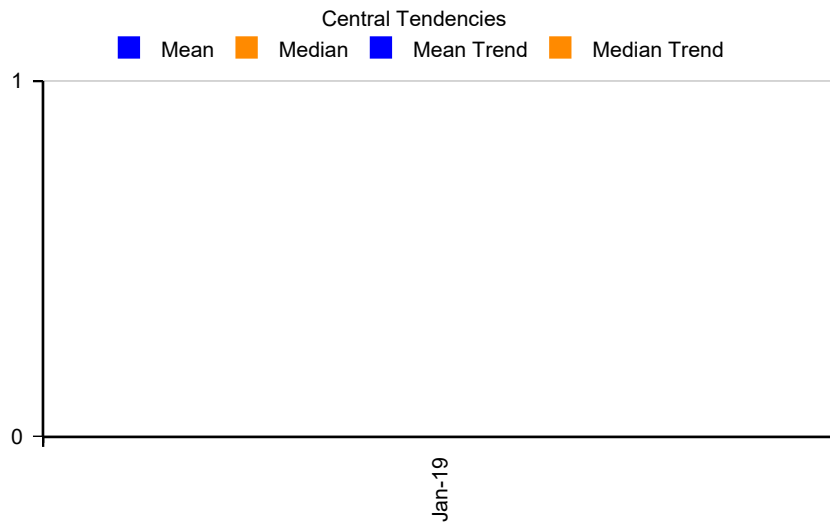
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
101	06	31	000	2019	1	Columbia City							

Adjustment Calculation Summary

Sample - Number of Sales	1				
Population - Number of Accounts	9				
Sales as a percentage of the Population	11.11%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	976,650	30.08%	918,051	28.00%	
OSD RMV	433,800	13.36%	433,800	13.23%	
Improvement RMV	1,822,060	56.12%	1,912,751	58.33%	
Farm Improvement RMV	14,000	0.43%	14,700	0.45%	
Selected Ratio From Sales	99				
RMV Adjustment	100				
Before Ratio	99				
Overall Adjustment Factor	101				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	105				
Farm Improvement Factor	105				
After Ratio	100				
Selected Ratio	99	Overall Adjustment	101		

Explanation

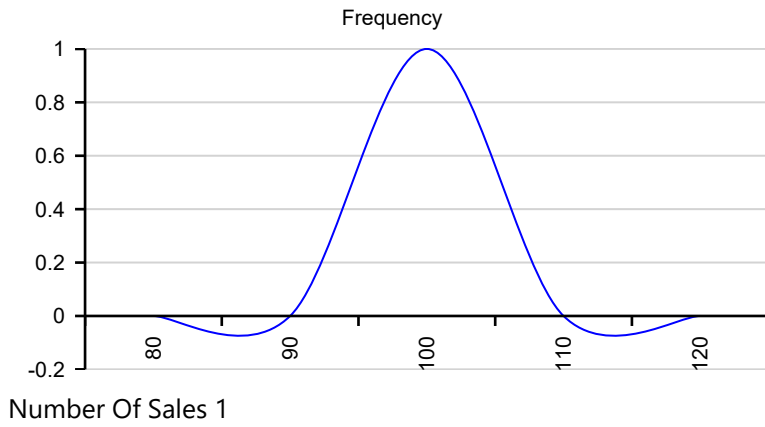
RMV 101: SA 31

Improved study of Duplex/Triplex/Fourplex properties located in the City of Columbia City.

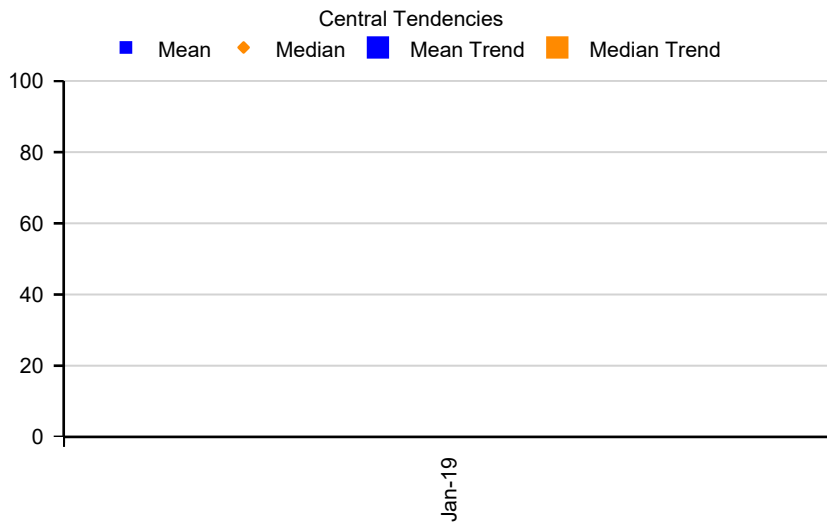
The population of this study area is 9 and the sales as a percentage is 11.11%. Although one sale is available for this analysis, it is deemed a good indicator of how the market is moving within this classification of property. Therefore, the Median of 97 was selected and then adjusted by the conclusion from the time study (103) resulting in a Before Ratio of 99 and an Overall Adjustment of 101.

Performance History

	2019
COD	0.00
PRD	1.00



80	0	Median	97	Wtd Mean	97
90	0	AD	.00	GeoMean	97
100	1	COD	.00	PRD	1.00
110	0	Mean	97	95% Confidence	1.96
120	0	SD	1.00		
		COV	1.03		



Month	Mean	Median	Sales
Jan-18	97	97	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	06	61	000	2019	9	Rural St Helens									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	9				
Population - Number of Accounts	339				
Sales as a percentage of the Population	2.65%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	67,956,890	100.00%	63,879,477	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

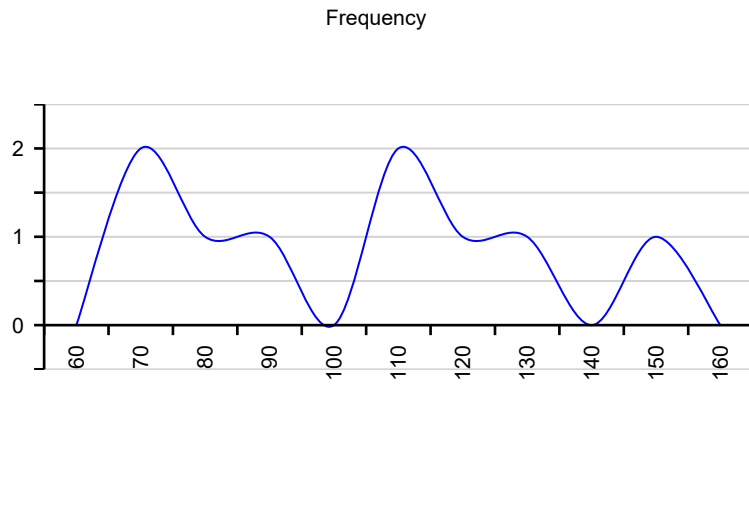
RMV 400: SA 61

Unimproved land, Rural St. Helens, Warren (Value Zone 1)

Undeveloped rural properties located in Warren and surrounding the City of St. Helens. For this analysis, the Mean of 102 was selected. The median was further adjusted by the conclusion from the time study (104), which resulted in a Selected Ratio of 106.

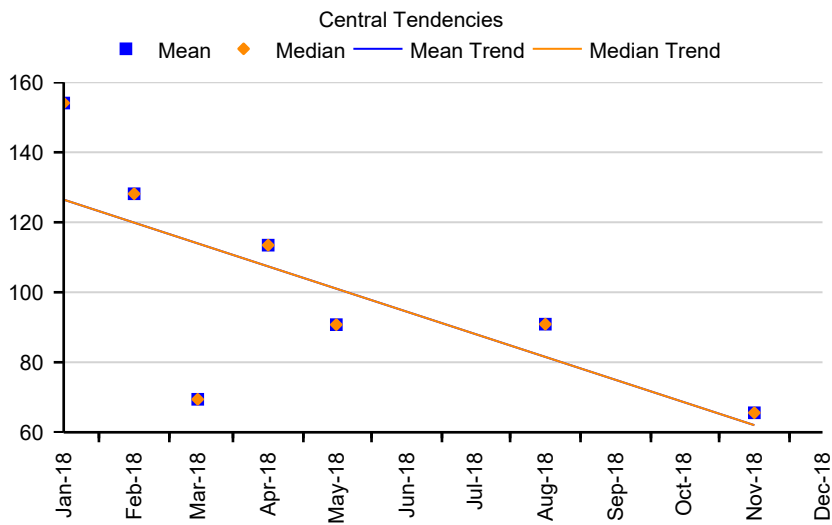
Performance History

	2019	2018	2017	2016	2015
COD	21.68	16.13	14.38	24.84	13.87
PRD	1.09	0.99	1.04	1.02	1.01



60	0	Median	107	Wtd Mean	93
70	2	AD	23.16	GeoMean	98
80	1	COD	21.68	PRD	1.09
90	1	Mean	102	95% Confidence	19.54
100	0	SD	29.91		
110	2	COV	29.36		
120	1				
130	1				
140	0				
150	1				
160	0				

Number Of Sales 9



Month	Mean	Median	Sales
Jan-18	154	154	1
Feb-18	128	128	1
Mar-18	69	69	1
Apr-18	113	113	2
May-18	91	91	1
Aug-18	91	91	2
Nov-18	66	66	1

Study Definition

RMV				App	# of			RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location
401	06	61	000	2019	65	Rural St Helens								

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	65				
Population - Number of Accounts	2143				
Sales as a percentage of the Population	3.03%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	346,825,300	35.39%	326,015,782	36.92%	
OSD RMV	111,608,430	11.39%	111,608,430	12.64%	
Improvement RMV	478,167,209	48.79%	408,375,836	46.25%	
Farm Improvement RMV	43,522,772	4.44%	36,994,356	4.19%	
Selected Ratio From Sales	111				
RMV Adjustment	100				
Before Ratio	111				
Overall Adjustment Factor	90				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	85				
Farm Improvement Factor	85				
After Ratio	100				
Selected Ratio	111	Overall Adjustment	90		

Explanation

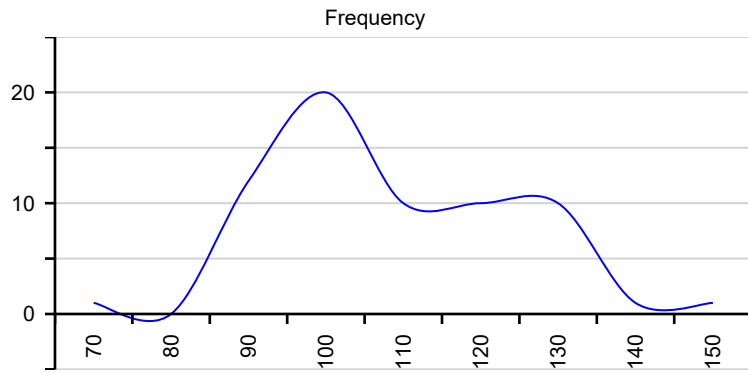
RMV 401: SA 61

Improved land, Rural St. Helens, Warren

For this analysis of site built property located in rural St. Helens and Warren, the Mean (107) was selected as the best ratio indicator. This central tendency is further supported by the Weighted Mean (107) and the Geometric Mean (106). The time adjustment of 104 was applied to the Mean and resulted in a Before Ratio of 111. Note: Review of the sales data have indicated that properties are moving within the market differently in the Rural Warren area than they do in Rural St. Helens. Further analysis of this classification of property located in SA 61 will be performed for the ratio year 2020 to verify that this hypothesis is valid.

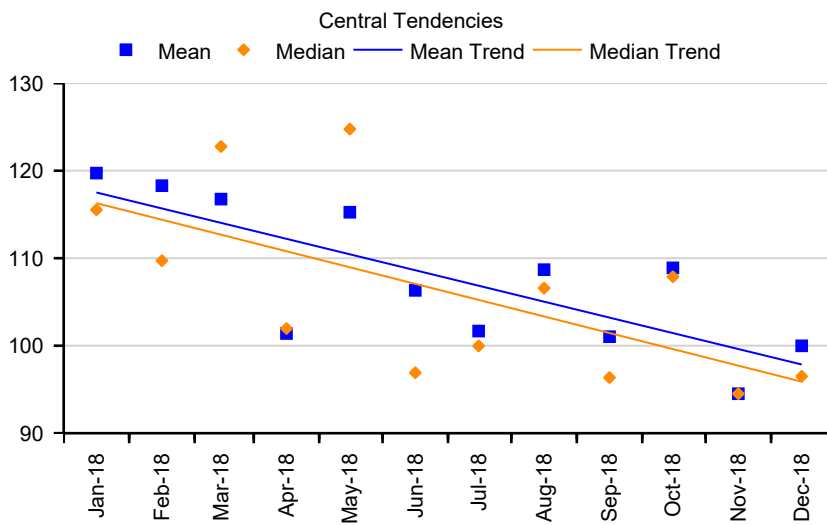
Performance History

	2019	2018	2017	2016	2015
COD	11.59	7.92	11.22	17.03	12.88
PRD	1.01	1.01	1.01	1.03	1.02



70	1	Median	104	Wtd Mean	107
80	0	AD	12.11	GeoMean	106
90	12	COD	11.59	PRD	1.01
100	20	Mean	107	95% Confidence	3.65
110	10	SD	15.02		
120	10	COV	14.00		
130	10				
140	1				
150	1				

Number Of Sales 65



Month	Mean	Median	Sales
Jan-18	120	116	3
Feb-18	118	110	3
Mar-18	117	123	6
Apr-18	101	102	6
May-18	115	125	5
Jun-18	106	97	5
Jul-18	102	100	10
Aug-18	109	107	9
Sep-18	101	96	6
Oct-18	109	108	6
Nov-18	95	95	2
Dec-18	100	97	4

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
409	06	61	000	2019	4	Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4
Population - Number of Accounts	239
Sales as a percentage of the Population	1.67%

Prior Year Population Values

Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	40,931,880	51.90%
OSD RMV	13,430,530	17.03%
Improvement RMV	18,547,350	23.52%
Farm Improvement RMV	5,956,510	7.55%
	38,475,967	47.90%
	13,430,530	16.72%
	21,514,926	26.78%
	6,909,552	8.60%

Selected Ratio From Sales	98
RMV Adjustment	100

Before Ratio 98

Overall Adjustment Factor	102
Land Adjustment Factor	94
OSD Adjustment Factor	100
Improvement Adjustment Factor	116
Farm Improvement Factor	116

After Ratio 100

Selected Ratio 98 Overall Adjustment 102

Explanation

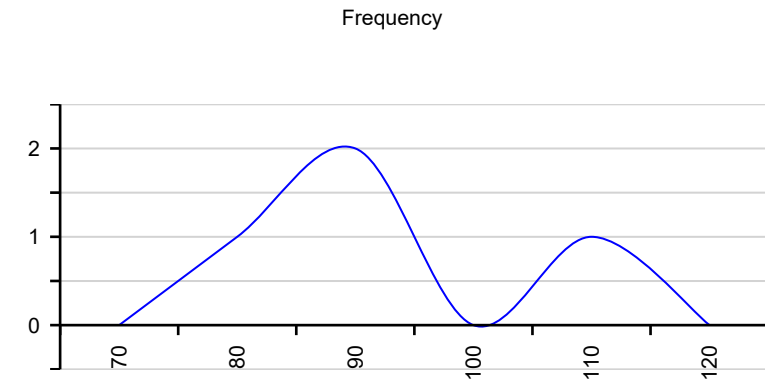
RMV 409: SA 61

Improved land - Manufactured Structure - Rural St. Helens, Warren

For this grouping of rural St Helens and Warren properties, the Mean of 94 was selected and then was adjusted by the time study conclusion of 104. This resulted in a Selected Ratio of 98 and an Overall Adjustment Factor of 102. Note: Review of the sales data have indicated that properties are moving within the market differently in the Rural Warren area than they do in Rural St. Helens. Further analysis of this classification of property located in SA 61 will be performed for the ratio year 2020 to verify that this hypothesis is valid.

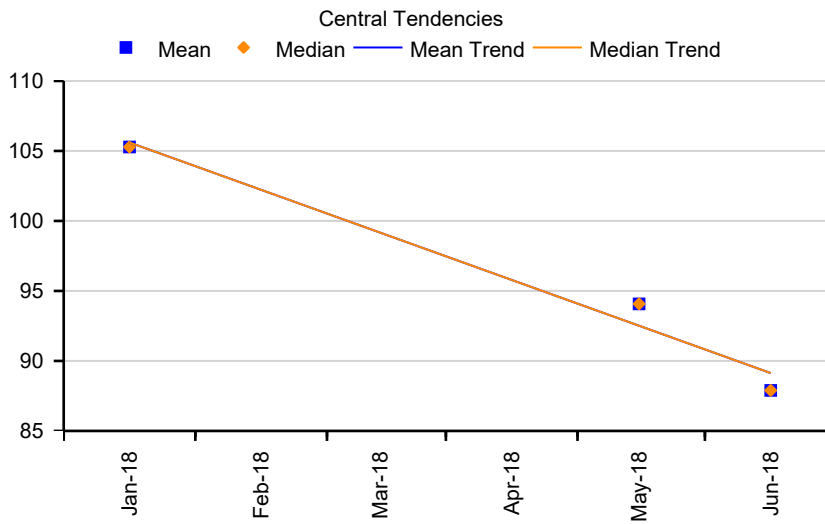
Performance History

	2019	2018	2017	2016	2015
COD	6.33	10.18	0.00	14.52	12.88
PRD	1.00	1.01	1.00	1.04	1.02



70	0	Median	93	Wtd Mean	94
80	1	AD	5.89	GeoMean	93
90	2	COD	6.33	PRD	1.00
100	0	Mean	94	95% Confidence	8.72
110	1	SD	8.89		
120	0	COV	9.48		

Number Of Sales 4



Month	Mean	Median	Sales
Jan-18	105	105	1
May-18	94	94	1
Jun-18	88	88	2

Study Definition

RMV				App	# of		RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location	Class	MA	SA	NH	Year	Sales	Location
400	06	62	000	2019	1	Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	1				
Population - Number of Accounts	109				
Sales as a percentage of the Population	0.92%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	27,936,130	100.00%	26,259,962	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

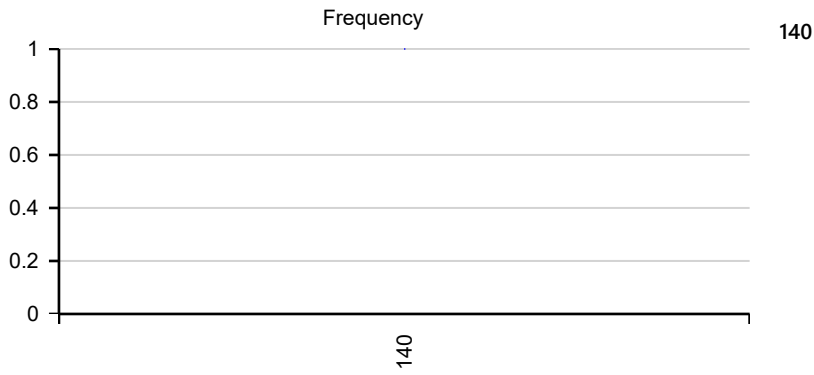
RMV 400: SA 62

Unimproved land, Rural St. Helens, Warren (Value Zone 2)

A single sale was identified in this study period, which is a sample too small to use as a determination of the current market. Therefore, it was decided to apply the Selected Ratio of 106 from the unimproved study (MA 06 SA 61) for this property classification.

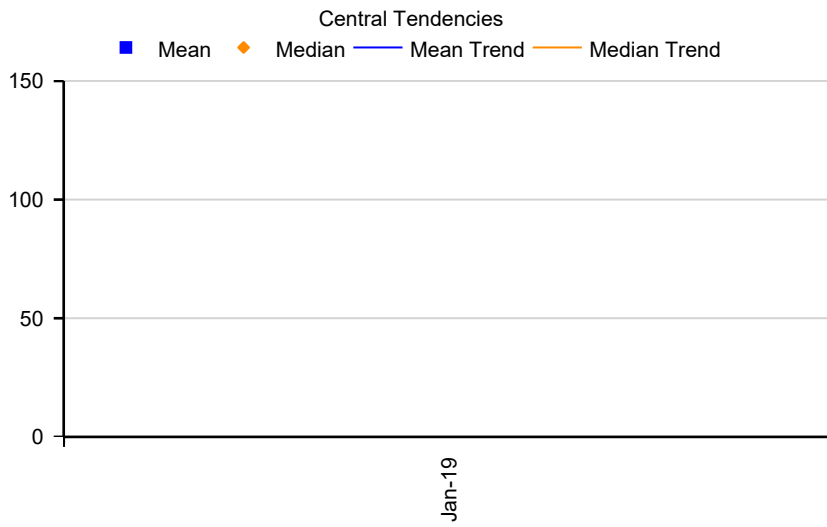
Performance History

	2019	2018	2017	2016	2015
COD	0.00	0.00	0.00	24.84	13.87
PRD	1.00	1.00	1.00	1.02	1.01



1	Median	135	Wtd Mean	135
	AD	.00	GeoMean	135
	COD	.00	PRD	1.00
	Mean	135	95% Confidence	1.96
	SD	1.00		
	COV	.74		

Number Of Sales 1



Month	Mean	Median	Sales
Feb-18	135	135	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	06	62	000	2019		Rural St Helens									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	257				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	39,664,210	35.87%	37,284,357	37.43%	
OSD RMV	12,601,770	11.40%	12,601,770	12.65%	
Improvement RMV	51,430,920	46.51%	43,884,513	44.05%	
Farm Improvement RMV	6,875,890	6.22%	5,844,507	5.87%	
Selected Ratio From Sales	111				
RMV Adjustment	100				
Before Ratio	111				
Overall Adjustment Factor	90				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	85				
Farm Improvement Factor	85				
After Ratio	100				
Selected Ratio	111	Overall Adjustment	90		

Explanation

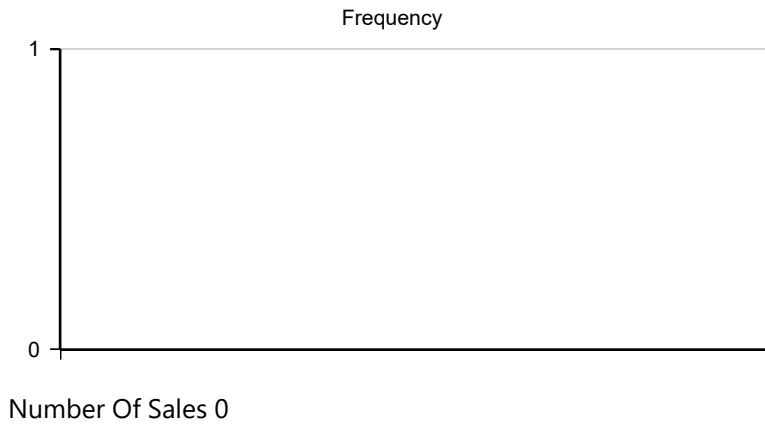
RMV 401: SA 62

Improved land, Rural St. Helens, Warren (Value Zone 2)

With having no valid sales available for this analysis of rural improved properties in Value Zone 2, it was decided to use the Selected Ratio of 111 from the conclusion of the RMV 401 study located in MA 06 SA 61.

Performance History

	2019	2018	2017	2016	2015
COD	-	8.63	10.20	17.03	12.88
PRD	-	1.01	1.03	1.03	1.02



Median

Wtd Mean

AD

GeoMean

COD

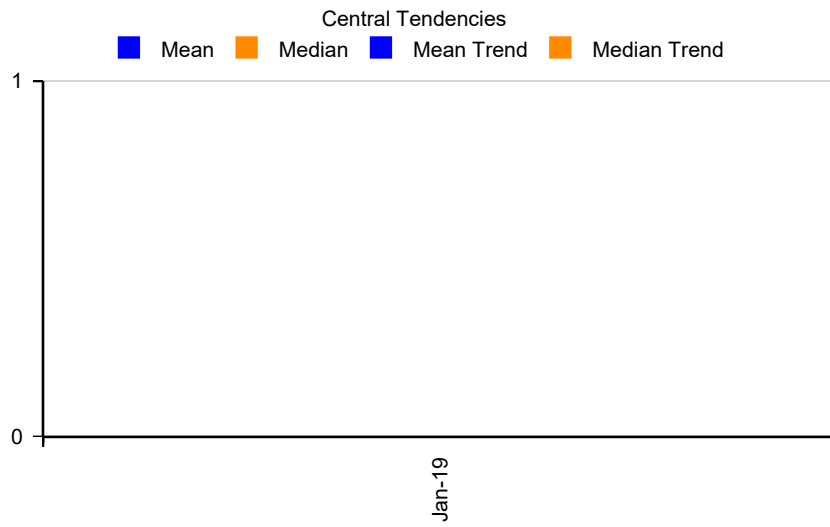
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV				App	# of			RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location
409	06	62	000	2019	3	Rural St Helens								

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3				
Population - Number of Accounts	76				
Sales as a percentage of the Population	3.95%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	11,519,520	52.48%	10,828,349	44.43%	
OSD RMV	3,983,180	18.15%	3,983,180	16.34%	
Improvement RMV	5,012,100	22.84%	7,439,305	30.52%	
Farm Improvement RMV	1,434,160	6.53%	2,122,557	8.71%	
Selected Ratio From Sales	90				
RMV Adjustment	100				
Before Ratio	90				
Overall Adjustment Factor	111				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	148				
Farm Improvement Factor	148				
After Ratio	100				
Selected Ratio	90	Overall Adjustment	111		

Explanation

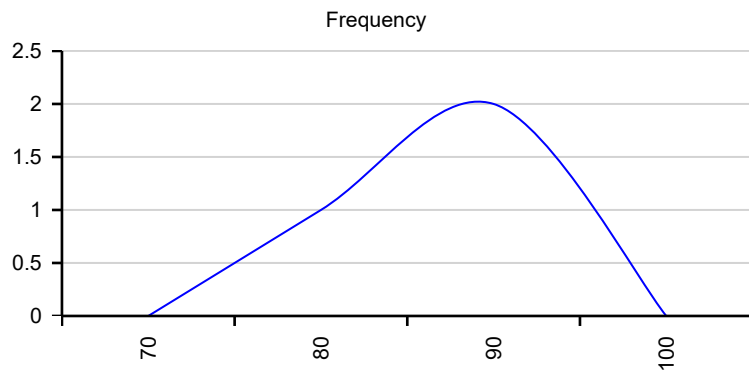
RMV 409: SA 62

Improved land - Manufactured Structure - Rural St. Helens, Warren, (Value Zone 2)

For this grouping of manufactured structures located in Rural St. Helens and Warren, three sales were returned which comprises 3.95% of the population. The central tendency selected is the Mean (87) and the time adjustment of 104 was applied. The Selected Ratio for this study is 90 resulting in an Overall Ratio 111.

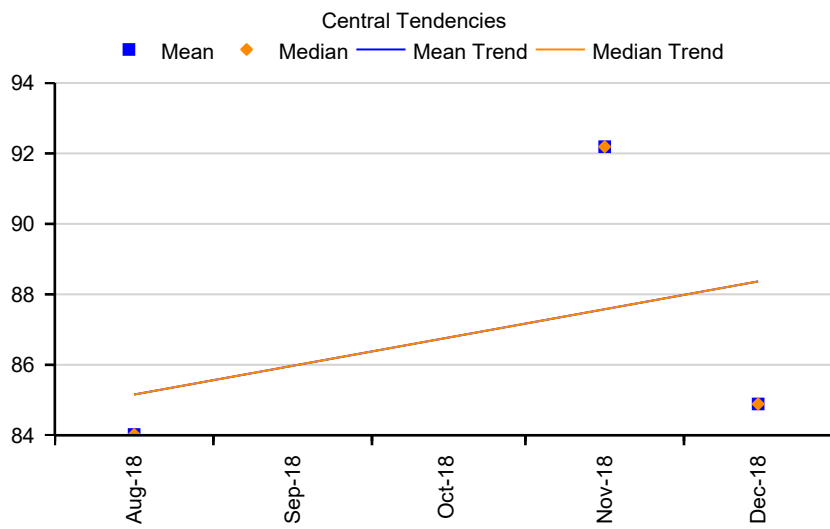
Performance History

	2019	2018	2016	2015
COD	3.21	0.00	14.52	12.88
PRD	1.00	1.00	1.04	1.02



0	Median	85	Wtd Mean	87
1	AD	2.72	GeoMean	87
2	COD	3.21	PRD	1.00
0	Mean	87	95% Confidence	5.88
	SD	5.20		
	COV	5.97		

Number Of Sales 3



Month	Mean	Median	Sales
Aug-18	84	84	1
Nov-18	92	92	1
Dec-18	85	85	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
400	06	65	000	2019		Rural St Helens									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	5				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	1,458,150	100.00%	1,370,661	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	106				
RMV Adjustment	100				
Before Ratio	106				
Overall Adjustment Factor	94				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	106	Overall Adjustment	94		

Explanation

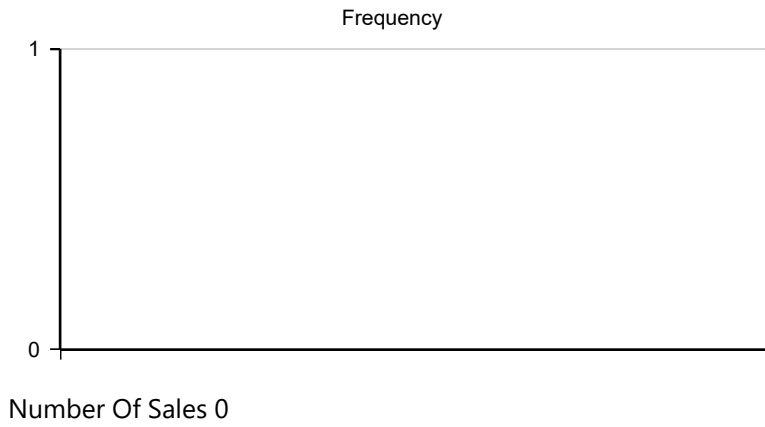
RMV 400: SA 65

Unimproved Land – Dike Land - Rural St. Helens, Warren

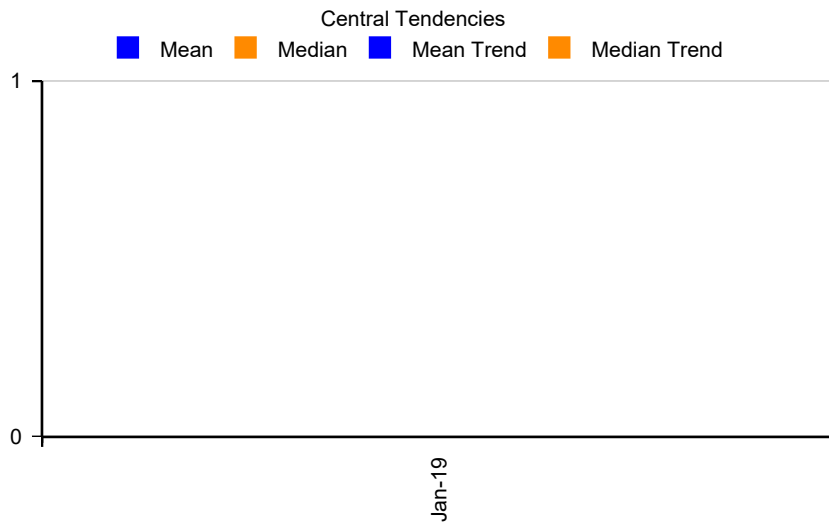
For this population of 8 accounts no sales data is available. Therefore, it was decided to use the Selected Ratio of 106 from the undeveloped land study for MA 06 SA 61 for this analysis.

Performance History

	2019	2016
COD	-	0.00
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
401	06	65	000	2019		Rural St Helens									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	1				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	230,900	49.23%	217,046	51.37%	
OSD RMV	56,700	12.09%	56,700	13.42%	
Improvement RMV	159,190	33.94%	130,563	30.90%	
Farm Improvement RMV	22,200	4.73%	18,204	4.31%	
Selected Ratio From Sales	111				
RMV Adjustment	100				
Before Ratio	111				
Overall Adjustment Factor	90				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	82				
Farm Improvement Factor	82				
After Ratio	100				
Selected Ratio	111	Overall Adjustment	90		

Explanation

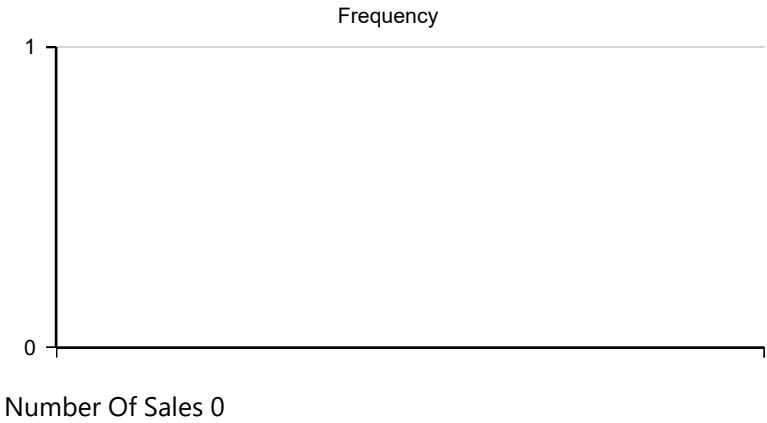
RMV 401: SA 65

Improved Land – Dike Land - Rural St. Helens, Warren

Having no sales data available, it was decided to apply the selected ratio of 111 from the improved study in the same maintenance area, SA 61.

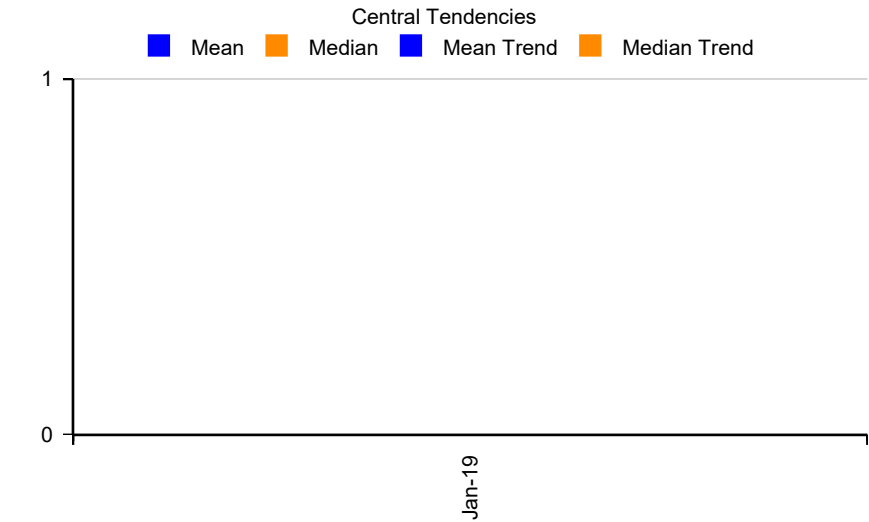
Performance History

	2019
COD	-
PRD	-



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
409	06	65	000	2019		Rural St Helens									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	3				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	1,774,830	96.72%	1,668,340	96.52%	
OSD RMV	56,700	3.09%	56,700	3.28%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	3,410	0.19%	3,410	0.20%	
Selected Ratio From Sales	98				
RMV Adjustment	100				
Before Ratio	98				
Overall Adjustment Factor	102				
Land Adjustment Factor	94				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	98	Overall Adjustment	102		

Explanation

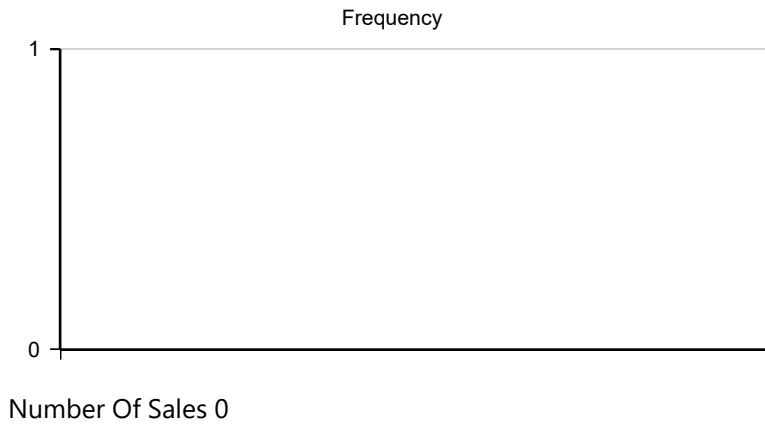
RMV 409: SA 65

Improved Land – Dike Land, Manufactured Structures - Rural St. Helens, Warren

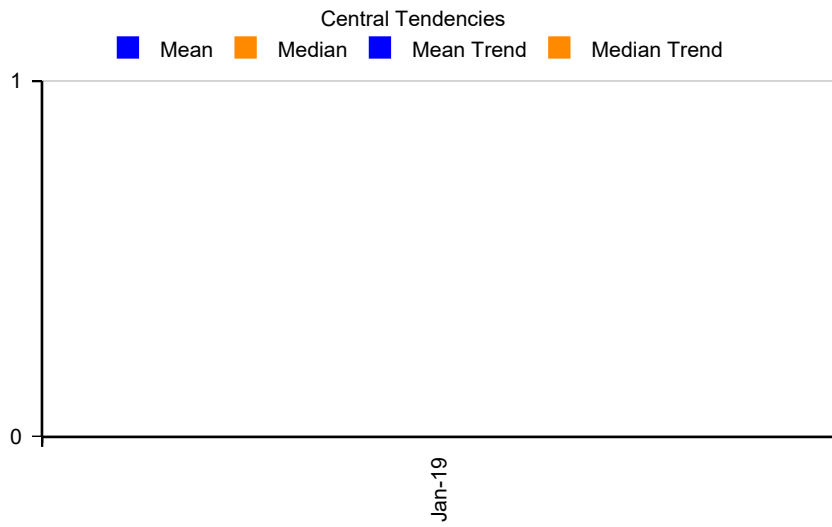
For this study, there are no sales available to review. Therefore, the Mean of 94 from the RMV 409 SA 61 study was used. The time study conclusion of 104 was then applied, which then returned a Selected Ratio of 98.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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MAINTENANCE AREA 7

PERSONAL PROPERTY

MANUFACTURED

STRUCTURES

MA 07 – Personal Property Manufactured Structures

Because of the unique way these properties move within the market, Maintenance Area 07 was developed in 2012 to better identify and track these properties. This maintenance area consists of manufactured structures which are considered personal property (RMV Class 019) and are located throughout Columbia County either in a manufactured home park or where the land is not owned by the same titled owner of the manufactured structure.

Year	RMV Class	MA	SA	Park Name	Count	RMV Total
2019	019	07	01	GENERAL AREA - ST. HELENS	2	\$163,520
2019	019	07	02	GENERAL AREA - SCAPPOOSE	53	\$1,281,810
2019	019	07	02	CEDAR TREE	16	\$200,130
2019	019	07	02	COUNTRY VILLA	31	\$301,530
2019	019	07	02	GOSS MANUFACTURED HOME PARK	15	\$224,290
2019	019	07	02	GREEN MEADOWS	37	\$786,450
2019	019	07	02	RUDDS	25	\$373,070
2019	019	07	02	SUNVIEW	5	\$54,190
2019	019	07	02	TAMARACK	39	\$818,890
2019	019	07	02	WALLER'S	1	\$11,070
2019	019	07	03	GENERAL AREA - VERNONIA	21	\$628,180
2019	019	07	03	BOULDER RIDGE	7	\$111,650
2019	019	07	04	GENERAL AREA - RAINIER	56	\$1,246,680
2019	019	07	04	CLOVER HILL	4	\$77,680
2019	019	07	04	DEER ISLAND HEIGHTS	4	\$100,280
2019	019	07	04	DEER ISLAND VILLAGE	50	\$997,930
2019	019	07	04	FERNVIEW	24	\$394,110
2019	019	07	04	RAINIER HEIGHTS	9	\$127,260
2019	019	07	04	RIVERS EDGE	15	\$135,190
2019	019	07	04	RIVERWOOD	27	\$237,140
2019	019	07	04	WESTERN HILLS	81	\$1,182,060
2019	019	07	05	GENERAL AREA - CLATSKANIE	72	\$1,901,200
2019	019	07	05	DEER POINTE	36	\$627,170
2019	019	07	05	DRAKES J/M	28	\$328,070
2019	019	07	05	RIVERBEND	27	\$558,930
2019	019	07	05	SWEDETOWN VILLAGE	25	\$632,900
2019	019	07	06	GENERAL AREA - WARREN, RURAL ST. HELENS	33	\$829,180
2019	019	07	06	MAPLE TERRACE	23	\$489,450
2019	019	07	06	MOUNTIAN VIEW	12	\$168,740
2019	019	07	06	ROSE MANOR	30	\$522,090
2019	019	07	06	WESTWIND	6	\$270,700
2019	019	07	27	CRESTWOOD VILLAGE	123	\$5,037,110
2019	019	07	28	COLUMBIA CITY ESTATES	42	\$1,612,080
2019	019	07	30	SPRINGLAKE PARK	145	\$8,740,370
2019	019	07	31	CROWN PARK	22	\$996,950
2019	019	07	35	RIVERSIDE MEADOWS	13	\$184,630

Total Count: 1158

Total RMV: \$32,352,680

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
019	07	01	000	2019	0	St Helens	019	07	06	000	2019	1	Rural St. Helens, Warren
019	07	02	000	2019	6	Scappoose	019	07	31	000	2019	0	Crown Point

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	7				
Population - Number of Accounts	349				
Sales as a percentage of the Population	2.01%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	100.00%	0	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	7,492,060	0.00%	7,492,060	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio 100		Overall Adjustment 100			

Explanation

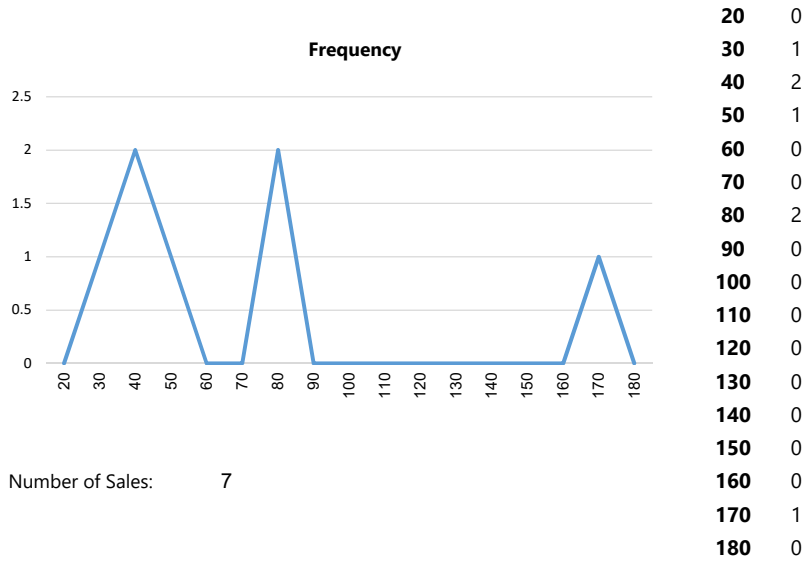
RMV 019: MA 07 SA 01, SA 02, SA 06, SA 31

Personal Property Manufactured Structures - South Columbia County

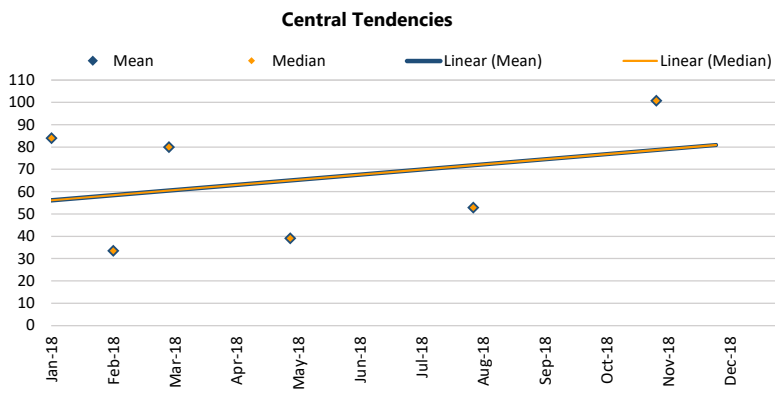
This analysis is comprised of personal property manufactured structures (PPMS) located throughout South Columbia County. Due to similar movement within the market, Crown Point (SA 31) was included with this South County PPMS analysis. This analysis did not provide reliable indicators with which an accurate conclusion could be made. Therefore, no adjustment was applied to this study.

Performance History

	2019	2018	2017	2016	2015
COD	59.45				
PRD	1.35				



Median	53	Wtd. Mean	52
AAD	31.47	GeoMean	60
COD	59.45	PRD	1.35
Mean	70	95% Confidence	34.61
SD	46.71		
COV	66.00		



Month	Mean	Median	Sales
Jan-18	84	84	1
Feb-18	34	34	1
Mar-18	80	80	1
May-18	39	39	1
Aug-18	53	53	1
Nov-18	101	101	2

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
019	07	03	000	2019	1	Maintenance Area 3	019	07	05	000	2019	5	Maintenance Area 5
019	07	04	000	2019	7	Maintenance Area 4	019	07	35	000	2019	1	Riverside Meadows

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	14			
Population - Number of Accounts	499			
Sales as a percentage of the Population	2.81%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0	0.00%	0	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	9,471,060	100.00%	9,471,060	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

Explanation

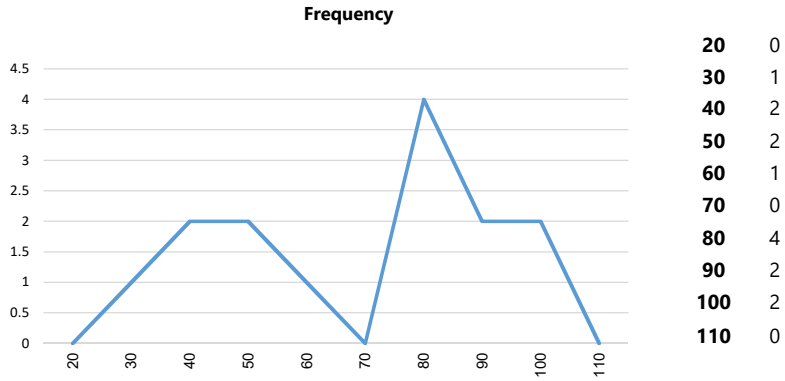
RMV 019: MA 07 SA 03, SA 04, SA 05, SA 35

Personal Property Manufactured Structures – North Columbia County

This analysis is comprised of personal property manufactured structures (PPMS) located throughout North Columbia County in the MA 07 General Areas of SA 03 (Vernonia), SA 04 (Rainier) and SA 05 (Clatskanie). Also included in this analysis is SA 35 (Riverside Meadows) which is located in the City of Vernonia flood way. The total population of North MA 07 is 499 and the percent of useable sales is 2.81%. Because of the limited quantity of reliable of the indicators, it was decided to apply no adjustment at this time.

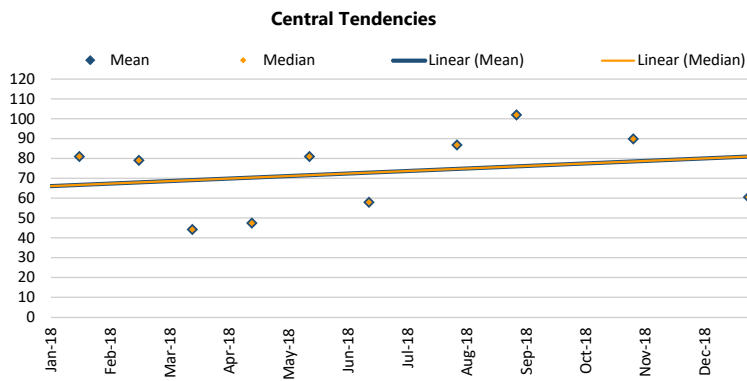
Performance History

	2019
COD	24.78
PRD	1.07



Median	78	Wtd. Mean	65
AAD	19.44	GeoMean	65
COD	24.78	PRD	1.07
Mean	69	95% Confidence	12.22
SD	23.34		
COV	34.00		

Number of Sales: 14



Month	Mean	Median	Sales
Jan-18	81	81	1
Feb-18	79	79	2
Mar-18	44	44	2
Apr-18	47	47	2
May-18	81	81	1
Jun-18	58	58	2
Aug-18	87	87	1
Sep-18	102	102	1
Nov-18	90	90	1
Dec-18	60	60	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
019	07	27	000	2019	5	Crestwood Village									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	5				
Population - Number of Accounts	123				
Sales as a percentage of the Population	4.07%				
<i>Prior Year Population Values</i>		<i>Pre-Trend Brkdwn</i>	<i>Post Trend Values</i>	<i>Post Trend Brkdwn</i>	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	5,037,110	100.00%	5,037,110	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	100	Overall Adjustment	100		

Explanation

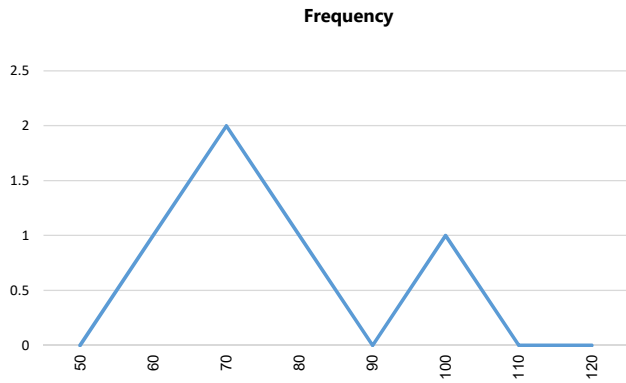
RMV 019: MA 07 SA 27

Personal Property Manufactured Structures - Crestwood Village, City of St. Helens

For this analysis, it was determined to apply no adjustment for this ratio year due to unreliable data.

Performance History

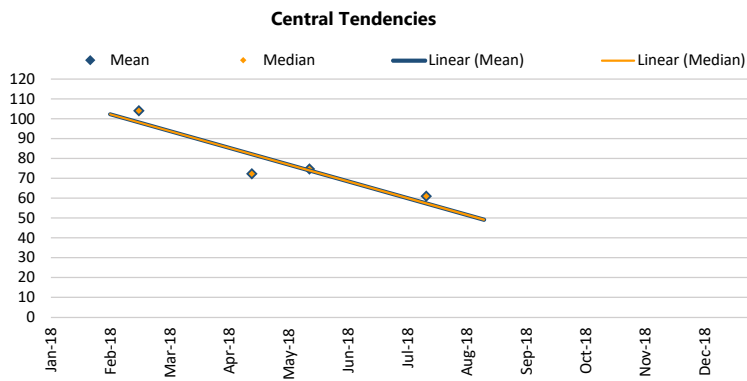
	2019
COD	12.62
PRD	1.05



Number of Sales: 5

20	0
30	0
40	0
50	0
60	1
70	2
80	1
90	0
100	1
110	0
120	0
130	0
140	0
150	0
160	0
170	0

Median	72	Wtd. Mean	73
AAD	9.11	GeoMean	76
COD	12.62	PRD	1.05
Mean	77	95% Confidence	14.13
SD	16.12		
COV	21.00		



Month	Mean	Median	Sales
Feb-18	104	104	1
Apr-18	72	72	2
May-18	75	75	1
Jul-18	61	61	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
019	07	28	000	2019	4	Columbia City Estates									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4				
Population - Number of Accounts	42				
Sales as a percentage of the Population	9.52%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	1,612,080	100.00%	1,612,080	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	100	Overall Adjustment	100		

Explanation

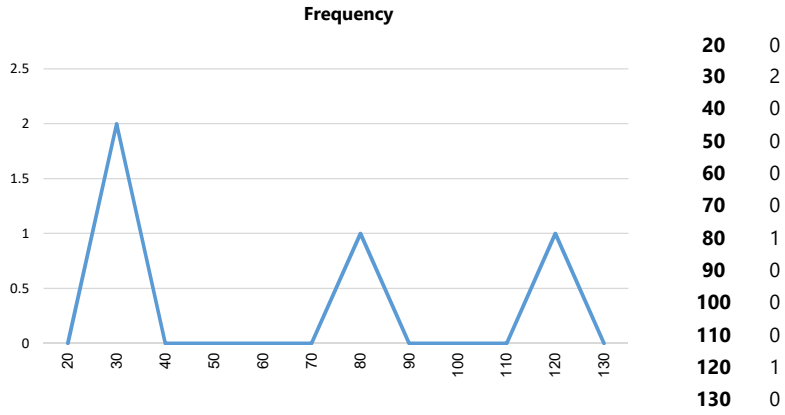
RMV 019: MA 07 SA 28

Personal Property Manufactured Structures – Columbia City Estates, City of Columbia City

For this grouping, an adjustment was not warranted due to unreliable data. Therefore, the Overall Adjustment Factor is 100.

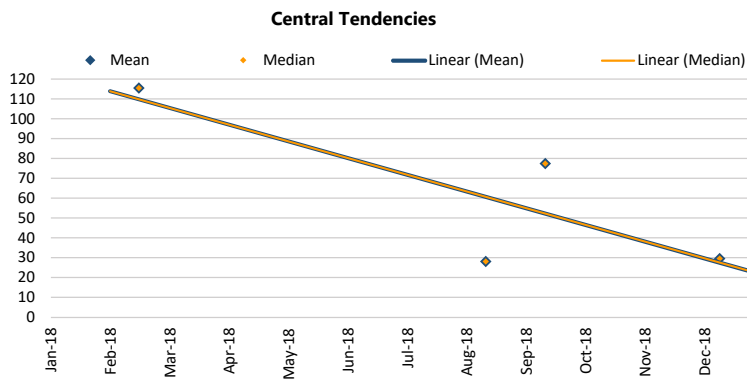
Performance History

	2019
COD	63.32
PRD	1.49



Number of Sales: 4

Median	53	Wtd. Mean	42
AAD	33.83	GeoMean	52
COD	63.32	PRD	1.49
Mean	63	95% Confidence	41.22
SD	42.06		
COV	67.00		



Month	Mean	Median	Sales
Feb-18	116	116	1
Aug-18	28	28	1
Sep-18	77	77	1
Dec-18	30	30	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
019	07	30	000	2019	11	Springlake									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	11				
Population - Number of Accounts	145				
Sales as a percentage of the Population	7.59%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	8,740,370	100.00%	8,740,370	100.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	100	Overall Adjustment	100		

Explanation

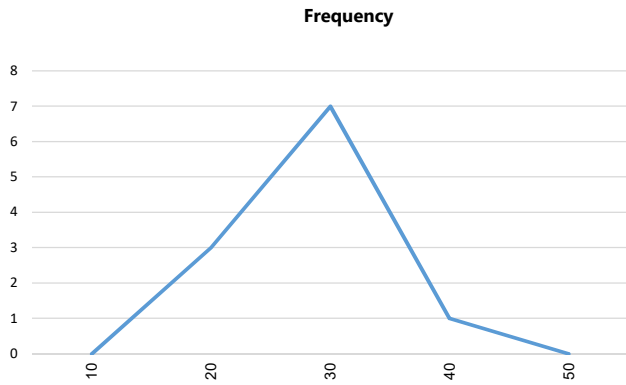
RMV 019: MA 07 SA 30

Personal Property Manufactured Structures – Springlake Park, City of Scappoose

This study is comprised of the personal manufactured structures located in Springlake Park in the City of Scappoose. This community is for those who are age 55 and older. It has a large lake set in the center of the park and is close to the Portland Metropolitan area. Due to the unique nature and exclusive use of these properties, it was decided to not apply an adjustment for this ratio year.

Performance History

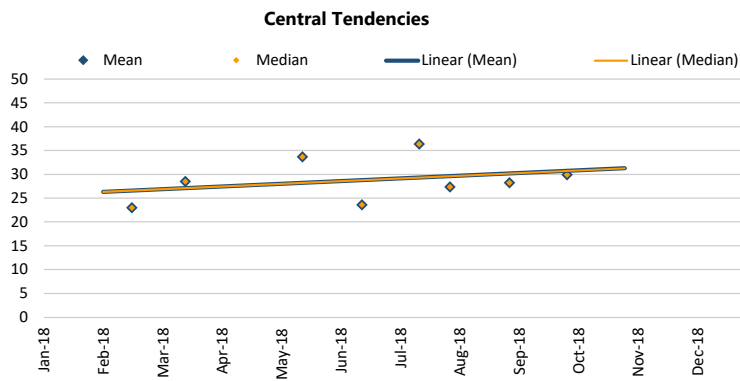
	2019
COD	12.44
PRD	1.01



Number of Sales: 11

20	3
30	7
40	1
50	0
60	0
70	0
80	0
90	0
100	0
110	0
120	0
130	0
140	0
150	0
160	0
170	0

Median	28	Wtd. Mean	28
AAD	3.51	GeoMean	28
COD	12.44	PRD	1.01
Mean	28	95% Confidence	2.62
SD	4.44		
COV	16.00		



Month	Mean	Median	Sales
Feb-18	23	23	2
Mar-18	29	29	2
May-18	34	34	1
Jun-18	24	24	1
Jul-18	36	36	1
Aug-18	27	27	1
Sep-18	28	28	1
Oct-18	30	30	2

RMV CLASS 111

*FLOATING HOMES,
BOAT HOUSES AND
COMBINATIONS*

Boathouses and Combinations/Floating Homes
located throughout the County

RMV Class	MA	SA	Location	Count	RMV Total
111	01	95	City of St. Helens - Combination and/or Floating Home	26	\$3,557,310
111	01	97	City of St. Helens - Boathouse	19	\$637,650
111	02	95	Scappoose - Combination and/or Floating Home	122	\$14,820,810
111	02	97	Scappoose - Boathouse	36	\$1,993,160
111	04	95	Rainier - Combination and/or Floating Home	2	\$20,020
111	04	97	Rainier - Boathouse	5	\$102,710
111	05	95	Clatskanie - Combination and/or Floating Home	2	\$120,420
111	05	97	Clatskanie - Boathouse	48	\$1,368,640
111	06	95	Warren & Rural St. Helens - Combination and/or Floating Home	3	\$407,230
111	06	97	Warren and Rural St. Helens - Boathouse	30	\$1,031,100

2019 Boathouse Count: 138

2019 Boathouse RMV: \$5,510,490

2019 Combinations and/or Floating Property Count: 155

2019 Combinations and/or Floating Property RMV: \$18,518,560

Total Floating Property Count: 293

Total RMV: \$24,059,050

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
111	01	95	000	2019	1	St. Helens	111	06	95	000	2019	0	Warren
111	02	95	000	2019	2	Scappoose							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3			
Population - Number of Accounts	151			
Sales as a percentage of the Population	1.99%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0	0.00%	0	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	18,785,350	100.00%	17,282,522	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	109			
RMV Adjustment	100			
Before Ratio	109			
Overall Adjustment Factor	92			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	92			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 109		Overall Adjustment 92		

Explanation

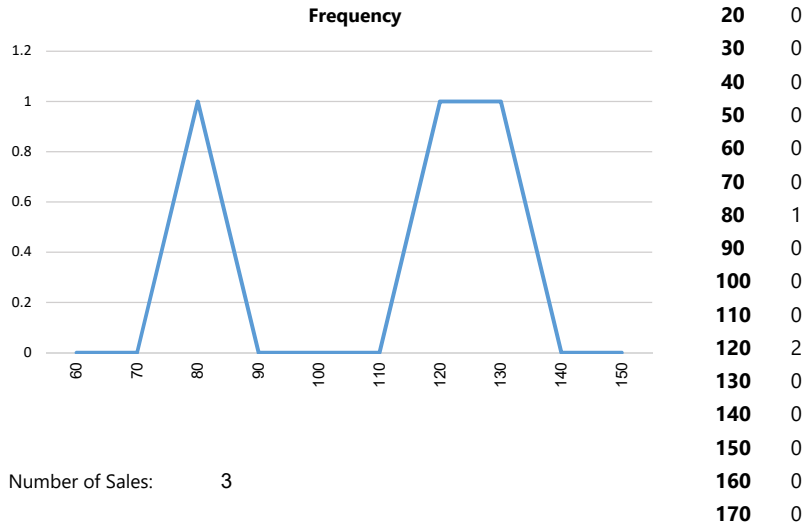
RMV 111: SA 95 MA 01, MA 02 and MA 06

Floating Homes and Combinations - St. Helens, Scappoose, Warren and Columbia City

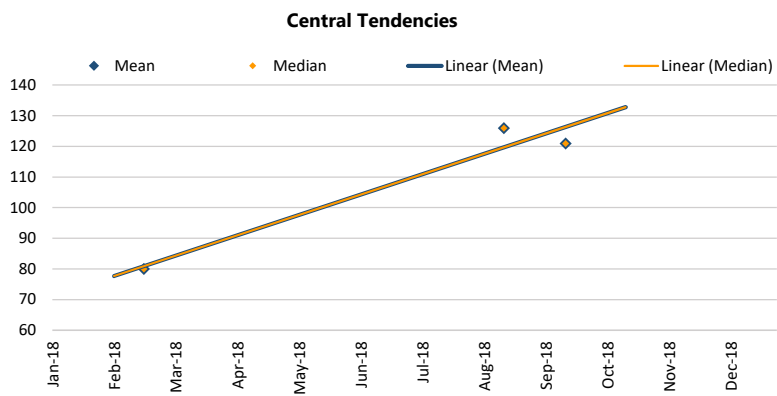
This analysis is comprised of floating homes and combination homes, which are located along the Multnomah Channel in Scappoose (MA 02) and along the Columbia River (MA 01 and MA 06). This is a larger body of water and the moorages and marinas along it are highly sought after due to their proximity to Portland and the peaceful "country" setting. The population of this study is 151 and the percentage of sales is 1.99%. No adjustment was made for change over time. Based on the sales analysis performed above, the Mean of 109 was selected. This central tendency is supported by the Weighted Mean (110) and the Geo Mean (109). The Overall Adjustment Factor is 92.

Performance History

	2019	2018
COD	11.33	11.00
PRD	0.99	1.02



Median	121	Wtd. Mean	108
AAD	13.68	GeoMean	105
COD	11.33	PRD	0.99
Mean	107	95% Confidence	26.64
SD	23.54		
COV	21.92		



Month	Mean	Median	Sales
Feb-18	80	80	1
Aug-18	121	121	1
Sep-18	121	121	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
111	04	95	000	2019		Rainier									
111	05	95	000	2019		Clatskanie									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	4			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0	0.00%	0	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	140,440	100.00%	140,440	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 100		Overall Adjustment 100		

Explanation

RMV 111: SA 95 MA 04 and MA 05

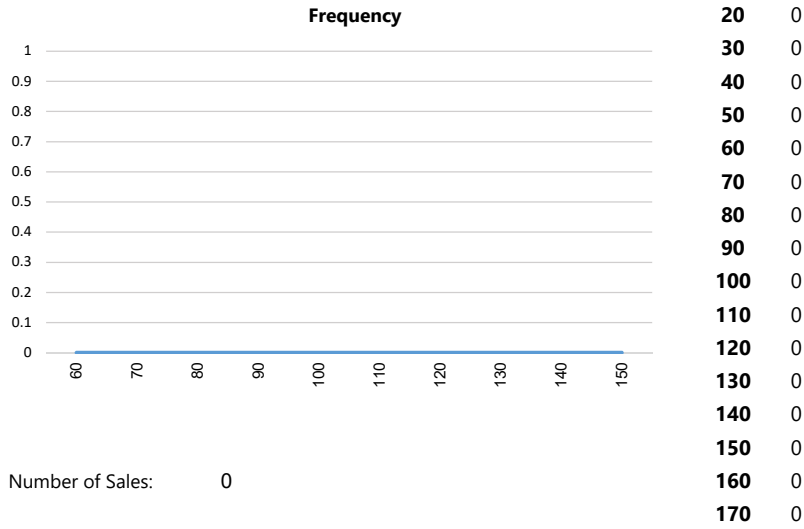
Floating Homes and Combinations - Rainier and Clatskanie

This analysis is comprised of personal property Floating Homes and Combinations located along the Columbia River which are accessed by Highway 30. There is a population of four accounts located in MA 04 and MA 05, SA 95 and no sales were available to study.

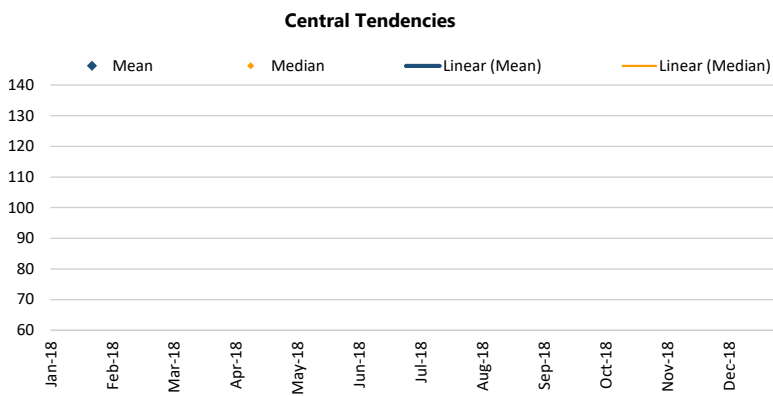
Therefore, it is recommend applying no adjustment at this time.

Performance History

	2019	2018
COD	-	-
PRD	-	-



Median	Wtd. Mean
AAD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
111	01	97	000	2019	0	St. Helens	111	04	97	000	2019	4	Rainier
111	02	97	000	2019	1	Scappoose	111	05	97	000	2019	2	Clatskanie
111	06	97	000	2019	3	Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4			
Population - Number of Accounts	138			
Sales as a percentage of the Population	2.90%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0	0.00%	0	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	5,133,260	100.00%	3,849,945	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	134			
RMV Adjustment	100			
Before Ratio	134			
Overall Adjustment Factor	75			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	75			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	134	Overall Adjustment	75	

Explanation

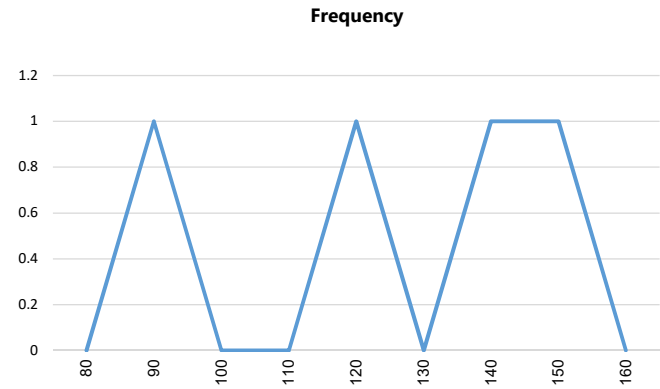
RMV 111: SA 97

Boathouses - Countywide

The nature of how boathouses sell on the open market is quite unique and variable. Therefore, it was decided to perform a single countywide study to determine market trends. There are four sales available for this study of Boathouses and the sales as a percentage is 2.90% based on a population of 138 accounts. The Median (134) was applied as the best indicator of value. This central tendency is further supported by the Weighted Mean (136) and the GeoMean (136). Once applied, this returned an Overall Adjustment Factor of 75.

Performance History

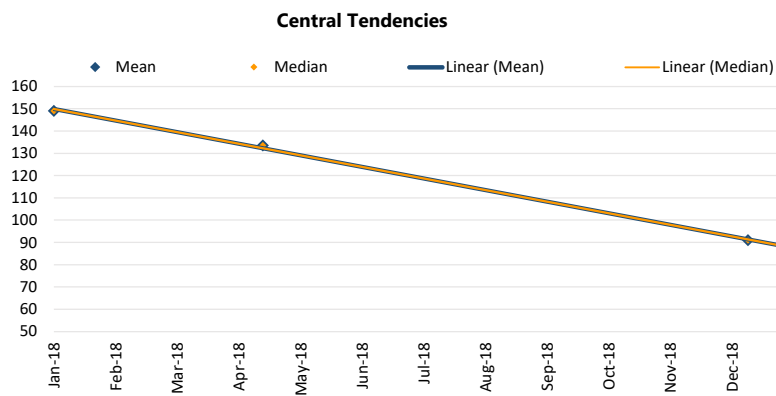
	2019	2018
COD	14.67	26.00
PRD	0.93	0.64



Number of Sales: 4

20	0
30	0
40	0
50	0
60	0
70	0
80	0
90	1
100	0
110	0
120	1
130	0
140	1
150	1
160	0
170	0

Median	133	Wtd. Mean	136
AAD	19.55	GeoMean	125
COD	14.67	PRD	.93
Mean	127	95% Confidence	25.39
SD	25.91		
COV	20.00		



Month	Mean	Median	Sales
Jan-18	149	149	1
Apr-18	133	133	2
Dec-18	91	91	1

RMV CLASS 2XX

COMMERCIAL PROPERTY

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
200	01	00	000	2019	2	St Helens	200	01	72	000	2019	1	St Helens/Col City
200	01	73	000	2019		St Helens/Col City	200	02	00	000	2019		Scappoose
200	02	71	000	2019		Scappoose	200	02	72	000	2019		Scappoose
200	02	73	000	2019		Scappoose	200	06	00	000	2019		Rural St Helens
200	06	72	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	3
Population - Number of Accounts	227
Sales as a percentage of the Population	1.32%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	17,980,980	20,498,317	100.00%
OSD RMV	0	0	0.00%
Improvement RMV	0	0	0.00%
Farm Improvement RMV	0	0	0.00%

Selected Ratio From Sales	88
RMV Adjustment	100

Before Ratio	88
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Overall Adjustment Factor	114
Land Adjustment Factor	114
OSD Adjustment Factor	100
Improvement Adjustment Factor	100
Farm Improvement Factor	100

After Ratio	100
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Selected Ratio	88	Overall Adjustment	114
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Explanation

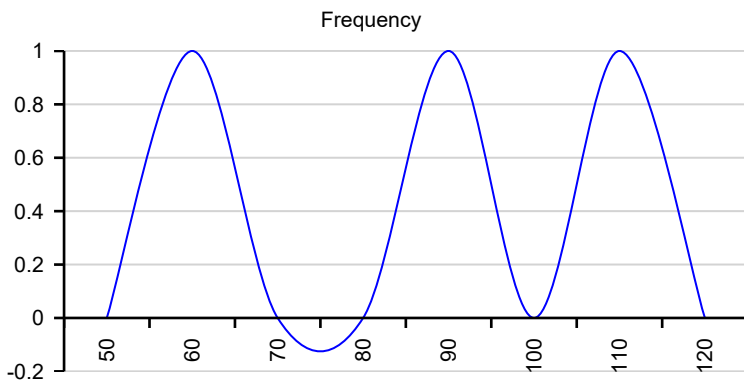
RMV 200: MA 01, MA 02 and MA 06; Study Areas 00, 71, 72, 73

Unimproved land – Commercial, South County (St. Helens, Warren and Scappoose)

There were only three usable sales available for undeveloped commercial land located in St. Helens, Scappoose and Warren. These sales did not provide a significant sampling or a clear indication of the market for this classification of property. Therefore, it was decided to use 88 as the Selected Ratio from the RMV Class 201 study in the same area. No time adjustment was applied.

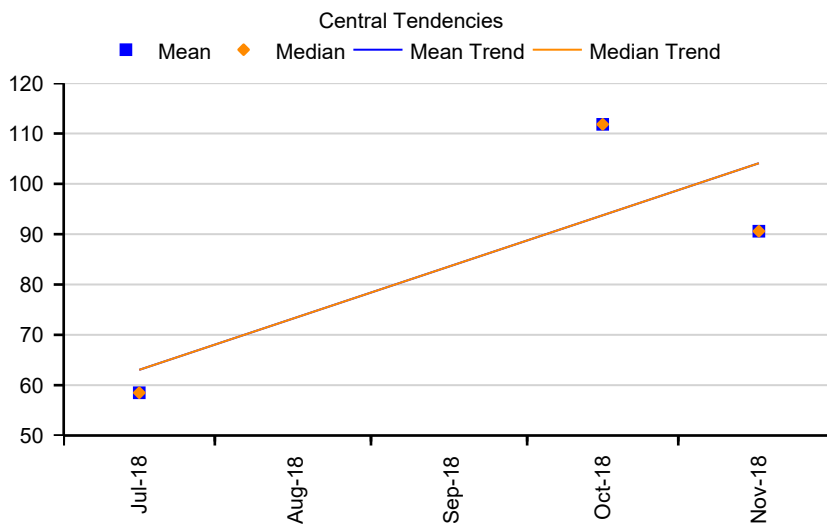
Performance History

	2019	2018	2017	2016	2015
COD	19.62	9.09	26.47	118.47	9.65
PRD	1.37	1.05	1.11	1.58	1.01



50	0	Median	91	Wtd Mean	64
60	1	AD	17.78	GeoMean	84
70	0	COD	19.62	PRD	1.37
80	0	Mean	87	95% Confidence	30.79
90	1	SD	27.21		
100	0	COV	31.29		
110	1				
120	0				

Number Of Sales 3



Month	Mean	Median	Sales
Jul-18	58	58	1
Oct-18	112	112	1
Nov-18	91	91	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
201	01	00	000	2019	4	St Helens	201	01	71	000	2019		St Helens/Col City
201	01	72	000	2019		St Helens/Col City	201	01	73	000	2019		St Helens/Col City
201	02	00	000	2019		Scappoose	201	02	71	000	2019		Scappoose
201	02	72	000	2019	1	Scappoose	201	02	73	000	2019		Scappoose
201	06	00	000	2019		Rural St Helens	201	06	72	000	2019	1	Rural St Helens
201	06	73	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	6			
Population - Number of Accounts	652			
Sales as a percentage of the Population	0.92%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	107,646,420	36.32%	122,716,919	36.43%
OSD RMV	84,500	0.03%	84,500	0.03%
Improvement RMV	188,456,763	63.58%	213,776,871	63.47%
Farm Improvement RMV	212,370	0.07%	239,978	0.07%
Selected Ratio From Sales	88			
RMV Adjustment	100			
Before Ratio	88			
Overall Adjustment Factor	114			
Land Adjustment Factor	114			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	113			
Farm Improvement Factor	113			
After Ratio	100			
Selected Ratio	88	Overall Adjustment	114	

Explanation

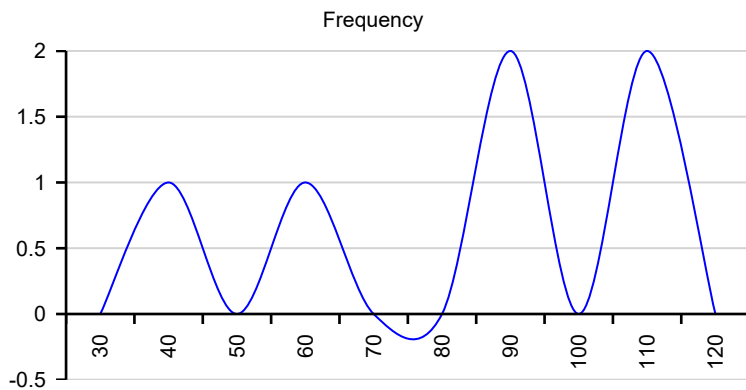
RMV 201: MA 01, MA 02 and MA 06; Study Areas 00, 71, 72 & 73

Improved land – Commercial, South County (St. Helens, Warren and Scappoose)

There are 6 sales available for this analysis of improved commercial property located in St. Helens, Scappoose and Warren. The Median of 88 was selected as the best indicator of the market and is supported by the Weighted Mean (87). This indicator resulted in an Overall Adjustment Factor of 114. No time adjustment was applied at this time.

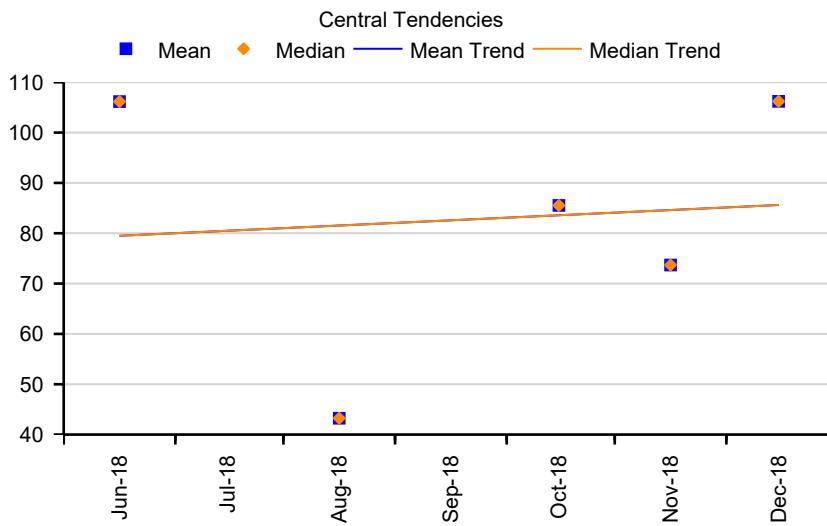
Performance History

	2019	2018	2017	2016	2015
COD	22.15	15.58	22.85	25.63	21.23
PRD	0.94	1.00	1.12	0.93	1.15



30	0	Median	88	Wtd Mean	87
40	1	AD	19.48	GeoMean	77
50	0	COD	22.15	PRD	.94
60	1	Mean	81	95% Confidence	21.55
70	0	SD	26.93		
80	0	COV	33.08		
90	2				
100	0				
110	2				
120	0				

Number Of Sales 6



Month	Mean	Median	Sales
Jun-18	106	106	1
Aug-18	43	43	1
Oct-18	86	86	1
Nov-18	74	74	2
Dec-18	106	106	1

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
200	03	00	000	2019		Vernonia	200	03	73	000	2019		Vernonia
200	04	00	000	2019		Rainier	200	04	71	000	2019		Rainier
200	04	72	000	2019		Rainier	200	04	73	000	2019		Rainier
200	05	00	000	2019		Clatskanie	200	05	72	000	2019		Clatskanie
200	05	51	000	2019		Clatskanie							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0
Population - Number of Accounts	268
Sales as a percentage of the Population	0.00%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	6,277,057	100.00%	7,155,845	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	88
RMV Adjustment	100

Before Ratio 88

Overall Adjustment Factor	114
Land Adjustment Factor	114
OSD Adjustment Factor	100
Improvement Adjustment Factor	100
Farm Improvement Factor	100

After Ratio 100

Selected Ratio 88 **Overall Adjustment** 114

Explanation

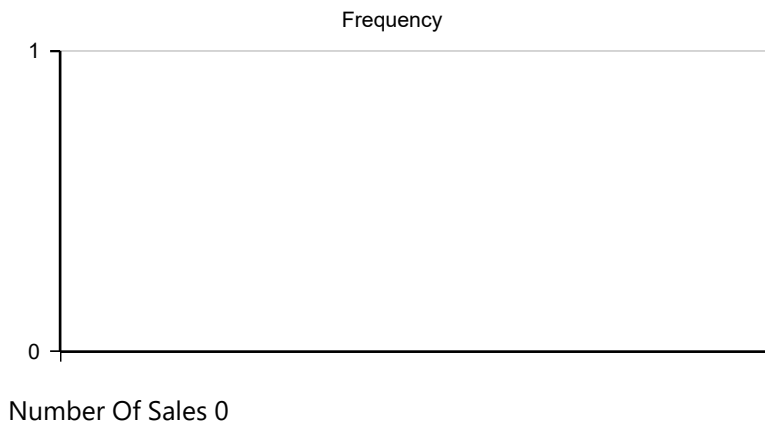
RMV 200: MA 03, MA 04 and MA 05; Study Areas 00, 71, 72 & 73

Unimproved land – Commercial, North County (Vernonia, Rainier and Clatskanie)

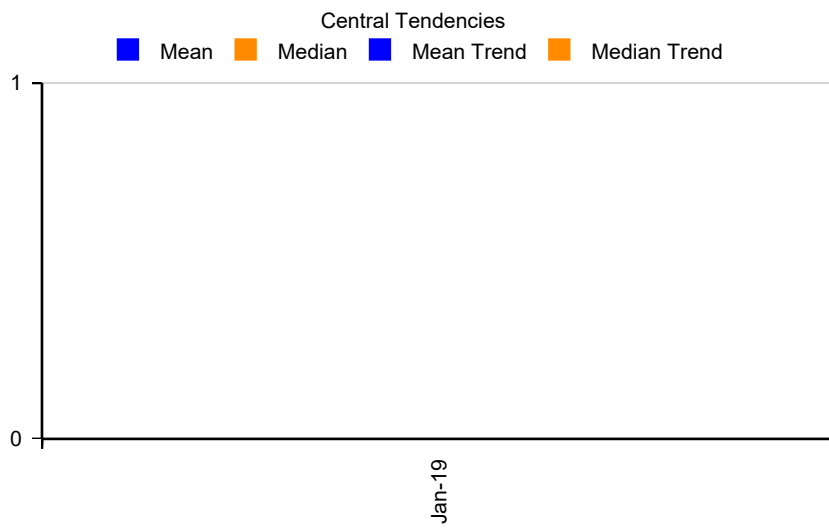
With having no sales available for this analysis of Commercial unimproved properties, it was decided to use the Selected Ratio of 88 from the conclusion of the RMV 201 study located in South County (MA 01, MA 02 and MA 06).

Performance History

	2019	2018	2017	2016	2015
COD	-	0.00	0.00	118.47	9.65
PRD	-	1.00	1.00	1.58	1.01



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
201	03	00	000	2019	1	Vernonia	201	03	73	000	2019		Vernonia
201	04	00	000	2019		Rainier	201	04	71	000	2019		Rainier
201	04	72	000	2019	2	Rainier	201	05	00	000	2019	1	Clatskanie
201	05	71	000	2019		Clatskanie	201	05	72	000	2019		Clatskanie

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	4
Population - Number of Accounts	445
Sales as a percentage of the Population	0.90%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	24,067,549	30.31%	27,437,006	30.41%
OSD RMV	118,950	0.15%	118,950	0.13%
Improvement RMV	55,104,300	69.40%	62,546,797	69.32%
Farm Improvement RMV	114,667	0.14%	130,720	0.14%

Selected Ratio From Sales	88
RMV Adjustment	100

Before Ratio 88

Overall Adjustment Factor	114
Land Adjustment Factor	114
OSD Adjustment Factor	100
Improvement Adjustment Factor	114
Farm Improvement Factor	114

After Ratio 100

Selected Ratio 88 **Overall Adjustment** 114

Explanation

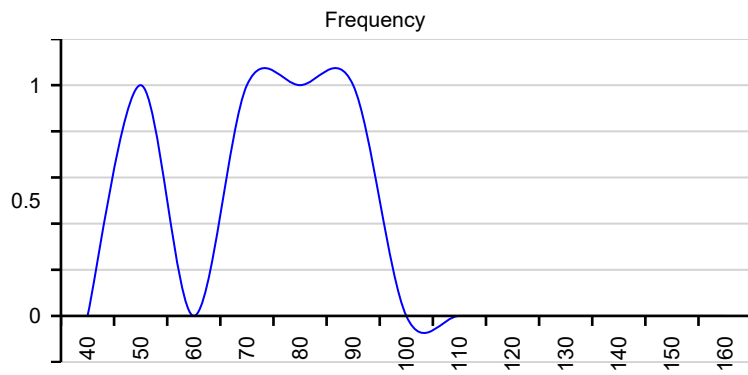
RMV 201: MA 03, MA 04 and MA 05; Study Areas 00, 71, 72 & 73

Improved land – Commercial, North County (Vernonia, Rainier and Clatskanie)

There were only four "good" sales available for this analysis. This limited sales data did not provide an adequate sampling with which an accurate conclusion could be made. Because of this, it was decided to apply the Selected Ratio from the Improved RMV Class 201 study located in MA 1, MA 2 and MA 06.

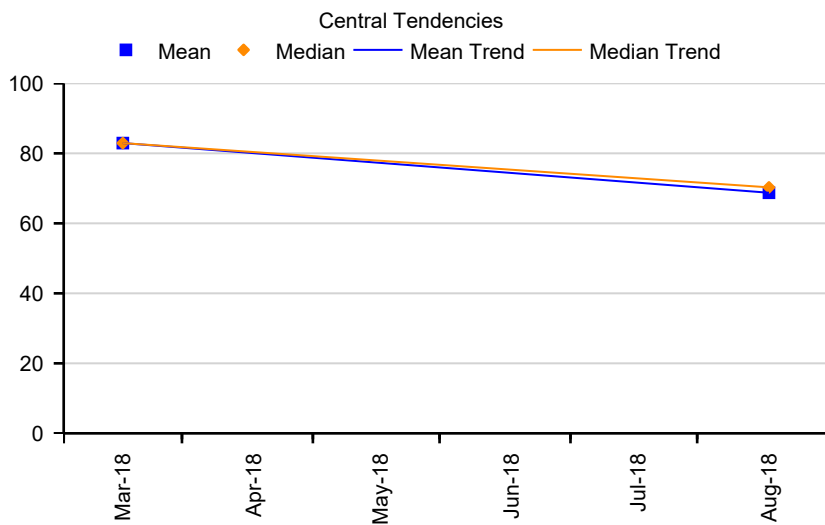
Performance History

	2019	2018	2017	2016	2015
COD	16.55	26.27	25.29	25.63	21.23
PRD	1.27	0.92	1.07	0.93	1.15



40	0	Median	77	Wtd Mean	57
50	1	AD	12.68	GeoMean	71
60	0	COD	16.55	PRD	1.27
70	1	Mean	72	95% Confidence	17.48
80	1	SD	17.83		
90	1	COV	24.67		
100	0				
110	0				
120	0				
130	0				
140	0				
150	0				
160	0				

Number Of Sales 4



Month	Mean	Median	Sales
Mar-18	83	83	1
Aug-18	69	70	3

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
207	03	00	000	2019		Vernonia	207	04	00	000	2019		Rainier
207	05	00	000	2019		Clatskanie	207	01	00	000	2019		St Helens
207	02	00	000	2019		Scappoose	207	06	00	000	2019		Rural St Helens
207	06	61	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	35			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	16,888,986	37.33%	16,888,986	37.33%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	28,296,770	62.54%	28,296,770	62.54%
Farm Improvement RMV	61,390	0.14%	61,390	0.14%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 100		Overall Adjustment 100		

Explanation

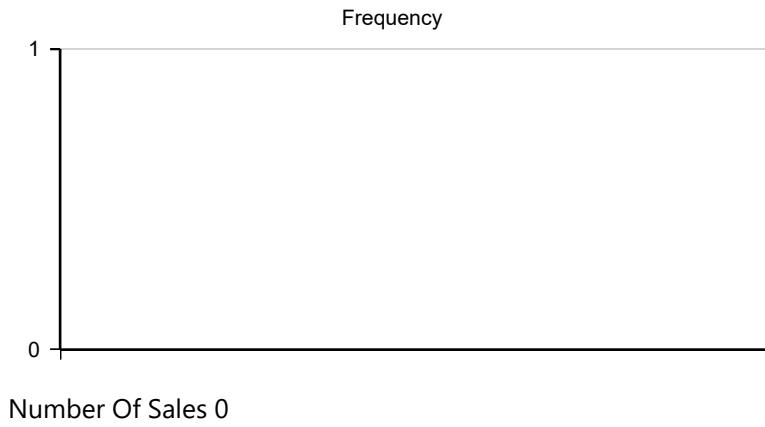
RMV 207

Improved land – Manufactured Home Parks, Countywide

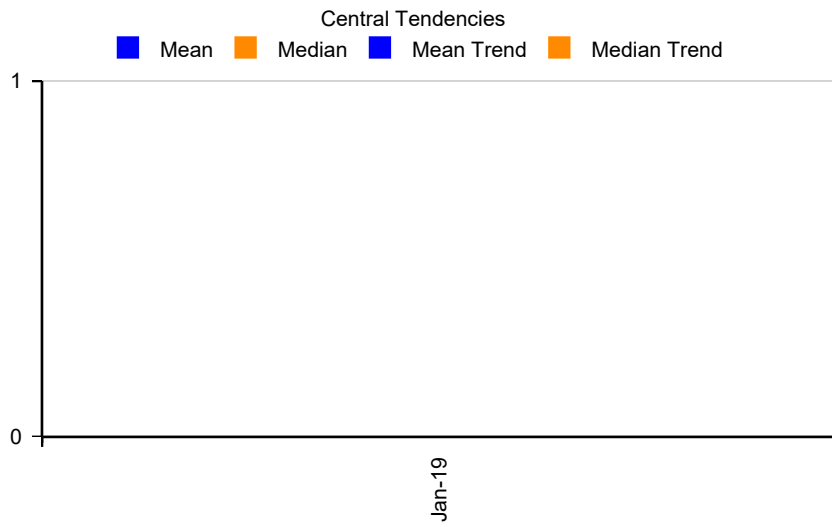
These properties are appraised based on income. Because of this, no adjustment has been applied.

Performance History

	2019	2018
COD	-	0.00
PRD	-	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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RMV CLASS 3XX

INDUSTRIAL PROPERTY

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
300	02	77	000	2019	1	Scappoose									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	1				
Population - Number of Accounts	16				
Sales as a percentage of the Population	6.25%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	33,287,920	100.00%	32,622,162	100.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

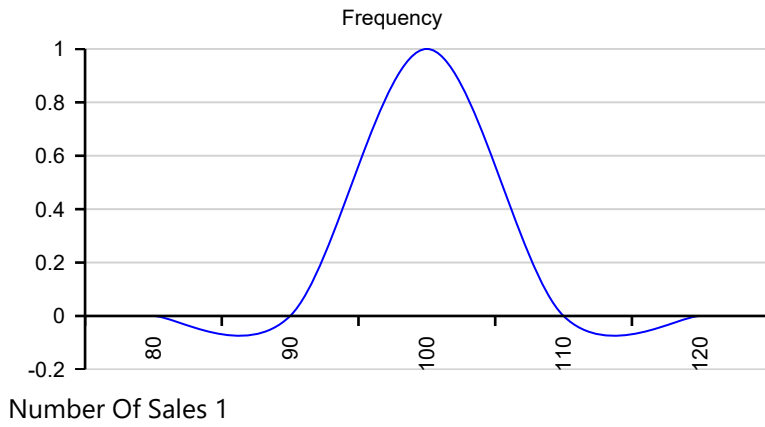
RMV 300: MA 02 SA 77

Unimproved land – Industrial, Scappoose Industrial Air Park

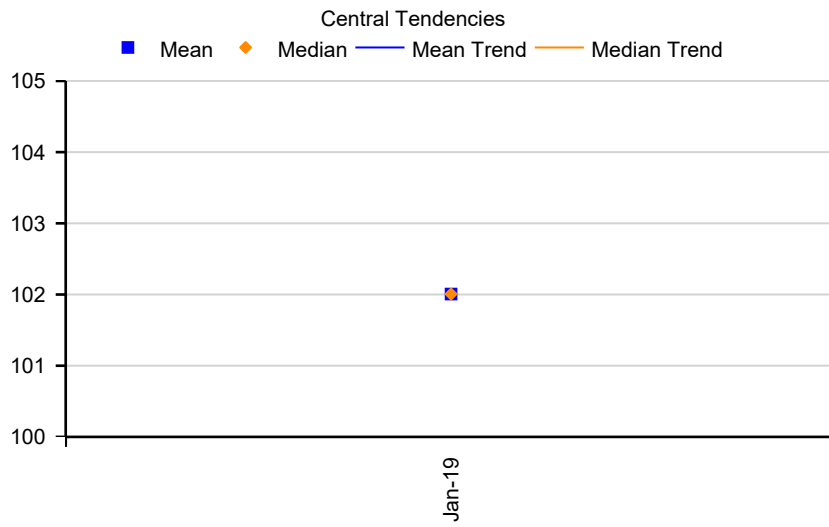
This industrial study area is located in close proximity to the Scappoose Airport. These properties are of a light industrial use and have seen an increase in development and demand. For this analysis, one sale was found and deemed reliable to use for this classification of property. The Median was selected (102) and applied as the Selected Ratio. No time adjustment was applied at this time.

Performance History

	2019	2018	2017
COD	0.00	0.00	0.00
PRD	1.00	1.00	1.00



80	0	Median	102	Wtd Mean	102
90	0	AD	.00	GeoMean	102
100	1	COD	.00	PRD	1.00
110	0	Mean	102	95% Confidence	1.96
120	0	SD	1.00		
		COV	.98		



Month	Mean	Median	Sales
Jan-19	102	102	1

Study Definition

RMV				App	# of			RMV				App	# of		
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location	
301	02	77	000	2019		Scappoose									

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	9				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	7,640,650	87.64%	7,487,837	87.42%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	1,077,290	12.36%	1,077,290	12.58%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	102				
RMV Adjustment	100				
Before Ratio	102				
Overall Adjustment Factor	98				
Land Adjustment Factor	98				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	102	Overall Adjustment	98		

Explanation

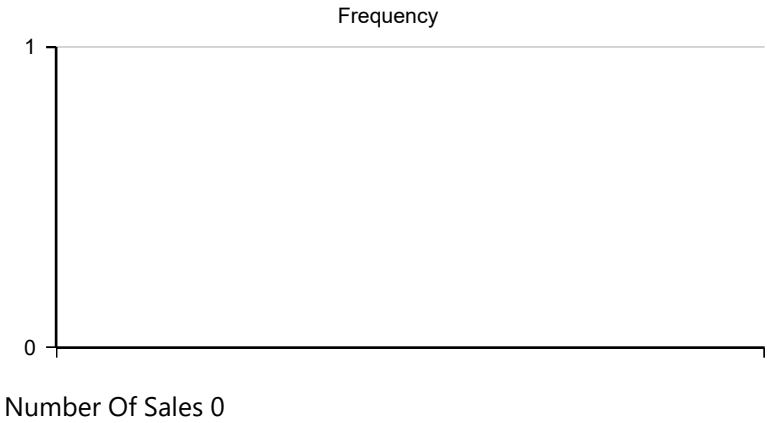
RMV 301: MA 02 SA 77

Improved land – Industrial, Scappoose Industrial Air Park

There are no sales available for this study of properties located by the Scappoose Airport. Therefore, the Selected Ratio of 102 from the vacant land analysis located in the same study area was applied. The adjustment was applied to the land only.

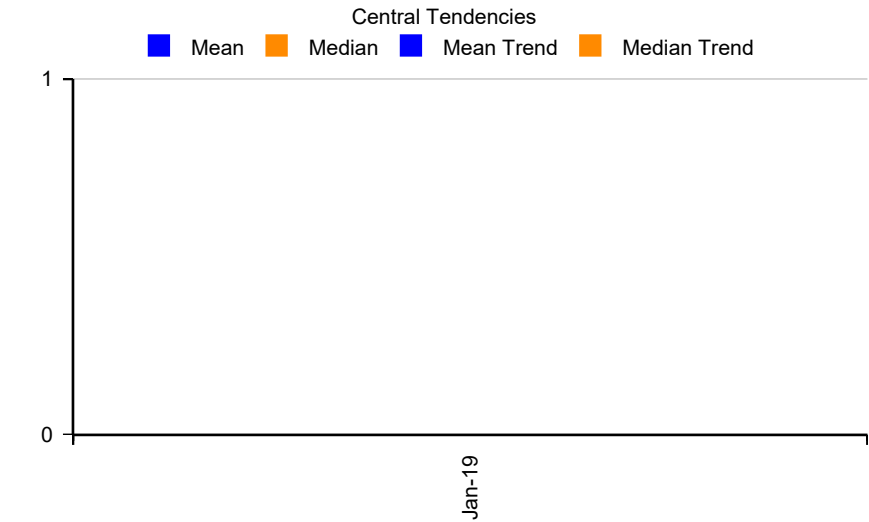
Performance History

	2019	2018
COD	-	0.00
PRD	-	1.00



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
300	03	00	000	2019		Vernonia	300	04	00	000	2019		Rainier
300	05	00	000	2019		Clatskanie	300	01	00	000	2019		St Helens
300	02	00	000	2019		Scappoose	300	02	74	000	2019		Scappoose
300	06	00	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0
Population - Number of Accounts	108
Sales as a percentage of the Population	0.00%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	31,522,770	100.00%	31,522,770	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	100
RMV Adjustment	100

Before Ratio 100

Overall Adjustment Factor	100
Land Adjustment Factor	100
OSD Adjustment Factor	100
Improvement Adjustment Factor	100
Farm Improvement Factor	100

After Ratio 100

Selected Ratio 100 **Overall Adjustment** 100

Explanation

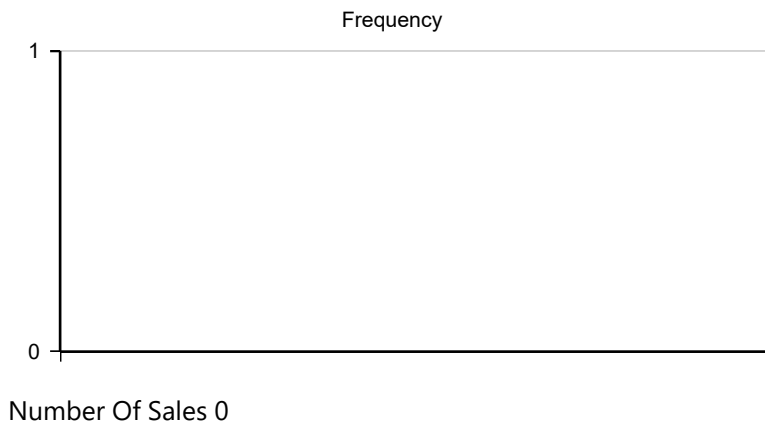
RMV 300: MA 01 SA 00; MA 02 SA 00 and SA 74; MA 03 SA 00; MA 04 SA 00; MA 05 SA 00; MA 06 SA 00

Unimproved land – Industrial, Countywide

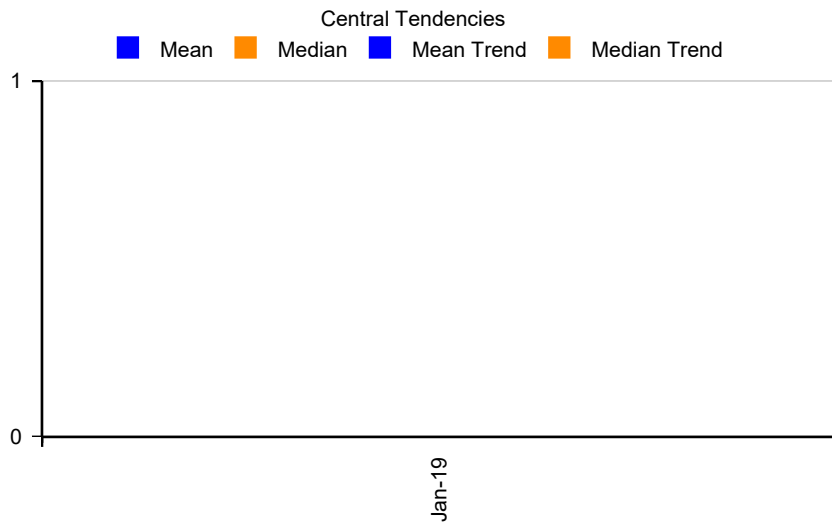
This study has no usable sales data available for this analysis of industrial unimproved land located throughout the County. Because of this, it was decided to apply 100 as the Selected Ratio with no adjustment for time.

Performance History

	2019	2018	2017	2016	2015
COD	-	0.00	0.00	0.00	0.00
PRD	-	1.00	1.00	1.00	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
301	03	00	000	2019		Vernonia	301	04	00	000	2019		Rainier
301	04	74	000	2019		Rainier	301	05	00	000	2019		Clatskanie
301	01	00	000	2019		St Helens	301	02	00	000	2019		Scappoose
301	02	74	000	2019		Scappoose	301	06	00	000	2019		Rural St Helens

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	59			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	10,372,540	66.23%	10,372,540	66.23%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	5,289,120	33.77%	5,289,120	33.77%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

Explanation

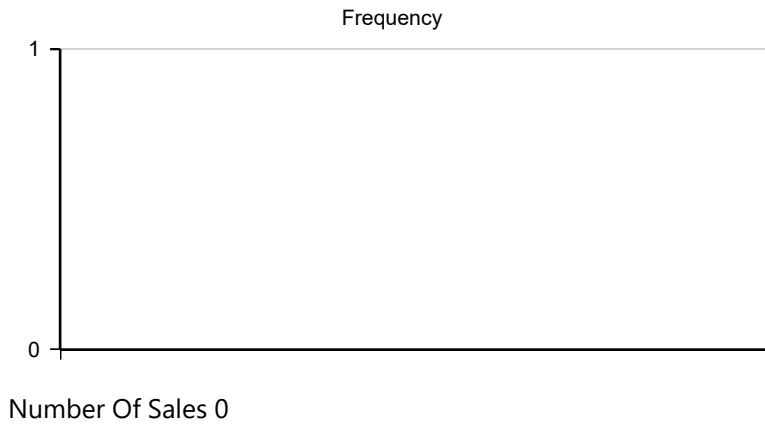
RMV 301: MA 01 SA 00; MA 02 SA 00 and SA 74; MA 03 SA 00; MA 04 SA 00 and SA 74; MA 05 SA 00; MA 06 SA 00

Improved Land – Industrial, Countywide

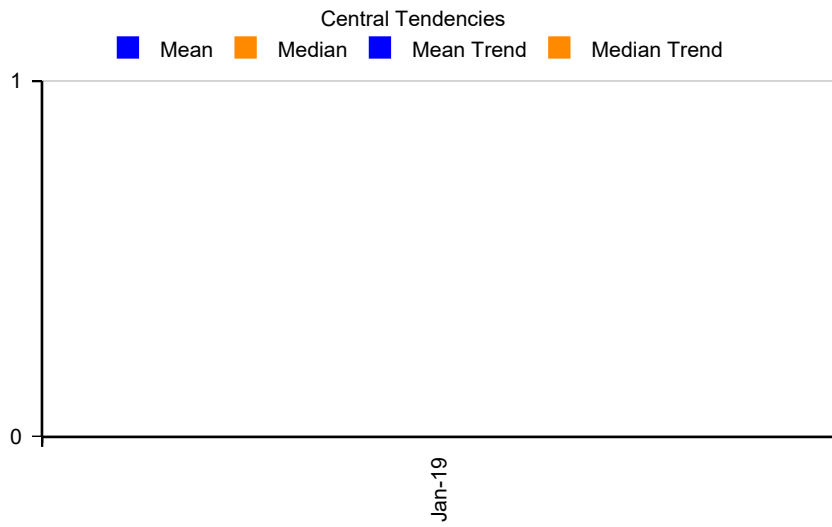
For this study of improved industrial property, there were no sales available. Due to the insufficient data available, it was deemed appropriate to apply the Selected Ratio of 100. No adjustment for time was made.

Performance History

	2019	2018	2016	2015
COD	-	0.00	0.00	0.00
PRD	-	1.00	1.00	1.00



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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RMV CLASS 600

HIGHEST AND BEST

USE FORESTLAND

Study Definition

RMV				App	# of			RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location
600	03	06	000	2019		Vernonia		600	04	06	000	2019		Rainier
600	05	06	000	2019		Clatskanie		601	04	06	000	2019		Rainier

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	611			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	98,565,340	100.00%	98,565,340	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	2,740	0.00%	2,740	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

Explanation

RMV 600: SA 06

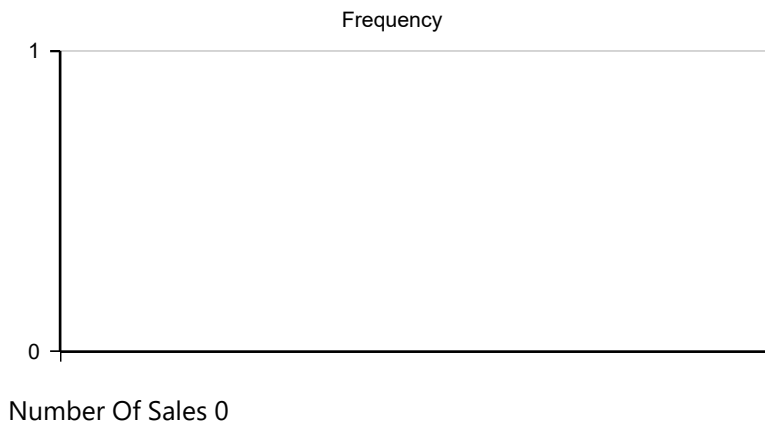
RMV 601: SA 06

Highest & Best Use Forestland

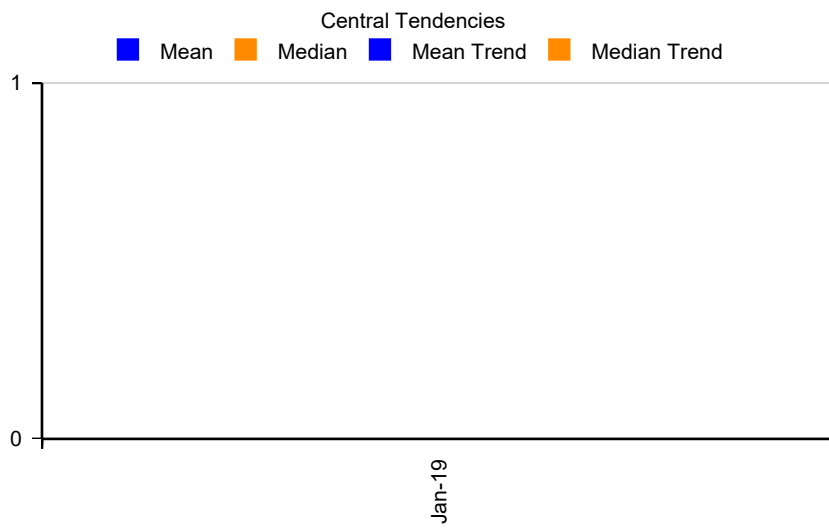
This grouping of Highest and Best Use Forest Land properties are located throughout Columbia County. They are large tracts of land and many have topographical issues as well as access limitations that hinder the use of the property. The Real Market Values that are applied each assessment year to H&BU properties are determined by the Department of Revenue. Therefore, no adjustment was applied.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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RMV CLASS 701

MULTI FAMILY

(Five or more units)

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
701	01	00	000	2019		St Helens	701	02	00	000	2019		Scappoose
701	03	00	000	2019	1	Vernonia	701	04	00	000	2019		Rainier
701	05	00	000	2019		Clatskanie	701	06	00	000	2019		Rural St Helens

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	1			
Population - Number of Accounts	88			
Sales as a percentage of the Population	1.14%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	11,926,510	20.69%	13,596,221	20.84%
OSD RMV	13,900	0.02%	13,900	0.02%
Improvement RMV	45,690,060	79.28%	51,629,768	79.14%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	88			
RMV Adjustment	100			
Before Ratio	88			
Overall Adjustment Factor	114			
Land Adjustment Factor	114			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	113			
Farm Improvement Factor	113			
After Ratio	100			
Selected Ratio	88	Overall Adjustment	114	

Explanation

RMV 701

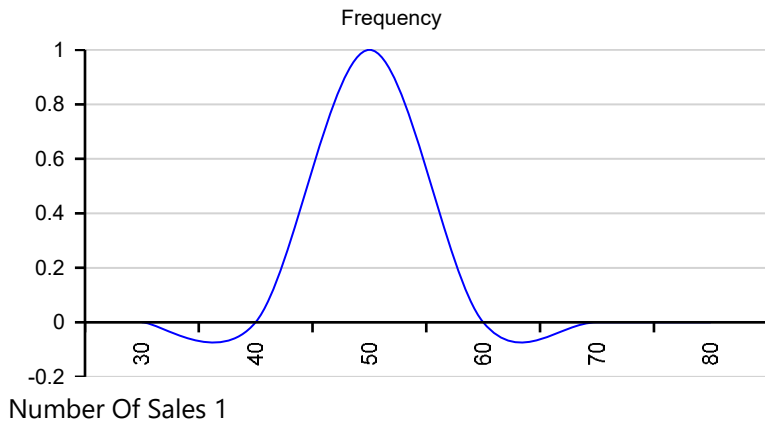
Improved land – H & B Use Multi-Family (Apartments), Countywide

A single sale was identified in this study period, a sample too small to use as a determination of the current market. Therefore, it is recommended to use the Selected Ratio of 88 from the Improved Commercial South County study (RMV Class 201) for this grouping of properties.

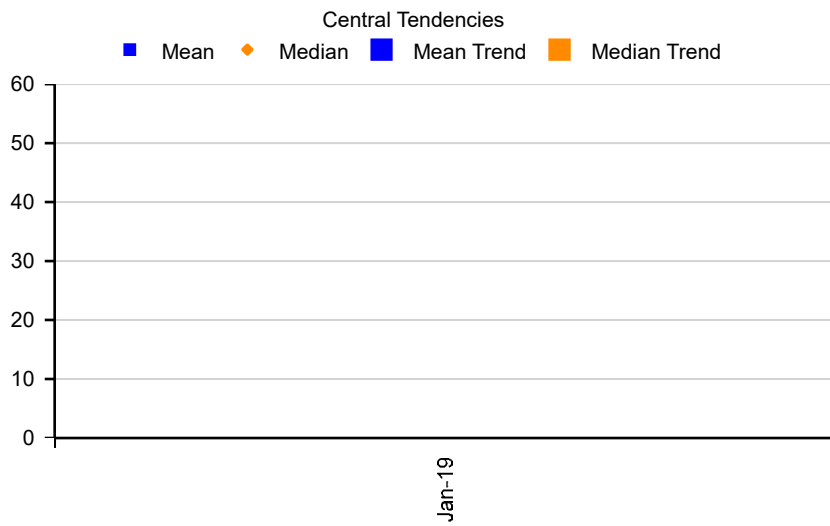
Performance History

	2019	2017	2016	2015
COD	0.00	5.00	0.00	0.00
PRD	1.00	1.05	1.00	1.00

COLUMBIA County 2019 Ratio Study



30	0	Median	53	Wtd Mean	53
40	0	AD	.00	GeoMean	53
50	1	COD	.00	PRD	1.00
60	0	Mean	53	95% Confidence	1.96
70	0	SD	1.00		
80	0	COV	1.88		



Month	Mean	Median	Sales
Mar-18	53	53	1

RMV CLASS 8XX

*RECREATIONAL
LAND*

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
800	01	00	000	2019		St Helens	800	01	15	000	2019		St Helens
800	02	00	000	2019		Scappoose	800	04	00	000	2019		Rainier
800	05	00	000	2019		Clatskanie	800	02	72	000	2019		Scappoose
800	02	73	000	2019		Scappoose	800	05	51	000	2019		Clatskanie
800	05	55	000	2019		Clatskanie	800	06	61	000	2019		Rural St Helens

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0				
Population - Number of Accounts	18				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv	0	0.00%	0	0.00%	
OSD RMV	0	0.00%	0	0.00%	
Improvement RMV	0	0.00%	0	0.00%	
Farm Improvement RMV	0	0.00%	0	0.00%	
Selected Ratio From Sales	100				
RMV Adjustment	100				
Before Ratio	100				
Overall Adjustment Factor	100				
Land Adjustment Factor	100				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	100				
Farm Improvement Factor	100				
After Ratio	100				
Selected Ratio	100	Overall Adjustment	100		

Explanation

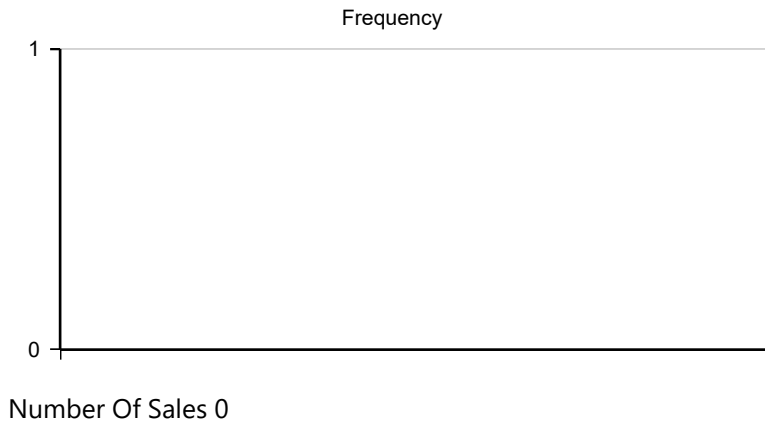
RMV 800: MA 01 SA 00, SA 15; MA 02 SA 00, SA 72, SA 73; MA 04 SA 00; MA 05 SA 00, SA 51, SA 55; MA 06 SA 61

Undeveloped land - Countywide

These properties are categorized as recreational land. Many are parks that are non-assessable and owned by varying agencies. Due to the unique nature of these groupings, it is recommended to make no adjustment at this time.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

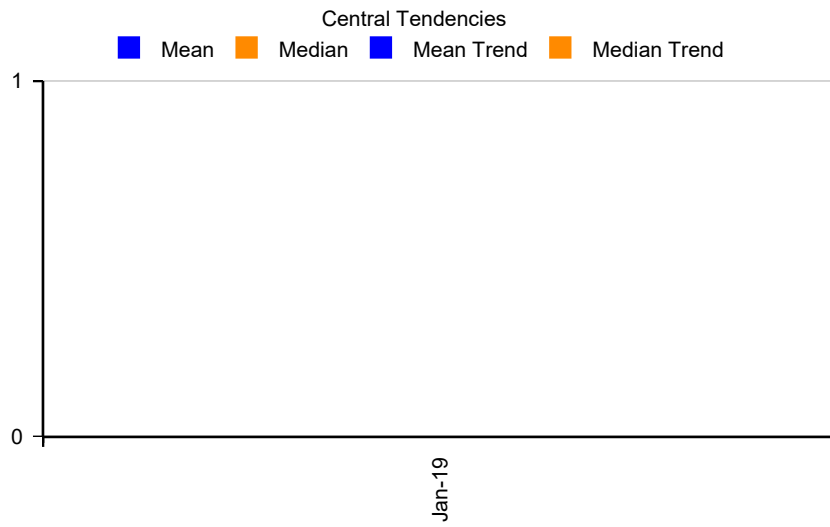
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
801	01	00	000	2019		St Helens	801	02	00	000	2019		Scappoose
801	02	73	000	2019		Scappoose	801	03	00	000	2019		Vernonia
801	04	00	000	2019		Rainier	801	05	36	000	2019		Clatskanie
801	03	31	000	2019		Vernonia							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales 0

Population - Number of Accounts 16

Sales as a percentage of the Population 0.00%

Prior Year Population Values

Pre-Trend Brkdwn Post Trend Values Post Trend Brkdwn

Land Rmv	37,770	100.00%	37,770	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales 100

RMV Adjustment 100

Before Ratio 100

Overall Adjustment Factor 100

Land Adjustment Factor 100

OSD Adjustment Factor 100

Improvement Adjustment Factor 100

Farm Improvement Factor 100

After Ratio 100

Selected Ratio 100 Overall Adjustment 100

Explanation

RMV 801:

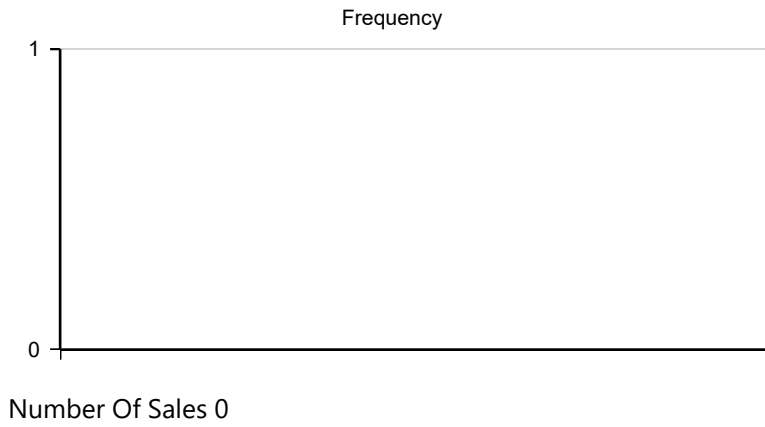
MA 01 SA 00, SA 01; MA 02 SA 00; MA 03 SA 00, SA 31; MA 04 SA 00; MA 05 SA 36

Developed land - Countywide

These properties are categorized as improved recreational land. Because of the distinctive nature of these groupings, it is recommended to make no adjustment at this time.

Performance History

	2019
COD	-
PRD	-



Median

Wtd Mean

AD

GeoMean

COD

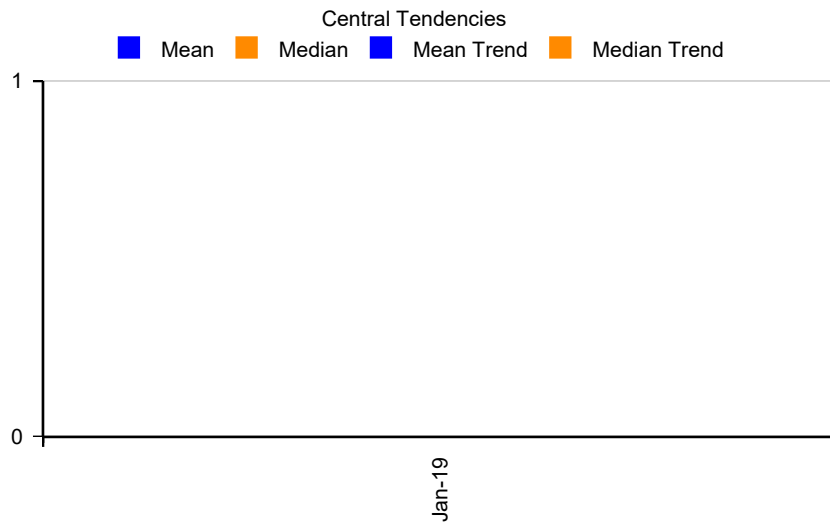
PRD

Mean

95% Confidence

SD

COV



Month

Mean

Median

Sales

ODD LOTS

RMV CLASS 010

RMV CLASS 020

RMV CLASS 030

RMV CLASS 040

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
010	01	00	000	2019		St Helens	010	02	00	000	2019		Scappoose
010	03	00	000	2019		Vernonia	010	03	03	000	2019		Vernonia
010	04	00	000	2019		Rainier	010	05	00	000	2019		Clatskanie
010	06	00	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	126			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	68,208	100.00%	68,208	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

Explanation

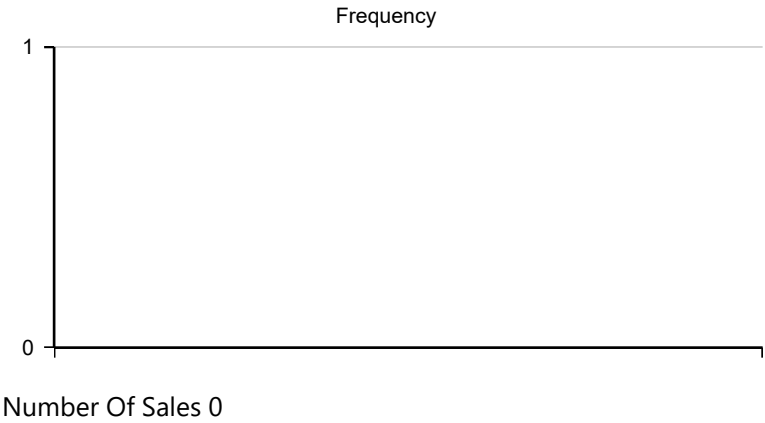
RMV 010

Odd Lot – Unbuildable, Zoned Residential

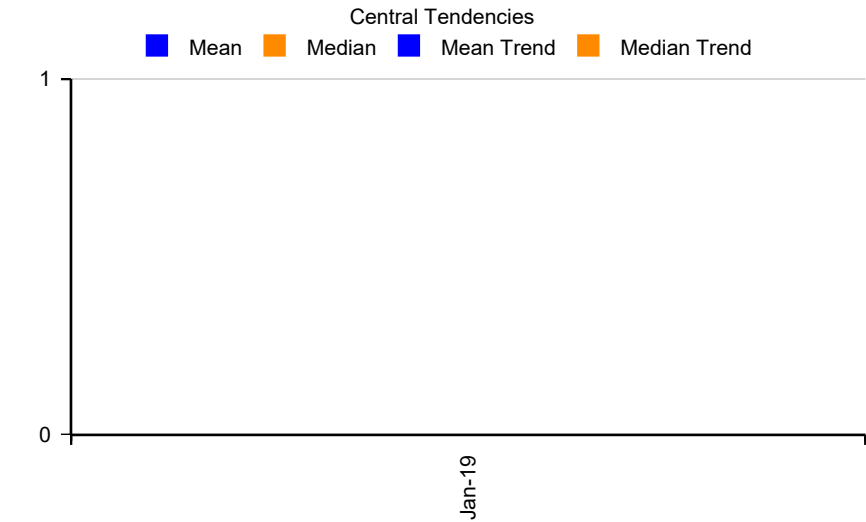
This study is comprised of odd lots that are not buildable due to size, DEQ denial, etc. and are located in the incorporated areas of Columbia County. They have been identified as having minimal value for assessment reasons. The improvement value displayed on this report represents paving and is considered to be of little value. Therefore, it was deemed no adjustment was warranted at this time.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
020	01	00	000	2019		St Helens	020	02	00	000	2019		Scappoose
020	03	00	000	2019		Vernonia	020	04	00	000	2019		Rainier
020	05	00	000	2019		Clatskanie							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	13			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	6,000	100.00%	6,000	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 100		Overall Adjustment 100		

Explanation

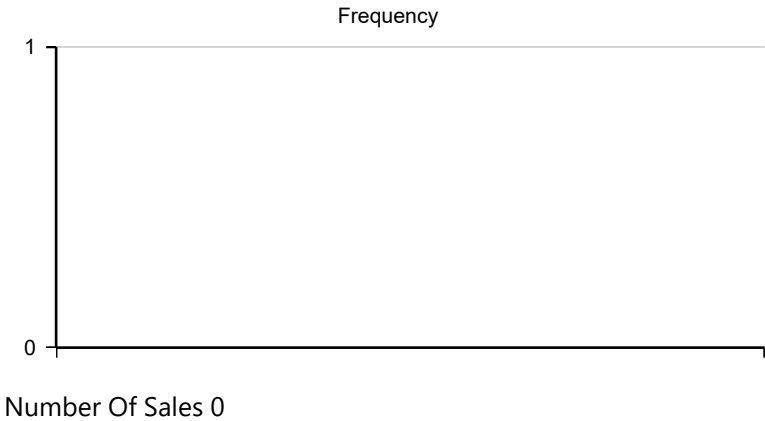
RMV 020

Odd Lot – Unbuildable, Zoned Commercial

These properties are zoned commercial and are located throughout Columbia County. Because of their size, shape and/or location they are considered as odd lots and have been given minimal value. It is recommended that no adjustment be made to these properties for the current year.

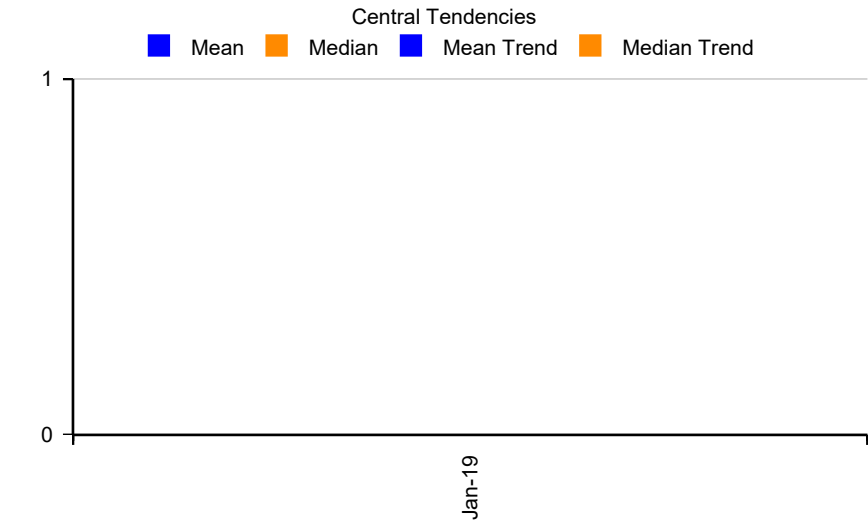
Performance History

	2019
COD	-
PRD	-



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
030	01	00	000	2019		St Helens	030	03	00	000	2019		Vernonia
030	04	00	000	2019		Rainier	030	05	00	000	2019		Clatskanie
030	06	00	000	2019		Rural St Helens							

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	123			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	75,700	100.00%	75,700	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio 100		Overall Adjustment 100		

Explanation

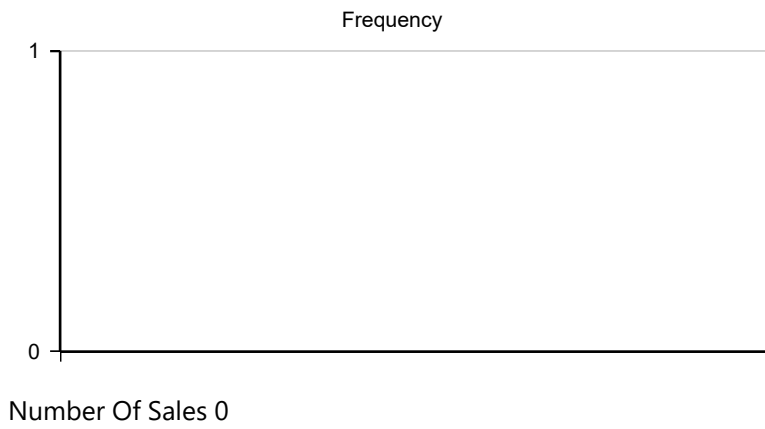
RMV 030

Odd Lot – Unbuildable, Zoned Industrial

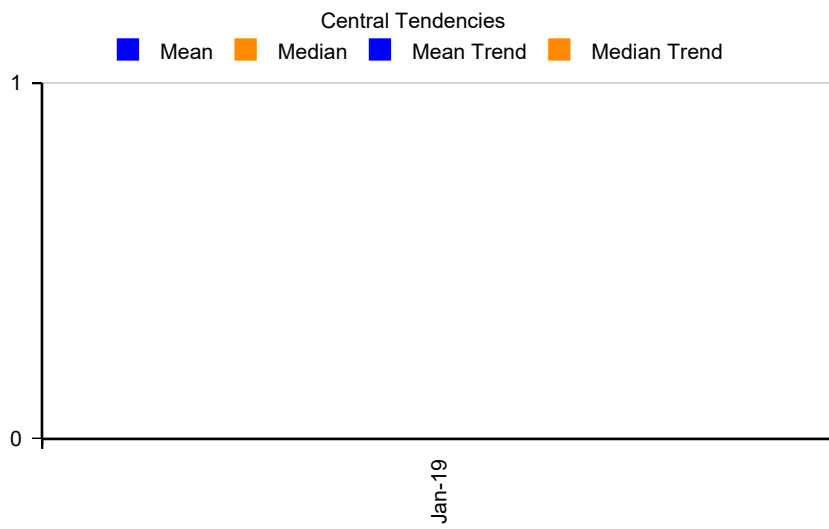
This analysis is for odd lots that are zoned industrial. They are of insufficient size for development but may provide access to other sites. These properties are given a minimal value and no adjustment is recommended.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
040	02	00	000	2019		Scappoose	040	02	21	000	2019		Scappoose
040	03	00	000	2019		Vernonia	040	03	31	000	2019		Vernonia
040	04	00	000	2019		Rainier	040	04	41	000	2019		Rainier
040	04	42	000	2019		Rainier	040	04	44	000	2019		Rainier
040	05	00	000	2019		Clatskanie	040	06	00	000	2019		Rural St Helens
040	06	61	000	2019		Rural St Helens	040	06	62	000	2019		Rural St Helens

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	153			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	238,000	100.00%	238,000	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

Explanation

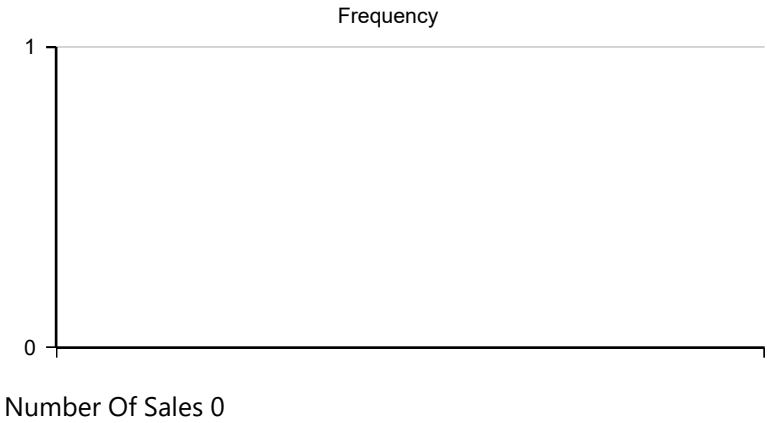
RMV 040

Odd Lot – Unbuildable, zoning not significant

These lots are properties located within rural Columbia County. Due to their size, shape and/or location they are considered to have minimal value. Therefore, no adjustment is to be applied for the current year.

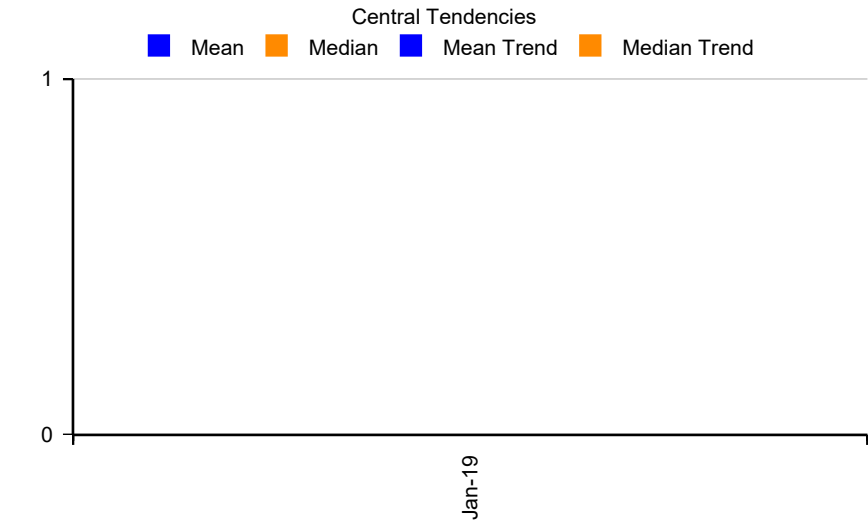
Performance History

	2019
COD	-
PRD	-



Median
AD
COD
Mean
SD
COV

Wtd Mean
GeoMean
PRD
95% Confidence



Month Mean Median Sales

ISLANDS

STUDY AREA 60

Study Definition

RMV				App	# of			RMV				App	# of	
Class	MA	SA	NH	Year	Sales	Location		Class	MA	SA	NH	Year	Sales	Location
400	02	60	000	2019		Scappoose		400	05	60	000	2019		Clatskanie
800	02	60	000	2019		Scappoose		800	05	60	000	2019		Clatskanie

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	0			
Population - Number of Accounts	11			
Sales as a percentage of the Population	0.00%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	361,180	100.00%	361,180	100.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	0	0.00%	0	0.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			
Selected Ratio	100	Overall Adjustment	100	

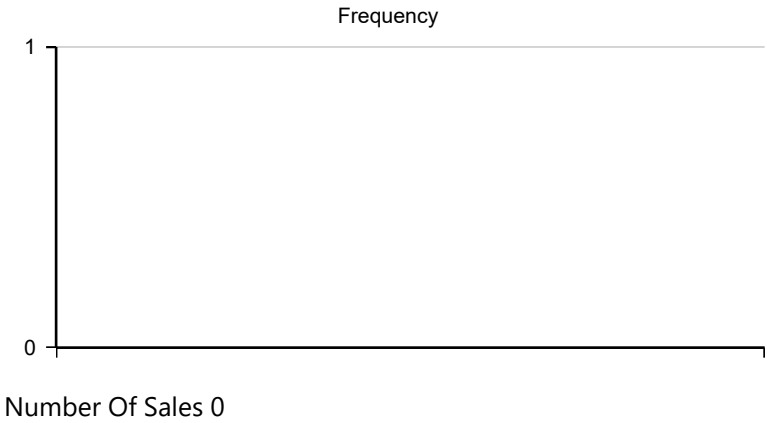
Explanation

RMV 400 and 800, located in MA 02 and MA 05, SA 60 Islands

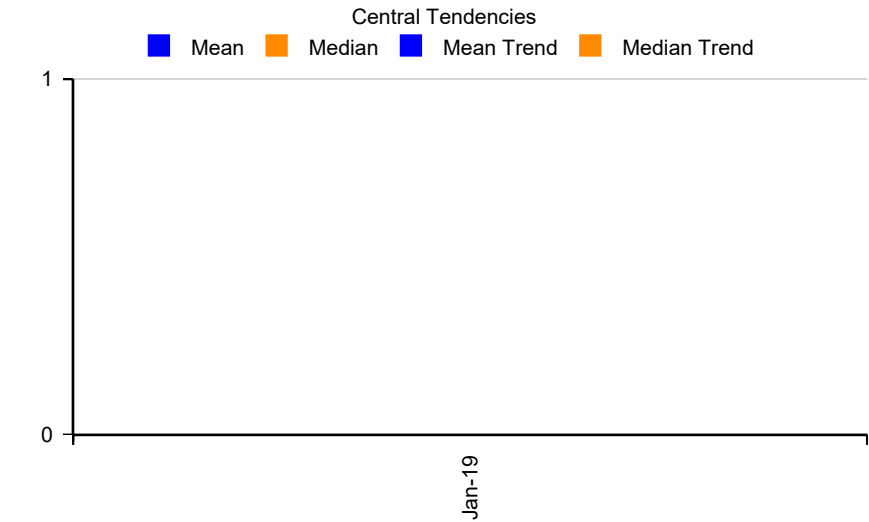
This analysis comprises those properties located on the Columbia River (Islands). They have very little marketability due to access and development limitations. Therefore, it is recommended that no adjustment be applied.

Performance History

	2019
COD	-
PRD	-



Median	Wtd Mean
AD	GeoMean
COD	PRD
Mean	95% Confidence
SD	
COV	



Month	Mean	Median	Sales
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AREAS OF CONCERN

COEFFICIENT OF DISPERSION

AND

PRICE RELATED DIFFERENTIAL

Coefficient of Dispersion

The Coefficients of Dispersion (COD) standards are defined under Oregon Administrative Rule 150-308-0380. The maximum COD standards (as illustrated below) are used by the County Assessor and the Oregon Department of Revenue to measure appraisal valuations and RMV uniformity.

Type of Property (RMV Class)	Maximum COD
Vacant Land (100, 400)	20
Real and Pers. Prop. MS (XX9)	25
Urban Residential (101)	
Homogenous	10
Non-Homogenous	15
Rural Improved (101, 401)	20
Apartments (701)	12
Other Income (201)	
Large Urban	15
Smaller Rural	20

Following are the COD's for the RMV Classes that have exceeded the current standards for the 2019 ratio year. The sales used in the 2019 Ratio study are from January 1, 2018 to December 31, 2018.

MA	SA	RMV Class	Number of Accounts Affected	Current Year COD	Prior Year COD			
					2018	2017	2016	2015
01	43	101	108	12.26	8.45	13.47	14.68	7.80
02	21	400	162	32.76	20.06	11.39	0.00	0.00
03	00	101	507	15.01	12.41	8.20	10.32	15.86
03	03	100	99	21.08	-	-	-	-
05	51	409	532	25.92	13.92	13.82	10.24	13.29
06	61	400	339	21.68	16.13	14.38	24.84	13.87
07	01	019	2	59.45	18.90	18.00	27.14	-
07	02	019	224	59.45	18.90	18.00	27.14	-
07	06	019	105	59.45	18.90	18.00	27.14	-
07	28	019	42	63.32	18.90	18.00	27.14	-
07	31	019	23	59.45	18.90	18.00	27.14	-
01, 02, 06	00 ,71, 72 ,73	200	226	19.62	9.09	26.47	118.47	9.65
01, 02, 06	00 ,71, 72 ,73	201	676	22.15	15.58	22.85	25.63	21.23

Explanation for properties out of the COD range:

MA 01, SA 43 RMV Class 101 are those properties which are designated as Row house and Townhouse properties. This grouping of homogeneous properties has been impacted by the supply and demand of the current market due to the limited availability of single family residences. It is expected this area will reflect a good COD in the next year as the market levels out.

MA 02, SA 21 RMV Class 400 – there were only two arm's length transactions available in this area deemed insufficient in quantity to apply to the ratio analysis. This area continues to see growth as the urban areas become more populated and people move into the rural areas for property. It is anticipated that more sales will occur in this area next year and that the COD indicator will be back in standard range.

MA 03, SA 00 RMV Class 101 – Improved property in the general areas of City of Vernonia. The COD indicator is 15.01 and is just out of the range of the current COD standard. Sales have increased greatly in this area from prior years due to the influence from Hillsboro and Forest Grove. As growth continues, we will continue to monitor this area.

MA 03, SA 03 RMV Class 100 – This area is comprised of vacant land located in the Fema Floodplain in the City of Vernonia. There were not enough sales provided for this area to determine a reliable ratio. The COD of 21.08 is slightly over the maximum standard which we anticipate will fall back into the appropriate COD range for the next ratio year as the market continues to increase.

MA 05, SA 51 RMV Class 409 – this areas is improved with manufactured structures in the rural areas of Clatskanie. The sales array provided too small of a sample and were not used in the ratio analysis. For the ratio 2020 year, the Clatskanie maintenance area will undergo a full review.

MA 06, SA 61 RMV Class 400 – Vacant land located in Rural St. Helens and Warren. The COD of 21.68 is slightly over the maximum standard but is an indicator that this area needs further review. It is expected to create a new study area in the Warren areas of MA 06 SA 61 to better reflect the movement of the market for that area.

RMV Class 019 located in MA 07 SA 01, 02, 06, 28 and 31: this RMV Class is designated as personal property manufactured structures that are located in the Southern areas of Columbia County. For the 2019-2020 appraisal years, the intent is to perform an in-depth analysis of these areas in order to: correct software conversion errors, adjust local cost modifiers and to analyze the current depreciation schedule. It is believed this will reduce the current COD indicators and bring the Real Market Value of these properties in line with the current market.

RMV Class 200 and RMV Class 201 MA 01, MA 02, and MA 06 - Un-improved and Improved Commercial property located in South Columbia County. This area of commercial property continue to be heavily influenced by the Portland area. The demand for this property type continues to grow and sales prices appear to be inflated due to this influence and supply.

Price Related Differential

Following are the areas of concern or the Price Related Differential (PRD) by Maintenance Area, Study Area and RMV Class. The PRD illustrates whether valuations are reasonably equal between high and low properties

If the PRD is over 1.03, then the PRD is regressive. This means the low-value properties are overvalued and high-value properties are undervalued. (Valuations are higher than their sale price).

When the PRD is below .98, then the properties are considered progressive. This means the high-value properties are overvalued and the low-value properties are undervalued. (Valuations are lower than their sale price).

This data is from the sales file date January 1, 2018 through December 31, 2018 and has been used in the 2019 Ratio Report.

MA	SA	RMV Class	PRD	Under. 98	Over 1.03
01	00	100	1.10		X
02	00	100	1.15		X
02	28	101	0.97	X	
02	21	400	1.39		X
03	00	109	0.97	X	X
03	03	100	1.10		X
04	41, 42	400	1.04		X
05	51	400	1.05		X
05	51	409	0.97	X	
06	61	400	1.09		X
06	01	400	0.95	X	
PP MS MA 07 - SA 01, SA 02, SA 06, SA 31		019	1.35		X
PP MS MA 07 - SA 03, SA 04, SA 05, SA 35		019	1.07		X
PPMS MA 07, SA 27		019	1.05		X
PPMS MA 07, SA 28		019	1.49		X
Commercial MA 01, 02, 06 SA 00, 71, 72, 73		200	1.37		X
Commercial MA 01, 02, 06 SA 00, 71, 72, 73		201	0.94	X	
Commercial MA 03, 04, 05 SA 00, 71, 72, 73		201	1.27		X
Floating Prop (Boathouse) All MA's, SA 97		111	0.93	X	

SALES DATA USED
January 1, 2018
through
December 31, 2018

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
03	00	000	201	201	574	30	23043	4N4W04CB 02100	805 BRIDGE ST VERNONIA, OR 97064	2018-2789	0.0686	VR:DT	3000	3000	129930	15200	129930		145130	175000	03/31/18	82.9314
04	72	000	201	201	581	30	19909	7N2W26A0 00500	73962 COLUMBIA RIVER HWY RAINIER, OR 97048	2018-6676	0.36	CO:RR-5	1958	6144	86570	100500	86570		187070	215000	08/13/18	87.0093
04	72	000	201	201	596	30	20318	7N3W14A0 01201	75764 HEATH RD RAINIER, OR 97048	2018-7401	4.72	CO:EC	2003	21632	649840	262800	649840		912640	1865000	08/29/18	48.9351
05	00	000	201	931	453	33	20779	7N3W1600 00101	24952 ALSTON RD RAINIER, OR 97048	2018-7041	0.99	CO:RC	1990	3048	70018	158400	31270	38748	228418	325000	08/20/18	70.2825

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	200	200		30	439470	4N1W04BD 08402	134 N 18TH ST ST HELENS, OR 97051	2018-8462	0.1971	SH-C-2				0	78550		78550	70245	10/04/18	111.8229
01	00	000	200	200		33	10457	4N1W04BD 04200	2034 ST HELENS ST ST HELENS, OR 97051	2018-9643	0.1932	SH-C-2				0	77000		77000	85000	11/15/18	90.5882
01	72	000	200	200		33	12657	4N1W05DD 00700	475 S COLUMBIA RIVER HWY ST HELENS, OR 97051	2018-6765	2.5038	SH-C-1				0	636410		636410	1088000	07/13/18	58.4936

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	201	201	574	33	10091	4N1W04AC 05000	1421 COLUMBIA BLVD ST HELENS, OR 97051	2018-5062	0.2876	SH:C-2	1926	12358	257950	113610	257950		371560	350000	06/15/18	106.16
01	00	000	201	201	574	33	9383	4N1W03BA 01600	50 PLAZA SQ ST HELENS, OR 97051	2018-7210	0.0393	SH:C-2	1928	1710	77280	16130	77280		93410	216000	08/28/18	43.2454
01	00	000	201	201	574	33	9380	4N1W03BD 07300	290 S 1ST ST ST HELENS, OR 97051	2018-9834	0.2296	SH:OTSH	1919	10000	293610	91510	293610		385120	675000	11/21/18	57.0548
01	00	000	201	201	554	33	13055	4N1W08AB 00202	175 BOWLING ALY ST HELENS, OR 97051	2018-9998	0.4378	SH:HC	2000	312	33830	110680	33830		144510	160000	11/29/18	90.3188
02	72	000	201	201	581	33	5397	3N2W01A0 01301	53585 COLUMBIA RIVER HWY SCAPPOOSE, OR 97056	2019-32	2.52	CO:RIPD	2001	12324	399830	800290	399830		1200120	1130000	12/31/18	106.2053
06	72	000	201	201	541	30	14984	4N1W08AC 00700	35632 FIRLOK PARK BLVD ST HELENS, OR 97051	2018-9213	0.49	CO:C-3	1970	1860	94300	311960	94300		406260	475000	10/30/18	85.5284

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	77	000	300	300		33	439063	3N2W01D0	00607	2019-688	5.93	SC:LI			0	1008100			1008100	988268	01/31/19	102.0067

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	100	100		33	13086	4N1W08AC	00600	2018-361	2.18	SH:R7			0	148260			148260	190000	01/11/18	78.0316
01	00	000	100	100		30	434609	4N1W08BA	01201	2018-1368	0.1066	SH:AR			0	45640			45640	60000	02/15/18	76.0667
01	00	000	100	100		33	10170	4N1W04AD	02904	2018-6924	0.1331	SH:R5			0	31730			31730	24100	08/17/18	131.6598
01	00	000	100	100		33	12257	4N1W05CC	01803	2018-8080	0.3794	SH:R7			0	11737			11737	9500	09/21/18	123.5474
01	00	000	100	100		33	12494	4N1W05DB	02600	2018-8451	0.1466	SH:R5			0	55630			55630	60000	10/04/18	92.7167
01	00	000	100	100		30	439634	4N1W05BD	09102	2018-10387	5.2596	SH:R7			0	3114890			3114890	3440000	12/14/18	90.5491

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SFQT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	101	101	143	33	13303	5N1W32DD 00211	35762 RIDGEWAY LOOP ST HELENS, OR 97051	2018-272	0.1776	SH-R7	2005	2298	239830	116760	239830	356590	347500	01/06/18	102.6158	
01	00	000	101	101	133	33	12555	4N1W05CD 03200	145 THOMAS PARK CT ST HELENS, OR 97051	2018-344	0.2203	SH-R7	1997	1404	141540	98660	141540	240200	267000	01/11/18	89.9625	
01	00	000	101	101	141	33	11456	4N1W05AA 08000	36 CRESCENT DR ST HELENS, OR 97051	2018-388	0.1768	SH-R7	1961	1120	154970	90420	154970	245390	288000	01/10/18	85.2049	
01	00	000	101	101	141	33	11467	4N1W04BB 02100	66 CRESCENT DR ST HELENS, OR 97051	2018-536	0.1601	SH-R7	1969	1842	202890	87600	202890	290490	298500	01/18/18	97.3166	
01	00	000	101	101	143	33	12077	4N1W05CD 00109	35122 HA LN ST HELENS, OR 97051	2018-542	0.1531	SH-R5	2005	2522	263990	111340	263990	375330	360000	01/18/18	104.2583	
01	00	000	101	101	141	33	11462	4N1W04BB 01600	36012 PITTSBURG RD ST HELENS, OR 97051-9404	2018-645	0.2388	SH-R7	1975	1232	174050	102420	174050	276470	259700	01/22/18	106.4575	
01	00	000	101	014	153	33	9400	4N1W03BA 03300	145 S 1ST ST ST HELENS, OR 97051	2018-604	0.1588	SH-AR	1905	2722	343980	87390	343980	431370	499000	01/22/18	86.4669	
01	00	000	101	101	143	33	13154	4N1W08BB 06700	58923 PARKWOOD DR ST HELENS, OR 97051	2018-669	0.1806	SH-R7	1998	2292	237310	117500	237310	354810	295000	01/10/18	120.2746	
01	00	000	101	101	143	33	433950	4N1W05BD 01014	59539 WHITEOAK DR ST HELENS, OR 97051	2018-797	0.1162	SH-R5	2001	1541	201860	100270	201860	302130	295000	01/29/18	102.4169	
01	00	000	101	101	143	33	12881	4N1W06CD 08000	34691 SNOW ST ST HELENS, OR 97051	2018-958	0.128	SH-R7	2015	1570	193570	103720	193570	297290	277000	01/30/18	107.3249	
01	00	000	101	101	141	30	9990	5N1W33DC 11000	375 N 10TH ST ST HELENS, OR 97051	2018-1078	0.1331	SH-R5	1980	1275	175310	82480	175310	257790	185000	01/09/18	139.3459	
01	00	000	101	101	143	33	13681	5N1W33DD 10601	225 N 7TH ST ST HELENS, OR 97051	2018-1116	0.1331	SH-R5	1940	1860	187990	82480	187990	270470	214000	01/29/18	126.3879	
01	00	000	101	101	141	33	12607	4N1W05DC 06200	835 CEDAR OAK ST ST HELENS, OR 97051	2018-1055	0.2267	SH-R7	1977	1580	189580	99960	189580	289540	303000	01/10/18	95.5578	
01	00	000	101	101	143	33	10963	4N1W04DA 10400	235 S 12TH ST ST HELENS, OR 97051	2018-1344	0.1331	SH-R5	2007	2080	231050	82480	231050	313530	289000	02/12/18	108.4879	
01	00	000	101	101	141	33	13010	4N1W07AB 03146	58667 NOBLE RD ST HELENS, OR 97051	2018-1365	0.1192	SH-R7	2007	1245	168850	101670	168850	270520	250000	02/14/18	108.208	
01	00	000	101	101	136	30	11041	4N1W04DB 07800	235 S 16TH ST ST HELENS, OR 97051	2018-1419	0.14	SH-R5	1940	1452	163660	83890	163660	247550	150000	02/16/18	165.0333	
01	00	000	101	101	136	33	10597	4N1W04CA 05500	224 S 20TH ST ST HELENS, OR 97051	2018-1453	0.2801	SH-R5	1950	2073	199780	109120	199780	308900	303500	02/20/18	101.7792	
01	00	000	101	101	121	33	11093	4N1W04DB 13000	365 S 17TH ST ST HELENS, OR 97051	2018-1539	0.1331	SH-R5	1964	1040	66960	82480	66960	149440	200000	02/20/18	74.72	
01	00	000	101	101	141	33	11525	4N1W05AB 01040	59877 ETHAN LN ST HELENS, OR 97051	2018-1648	0.1236	SH-R7	2005	1504	186550	102440	186550	288990	282000	02/27/18	102.4787	
01	00	000	101	101	133	33	16762	4N1W07AB 03300	34663 BACHELOR FLAT RD ST HELENS, OR 97051	2018-1752	0.253	SH-R7	1895	1599	139100	104800	139100	243900	284000	02/27/18	85.8803	
01	00	000	101	101	143	33	433445	5N1W32DB 01200	60311 WAPITI DR ST HELENS, OR 97051	2018-1763	0.1709	SH-R7	2014	2210	245440	115660	245440	361100	333000	02/27/18	108.4384	
01	00	000	101	101	143	33	12960	4N1W06DD 09000	58944 TIMBERLINE AVE ST HELENS, OR 97051	2018-1739	0.1126	SH-R7	2002	1520	188700	99230	188700	287930	286148	02/27/18	100.6228	
01	00	000	101	101	131	33	11420	4N1W05AA 04400	27 SUNSET PL ST HELENS, OR 97051	2018-1826	0.1596	SH-R7	1967	950	104010	87510	104010	191520	241000	02/27/18	79.4689	
01	00	000	101	101	143	33	9848	4N1W03CB 04700	485 S 8TH ST ST HELENS, OR 97051	2018-1895	0.1331	SH-R5	1999	1306	168270	82480	168270	250750	262500	03/06/18	95.5238	
01	00	000	101	101	131	33	9541	4N1W03BB 07101	154 N 5TH ST ST HELENS, OR 97051	2018-1915	0.1331	SH-R5	1973	1416	108170	82480	108170	190650	189000	03/02/18	100.873	
01	00	000	101	101	141	33	14865	4N1W05CB 10300	59482 TRUMAN LN ST HELENS, OR 97051	2018-1925	0.1345	SH-R7	2010	1263	172550	106120	172550	278670	270000	03/07/18	103.2111	
01	00	000	101	101	141	33	12244	4N1W05CC 01113	35129 ARCHER DR ST HELENS, OR 97051	2018-2116	0.221	SH-R7	1994	1642	189480	129060	189480	318540	304500	03/14/18	104.6108	
01	00	000	101	101	143	33	11887	4N1W05CB 06300	59553 DARCY ST ST HELENS, OR 97051	2018-2123	0.1182	SH-R7	2004	1556	205990	101370	205990	307360	289900	03/12/18	106.0228	
01	00	000	101	101	141	33	12293	4N1W05CD 04000	35290 SYKES RD ST HELENS, OR 97051	2018-2156	0.2489	SH-R7	1996	1704	197160	104150	197160	301310	250000	02/16/18	120.524	
01	00	000	101	101	141	33	11449	4N1W05AA 07300	22 CRESCENT DR ST HELENS, OR 97051	2018-2240	0.169	SH-R7	1956	1388	157090	89100	157090	246190	257050	03/19/18	95.7751	
01	00	000	101	101	131	30	11040	4N1W04DB 07700	225 S 16TH ST ST HELENS, OR 97051	2018-2353	0.1331	SH-R5	1954	1086	111030	82480	111030	193510	227500	03/21/18	85.0593	
01	00	000	101	101	141	33	431932	4N1W05BA 03923	59907 CHARMING WAY ST HELENS, OR 97051	2018-2491	0.1938	SH-R7	2011	1600	214500	120680	214500	335180	345000	03/26/18	97.1536	
01	00	000	101	101	131	33	11034	4N1W04DB 07100	246 S 16TH ST ST HELENS, OR 97051	2018-2601	0.0976	SH-R5	1925	908	111490	73830	111490	185320	229000	03/29/18	80.9258	
01	00	000	101	101	151	33	13730	5N1W34CB 09300	465 GREY CLIFFS DR ST HELENS, OR 97051	2018-2515	0.57	SH-R7	1998	2502	355550	122650	355550	478200	375000	03/26/18	127.52	
01	00	000	101	101	143	33	12066	4N1W05CA 04200	35302 E AUBUCHON DR ST HELENS, OR 97051	2018-2549	0.32	SH-R7	1979	2045	218370	149660	218370	368030	276513	03/26/18	133.0968	
01	00	000	101	101	143	33	436569	4N1W04AD 06702	325 S 11TH ST ST HELENS, OR 97051	2018-2551	0.1331	SH-R5	1977	1456	190470	82480	190470	279500	274900	03/29/18	99.2907	
01	00	000	101	101	131	33	12408	4N1W05DA 03005	466 RAVEN WOOD CT ST HELENS, OR 97051	2018-2570	0.161	SH-R7	2005	1328	134020	113240	134020	247260	261900	03/15/18	94.4101	
01	00	000	101	101	131	30	10880	4N1W04DA 00700	465 S 9TH ST ST HELENS, OR 97051	2018-2617	0.1331	SH-R5	1977	1002	113490	82480	113490	195970	192000	03/29/18	102.0677	
01	00	000	101	101	133	33	10173	4N1W04AD 03100	224 S 9TH ST ST HELENS, OR 97051	2018-2678	0.1309	SH-R5	1929	906	82240	82020	82240	164260	180000	04/02/18	91.2556	
01	00	000	101	101	143	33	13157	4N1W08BB 07000	58961 PARKWOOD DR ST HELENS, OR 97051	2018-2799	0.2086	SH-R7	1998	1908	232070	124950	232070	357020	309000	04/05/18	115.5405	
01	00	000	101	101	131	33	9588	4N1W03BB 13300	250 S 4TH ST ST HELENS, OR 97051	2018-2886	0.1286	SH-R5	2001	1030	119100	81550	119100	200650	249000	04/06/18	80.5823	
01	00	000	101	101	131	33	14995	4N1W08BA 01200	58936 GREEN ACRES DR ST HELENS, OR 97051	2018-2991	0.165	SH-R5	1943	1520	110020	88430	110020	198450	235000	04/10/18	84.4468	
01	00	000	101	101	143	33	13026	4N1W07AB 03162	34484 BLACKSTONE WAY ST HELENS, OR 97051	2018-3036	0.1166	SH-R7	2005	1592	193440	100910	193440	294350	276600	04/13/18	106.4172	
01	00	000	101	101	141	33	437259	4N1W05CD 08103	2631 SYKES RD ST HELENS, OR 97051	2018-3041	0.2716	SH-R7	1977	1381	176330	107770	176330	284100	330000	04/16/18	86.0909	
01	00	000	101	101	143	33	11940	4N1W05BD 02900	35428 HELENS WAY ST HELENS, OR 97051	2018-3150	0.1992	SH-R5	2004	1719	208860	122210	208860	331070	310000	04/17/18	106.7968	
01	00	000	101	101	141	33	433469	5N1W32CD 01008	60211 WAPITI DR ST HELENS, OR 97051	2018-3233	0.2283	SH-R7	2014	2005	231050	131190	231050	362240	365000	04/19/18	99.2438	
01	00	000	101	101	143	33	433406	4N1W05CB 10800	59454 TRUMAN LN ST HELENS, OR 97051	2018-3244	0.1288	SH-R7	2007	1844	218240	104450	218240	322690	340000	04/18/18	94.9088	
01	00	000	101	101	143	33	431953	4N1W05BA 03944	59885 CHARMING WAY ST HELENS, OR 97051	2018-3356	0.1575	SH-R7	2007	1896	215430	111910	215430	327340	331000	04/23/18	98.8943	
01	00	000	101	101	143	33	11522	4N1W05AB 01037	35635 JACOBI ST ST HELENS, OR 97051	2018-3388	0.161	SH-R7	2005	1716	204190	112740	204190	316930	330000	04/18/18	96.0394	
01	00	000	101	101	133	33	10726	4N1W04CD 00700	90 MELVIN AVE ST HELENS, OR 97051	2018-3301	0.3322	SH-R5	1965	1618	148930	91400	148930	240330	265000	04/20/18	90.6906	

01	00	000	101	101	131	33	13652	5N1W33DD 08601	955 WEST ST ST HELENS, OR 97051	2018-4456	0.1331	SH-R5	1975	1104	112560	82480	112560	195040	265000	04/02/18	73.6
01	00	000	101	101	131	33	13693	5N1W33DD 11700	242 N 6TH ST ST HELENS, OR 97051	2018-4488	0.1331	SH-R5	1920	950	95560	82480	95560	178040	197500	05/29/18	90.1468
01	00	000	101	101	143	33	12883	4N1W06DC 08200	58885 SUMMIT VIEW DR ST HELENS, OR 97051	2018-4499	0.1506	SH-R7	2001	1570	192560	110240	192560	302000	305000	05/29/18	99.2787
01	00	000	101	101	131	33	13448	5N1W33DC 02701	534 N 11TH ST ST HELENS, OR 97051	2018-4576	0.1343	SH-R5	1977	1556	115120	82720	115120	197840	256000	05/25/18	77.2813
01	00	000	101	101	134	33	10563	4N1W04CA 01901	135 CROUSE WAY ST HELENS, OR 97051	2018-4416	0.109	SH-HBD	1978	2634	219500	77570	219500	297070	277000	05/24/18	107.2455
01	00	000	101	101	135	33	10670	4N1W04CA 12600	2044 TUALATIN ST ST HELENS, OR 97051	2018-4588	0.135	SH-R5	1950	1182	90350	82860	90350	173210	172400	05/30/18	100.4698
01	00	000	101	101	143	33	28891	4N1W04DD 04206	598 S 12TH ST ST HELENS, OR 97051-7753	2018-4659	0.132	SH-R5	2005	1571	186980	82250	186980	269230	270000	05/29/18	99.7148
01	00	000	101	101	145	33	13843	5N1W34CB 07400	397 N 1ST ST ST HELENS, OR 97051	2018-4678	0.1182	SH-R7	1930	1098	145460	79440	145460	224900	275000	05/29/18	81.7818
01	00	000	101	101	131	33	9683	4N1W03BC 09000	394 S 7TH ST ST HELENS, OR 97051	2018-4690	0.1331	SH-R5	1930	968	87100	82480	87100	169580	234000	06/01/18	72.4701
01	00	000	101	101	136	33	11041	4N1W04DB 07800	235 S 16TH ST ST HELENS, OR 97051	2018-4684	0.14	SH-R5	1940	1452	163660	83890	163660	247550	198000	05/31/18	125.0253
01	00	000	101	101	143	33	12013	4N1W05CA 0129	59451 CHERRYWOOD DR ST HELENS, OR 97051	2018-4711	0.1263	SH-R5	2000	1588	198120	103220	198120	301340	275000	05/31/18	109.5782
01	00	000	101	101	131	33	11206	4N1W04DC 06100	404 S 18TH ST ST HELENS, OR 97051	2018-4742	0.1331	SH-R5	1947	1200	109870	82480	109870	192350	135000	05/03/18	142.4815
01	00	000	101	101	143	33	12093	4N1W05CB 00128	59420 OAK RIDGE ST ST HELENS, OR 97051	2018-4916	0.1612	SH-R5	2005	2580	276750	113300	276750	390050	374400	05/30/18	104.18
01	00	000	101	101	141	33	13124	4N1W08BB 01101	58960 FIRLOK PARK ST ST HELENS, OR 97051	2018-4907	0.109	SH-RAR	2003	1286	169010	98180	169010	267190	284000	06/11/18	94.081
01	00	000	101	101	131	30	11676	4N1W05AC 05500	265 N VERNONIA RD ST HELENS, OR 97051	2018-4861	0.1658	SH-R7	1936	714	90490	88570	90490	179060	164999	06/06/18	108.5219
01	00	000	101	101	143	33	10375	4N1W04BC 07500	28 SALMON ST ST HELENS, OR 97051	2018-4982	0.1628	SH-R7	1997	2187	242290	113680	242290	355970	330000	06/14/18	107.8697
01	00	000	101	101	131	33	12341	4N1W05CD 01206	59050 ELIZABETH LN ST HELENS, OR 97051	2018-5006	0.1172	SH-R7	2002	1192	125790	79230	125790	205020	264900	06/14/18	77.3952
01	00	000	101	101	131	33	433543	4N1W05CD 02104	2695 SYKES RD ST HELENS, OR 97051	2018-5020	0.2915	SH-R7	1914	1248	131340	110680	131340	242020	255000	06/15/18	94.9098
01	00	000	101	101	135	33	28968	4N1W05DA 03700	2535 COLUMBIA BLVD ST HELENS, OR 97051	2018-5009	0.33	SH-R7	1938	2392	155740	54130	155740	209070	295000	06/14/18	71.1424
01	00	000	101	101	143	33	12265	4N1W05CC 01811	59094 WHITETAIL AVE ST HELENS, OR 97051	2018-4986	0.1621	SH-R7	1999	1858	211530	113510	211530	325040	334500	06/14/18	97.1719
01	00	000	101	101	135	33	11204	4N1W04DC 05901	435 S 17TH ST ST HELENS, OR 97051	2018-4989	0.1331	SH-R5	1995	1468	122770	82480	122770	205250	264000	06/14/18	77.7462
01	00	000	101	101	141	33	11832	4N1W05CB 00600	59640 OAK RIDGE ST ST HELENS, OR 97051	2018-5070	0.1633	SH-R7	2002	1584	189980	113810	189980	303790	300000	06/15/18	101.2633
01	00	000	101	101	141	33	28940	4N1W05CC 00703	59175 WHITETAIL AVE ST HELENS, OR 97051	2018-5163	0.1625	SH-R7	2006	1487	185770	113110	185770	298880	298900	06/18/18	99.9933
01	00	000	101	101	131	33	10918	4N1W04DA 04100	454 S 12TH ST ST HELENS, OR 97051	2018-5239	0.1331	SH-R5	1920	748	74710	82480	74710	157190	215000	06/21/18	73.1116
01	00	000	101	101	136	33	13923	5N1W34CC 07300	235 N 3RD ST ST HELENS, OR 97051	2018-5271	0.1331	SH-R5	1920	2190	181130	82480	181130	263610	290000	06/20/18	90.9
01	00	000	101	101	142	33	11572	4N1W05AB 04210	59991 ISABELLA LN ST HELENS, OR 97051	2018-5268	0.162	SH-R7	2006	2255	244000	113010	244000	357010	365000	06/21/18	97.811
01	00	000	101	101	144	33	13327	5N1W33AD 05000	250 MADRONA CT ST HELENS, OR 97051	2018-5402	0.3897	SH-R7	2007	2502	309100	156530	309100	465630	405000	06/25/18	114.9704
01	00	000	101	101	143	33	13291	4N1W05AB 04900	59895 RIDGEWAY LOOP ST HELENS, OR 97051	2018-5346	0.2722	SH-R7	2000	1982	217850	141530	217850	359380	349000	06/22/18	102.9742
01	00	000	101	101	143	33	12928	4N1W06DD 05800	34741 CASCADE ST ST HELENS, OR 97051	2018-5356	0.1253	SH-R7	2001	1779	204580	102930	204580	307510	332000	06/22/18	92.6235
01	00	000	101	101	141	33	11981	4N1W05BD 07300	35405 OAKWOOD DR ST HELENS, OR 97051	2018-5349	0.1722	SH-R5	2004	1328	173170	115960	173170	289130	278900	06/22/18	103.668
01	00	000	101	101	143	33	13025	4N1W07AB 03161	34480 BLACKSTONE WAY ST HELENS, OR 97051	2018-5434	0.1254	SH-R7	2005	1775	206840	103460	206840	310300	289900	06/16/18	107.0369
01	00	000	101	101	135	33	10912	4N1W04DA 03600	475 S 11TH ST ST HELENS, OR 97051	2018-5470	0.3403	SH-R5	1928	1058	123870	115300	123870	239170	175000	06/25/18	136.6686
01	00	000	101	101	143	33	12812	4N1W06DC 01100	59032 LOLO PASS CT ST HELENS, OR 97051	2018-5613	0.1328	SH-R7	2002	1630	194610	105620	194610	300230	300000	06/26/18	100.0767
01	00	000	101	101	135	33	10629	4N1W04CB 11700	68 S 22ND ST ST HELENS, OR 97051	2018-5664	0.1301	SH-R5	1925	1416	123420	81870	123420	205290	263000	07/05/18	78.05
01	00	000	101	101	141	33	433390	4N1W05BC 09000	35161 HELENS WAY ST HELENS, OR 97051	2018-5696	0.1674	SH-R7	2008	1251	168780	114810	168780	283590	275000	06/27/18	103.1236
01	00	000	101	101	141	33	11205	4N1W04DC 06000	415 S 17TH ST ST HELENS, OR 97051	2018-5708	0.1331	SH-R5	1976	1357	167020	82480	167020	249500	275000	07/05/18	90.7273
01	00	000	101	101	141	33	10277	4N1W04BA 01500	355 N 17TH ST ST HELENS, OR 97051	2018-5770	0.1331	SH-RAR	2017	1442	183370	82480	183370	265850	290000	07/11/18	91.6724
01	00	000	101	101	141	33	10806	4N1W05CA 08900	114 PINE ST ST HELENS, OR 97051	2018-5807	0.0795	SH-RAR	2018	1152	129620	65750	129620	195370	260000	07/12/18	75.1423
01	00	000	101	101	143	33	11998	4N1W05CA 00110	59441 CHERRYWOOD DR ST HELENS, OR 97051	2018-5762	0.1263	SH-R5	2000	2372	255940	103220	255940	359160	371000	07/06/18	96.8086
01	00	000	101	101	143	33	13118	4N1W08BB 00701	2707 GABLE RD ST HELENS, OR 97051	2018-5853	0.1348	SH-RAR	2003	1426	184750	82830	184750	267580	290000	07/13/18	92.269
01	00	000	101	101	143	33	11527	4N1W05AB 01042	59885 ETHAN LN ST HELENS, OR 97051	2018-5861	0.134	SH-R7	2005	1494	188510	105460	188510	293970	305000	07/13/18	96.3836
01	00	000	101	101	131	33	9593	4N1W03CB 00800	345 S 3RD ST ST HELENS, OR 97051	2018-5990	0.1343	SH-R5	1963	1056	86970	82720	86970	166960	214000	07/18/18	79.2944
01	00	000	101	101	144	33	11785	4N1W05AD 11000	185 LEE ST ST HELENS, OR 97051	2018-6092	0.354	SH-R7	1962	1728	233790	116100	233790	349890	299000	07/18/18	117.0201
01	00	000	101	101	151	33	13328	5N1W33AD 04700	245 MADRONA CT ST HELENS, OR 97051	2018-6157	0.3993	SH-R7	2006	2165	326170	157130	326170	483300	449900	07/25/18	107.4239
01	00	000	101	101	143	33	11580	4N1W05AB 04218	59900 ISABELLA LN ST HELENS, OR 97051	2018-6188	0.2455	SH-R7	2007	2034	219970	135420	219970	355390	330000	07/24/18	107.6939
01	00	000	101	101	143	33	12993	4N1W07AB 03129	58698 NOBLE RD ST HELENS, OR 97051	2018-6141	0.1149	SH-R7	2013	2040	219230	100400	219230	319630	360000	07/13/18	88.7861
01	00	000	101	101	131	33	11039	4N1W04DB 07600	215 S 16TH ST ST HELENS, OR 97051	2018-6280	0.1331	SH-R5	1926	606	64870	82480	64870	147350	203600	07/26/18	72.3723
01	00	000	101	101	143	33	11888	4N1W05CB 06400	59563 DARCY ST ST HELENS, OR 97051	2018-5292	0.5317	SH-R5	2005	1968	220780	131620	220780	352400	352000	06/21/18	100.1136
01	00	000	101	101	141	33	12031	4N1W05CA 0513	59361 PONDEROSA DR ST HELENS, OR 97051	2018-6417	0.1768	SH-R7	1994	1513	213880	116570	213880	330450	357000	08/03/18	92.563
01	00	000	101	101	141	33	11606	4N1W05AC 02600	231 ALLENDALE CT ST HELENS, OR 97051	2018-6484	0.3099	SH-R7	1975	1184	168460	112540	168460	281000	317000	08/09/18	88.6435
01	00	000	101	101	143	33	10361	4N1W04CB 06100	77 SALMON ST ST HELENS, OR 97051	2018-6482	0.1629	SH-R7	1997	2398	265960	113730	265				

01	00	000	101	101	141	33	12785	4N1W06DA 07400	34842 EDNA BARR LN ST HELENS, OR 97051	2018-7751	0.1727	SH-R10	2000	1664	192690	89730	192690	282420	312500	09/14/18	90.3744
01	00	000	101	101	121	33	9667	4N1W03BC 07300	324 S 6TH ST ST HELENS, OR 97051	2018-4877	0.1331	SH-R5	1930	594	66220	82480	66220	148700	160000	06/11/18	92.9375
01	00	000	101	101	141	33	12047	4N1W05CA 02200	59319 CHERRYWOOD DR ST HELENS, OR 97051	2018-7745	0.2366	SH-R5	1993	1404	179030	113640	179030	292670	289000	09/14/18	101.2699
01	00	000	101	101	143	33	12003	4N1W05CA 00115	59400 CHERRYWOOD DR ST HELENS, OR 97051	2018-7771	0.1358	SH-R5	2000	2144	228940	105990	228940	334930	327000	09/11/18	102.4251
01	00	000	101	101	143	33	12306	4N1W03CD 00804	59125 ASHWOOD CT ST HELENS, OR 97051	2018-8189	0.224	SH-R7	2002	1478	186610	99420	186610	286030	297900	09/27/18	96.0154
01	00	000	101	101	131	30	13375	5N1W33DA 01405	414 N 8TH ST ST HELENS, OR 97051	2018-8243	0.1331	SH-R5	1977	1778	117140	82480	117140	199620	228500	09/27/18	87.3611
01	00	000	101	101	143	33	11497	4N1W05AC 06400	35656 JAKOBI ST ST HELENS, OR 97051	2018-8289	0.1612	SH-R7	2005	1856	214510	112810	214510	327320	325000	09/27/18	100.7138
01	00	000	101	101	141	33	433458	5N1W32DB 02500	35680 SPOTTED HILL DR ST HELENS, OR 97051	2018-8330	0.1826	SH-R7	2013	1751	205440	118470	205440	323910	320000	10/01/18	101.2219
01	00	000	101	101	141	33	13917	5N1W34CC 06701	295 N 3RD ST ST HELENS, OR 97051	2018-8337	0.1331	SH-R5	1977	1234	155950	82480	155950	238430	260500	10/01/18	91.5278
01	00	000	101	101	131	33	13372	5N1W33DA 01402	404 N 8TH ST ST HELENS, OR 97051	2018-8365	0.1331	SH-R5	1977	1083	92520	82480	92520	175000	210250	10/01/18	83.2342
01	00	000	101	101	136	33	10062	4N1W04AC 01000	174 N 13TH ST ST HELENS, OR 97051	2018-8367	0.1331	SH-R5	1939	1560	177290	82480	177290	259770	264000	10/02/18	98.3977
01	00	000	101	101	132	33	9895	4N1W04AA 01800	124 N 7TH ST ST HELENS, OR 97051	2018-8473	0.1331	SH-R5	1933	1883	148790	82480	148790	231270	229000	10/03/18	100.9913
01	00	000	101	101	143	33	12913	4N1W06DD 04300	34700 GLACIER AVE ST HELENS, OR 97051	2018-8659	0.1332	SH-R7	1999	2884	273080	105750	273080	377830	377000	10/09/18	100.4854
01	00	000	101	101	131	33	10426	4N1W04BD 01702	294 N 17TH ST ST HELENS, OR 97051	2018-8601	0.125	SH-R5	1997	1238	129010	80820	129010	209830	265000	10/08/18	79.1811
01	00	000	101	101	143	33	12823	4N1W06DC 02200	59013 GLACIER AVE ST HELENS, OR 97051	2018-8609	0.1379	SH-R7	2000	1530	195460	107110	195460	302570	307500	10/08/18	98.3967
01	00	000	101	101	131	30	13356	5N1W33DA 00601	474 N 6TH ST ST HELENS, OR 97051	2018-8802	0.16	SH-R5	1923	858	75820	87580	75820	163400	185000	10/12/18	88.3243
01	00	000	101	101	141	33	11586	4N1W05AC 00600	150 ALLENDALE DR ST HELENS, OR 97051	2018-8843	0.1784	SH-R7	1969	1133	163920	90690	163920	254610	293000	10/16/18	86.8976
01	00	000	101	101	153	33	12165	4N1W05CC 05500	35031 ROBERTS LN ST HELENS, OR 97051	2018-8858	0.2213	SH-R7	1996	2840	345720	129140	345720	474860	425000	10/17/18	111.7318
01	00	000	101	101	143	33	12987	4N1W07AB 03123	58710 NOBLE CT ST HELENS, OR 97051	2018-8914	0.1396	SH-R7	2017	2112	230630	107610	230630	338240	350000	10/18/18	96.64
01	00	000	101	101	131	33	28883	4N1W04DA 07401	354 S 14TH ST ST HELENS, OR 97051	2018-8866	0.1389	SH-R5	1971	1008	103630	83650	103630	187280	245000	10/17/18	76.4408
01	00	000	101	101	131	33	10650	4N1W04CA 10500	245 S 20TH ST ST HELENS, OR 97051	2018-8876	0.1377	SH-R5	1950	948	106490	83420	106490	189910	248000	10/16/18	76.5766
01	00	000	101	101	141	33	12622	4N1W05DC 07800	2614 SYKES RD ST HELENS, OR 97051	2018-9123	0.1596	SH-R7	1977	1378	166300	87510	166300	253810	249500	10/24/18	101.7275
01	00	000	101	101	133	30	10967	4N1W04DA 10800	275 S 12TH ST ST HELENS, OR 97051	2018-9133	0.1331	SH-R5	1925	1369	108310	82480	108310	190790	225000	10/23/18	84.7956
01	00	000	101	101	131	33	13539	5N1W33CD 02500	1460 WEST ST ST HELENS, OR 97051	2018-9205	0.1435	SH-R5	1976	1008	103780	84590	103780	188370	230000	10/25/18	81.9
01	00	000	101	101	145	33	13605	5N1W33DD 05200	365 N 7TH ST ST HELENS, OR 97051	2018-9226	0.1331	SH-R5	1976	1085	165580	82480	165580	248060	269900	10/29/18	91.9081
01	00	000	101	101	141	33	11937	4N1W05BD 02600	35402 HELENS WAY ST HELENS, OR 97051	2018-9236	0.2514	SH-R5	2004	1527	189750	137260	189750	327010	289000	10/30/18	113.1522
01	00	000	101	101	143	33	13262	5N1W32DC 00700	35620 VALLEY VIEW DR ST HELENS, OR 97051	2018-9268	0.2028	SH-R7	2017	2045	228120	123270	228120	351390	370000	10/30/18	94.9703
01	00	000	101	101	141	30	13983	4N1W06AD 00600	34950 PITTSBURG RD ST HELENS, OR 97051	2018-9526	0.5283	CO-R-10	1955	1367	170690	157170	170690	327860	250000	11/08/18	131.144
01	00	000	101	101	141	33	11735	4N1W05AC 08000	139 MACARTHUR ST ST HELENS, OR 97051	2018-9587	0.1263	SH-R7	1906	1366	186070	81080	186070	267150	305000	11/13/18	87.5902
01	00	000	101	101	143	33	433437	5N1W32DB 00400	35600 KESTREL VIEW DR ST HELENS, OR 97051	2018-9601	0.1609	SH-R7	2017	2119	248960	113230	248960	362190	364000	11/12/18	99.5027
01	00	000	101	101	142	33	10596	4N1W04CA 05400	225 S 19TH ST ST HELENS, OR 97051	2018-9645	0.2371	SH-R5	1973	2909	254310	102090	254310	356400	346000	11/14/18	103.0058
01	00	000	101	101	136	33	31066	5N1W34CC 13500	196 N 4TH ST ST HELENS, OR 97051	2018-9652	0.1331	SH-R5	1928	1224	162730	82480	162730	245210	254950	11/14/18	96.1796
01	00	000	101	101	143	33	10311	4N1W04BB 01500	87 RED CEDAR ST ST HELENS, OR 97051	2018-9686	0.161	SH-R7	1999	2287	229350	112750	229350	342100	332800	11/15/18	102.7945
01	00	000	101	101	135	33	11741	4N1W05AD 06400	134 MACARTHUR ST ST HELENS, OR 97051	2018-9737	0.151	SH-R7	1940	1900	126340	86070	126340	212410	270000	11/15/18	78.6704
01	00	000	101	101	132	33	10054	4N1W04AC 00402		2018-9777	0.1056	SH-R7	2000	1562	138780	76870	138780	215650	250000	11/19/18	86.26
01	00	000	101	101	143	33	10370	4N1W04BC 07000	78 SALMON ST ST HELENS, OR 97051	2018-9707	0.1607	SH-R7	1997	2187	244890	113180	244890	358070	305000	11/16/18	117.4
01	00	000	101	101	141	33	11603	4N1W05AC 02300	201 ALLENDALE DR ST HELENS, OR 97051	2018-9838	0.2293	SH-R7	1972	1344	177970	100500	177970	278470	315000	11/21/18	88.4032
01	00	000	101	101	143	33	11570	4N1W05AB 04208	59971 ISABELLA LN ST HELENS, OR 97051	2018-9910	0.1645	SH-R7	2006	2114	231550	113600	231550	345150	345000	11/26/18	100.0435
01	00	000	101	101	152	33	31126	5N1W33AD 02500	260 MADRONA CT ST HELENS, OR 97051	2018-9918	0.3267	SH-R7	2007	2739	401490	151120	401490	552610	430000	11/30/18	128.514
01	00	000	101	101	131	33	11599	4N1W05AC 01900	165 SHERWOOD DR ST HELENS, OR 97051	2018-10040	0.23	SH-R7	1980	1058	123280	100640	123280	223920	288300	11/28/18	77.6691
01	00	000	101	101	143	33	11999	4N1W05CA 00111	59431 CHERRYWOOD DR ST HELENS, OR 97051	2018-10087	0.1354	SH-R5	2000	2390	240580	105880	240580	346460	335000	11/30/18	103.4209
01	00	000	101	101	143	33	11863	4N1W05BC 03800	35346 HELENS WAY ST HELENS, OR 97051	2018-10030	0.2167	SH-R5	2004	1719	208420	127810	208420	336230	298800	11/29/18	112.5268
01	00	000	101	101	135	33	11737	4N1W05AC 08200	127 MACARTHUR ST ST HELENS, OR 97051	2018-10113	0.2006	SH-R7	1940	1704	143180	94650	143180	237830	300000	11/28/18	79.2767
01	00	000	101	101	135	33	13666	5N1W33DD 09700	275 N 8TH ST ST HELENS, OR 97051	2018-10164	0.1331	SH-R5	1920	1088	96160	82480	96160	178640	235000	12/06/18	76.017
01	00	000	101	101	136	33	11041	4N1W04DB 07800	235 S 16TH ST ST HELENS, OR 97051	2018-10239	0.14	SH-R5	1940	1452	163660	83890	163660	247550	293000	12/10/18	84.4881
01	00	000	101	101	131	33	12505	4N1W05DB 03300	555 MATZEN ST ST HELENS, OR 97051	2018-10321	0.2066	SH-R7	1979	988	111570	95870	111570	207440	250000	12/12/18	82.976
01	00	000	101	101	143	33	12918	4N1W06DD 04800	34739 ALPINE AVE ST HELENS, OR 97051	2018-10351	0.1275	SH-R7	2001	2383	246020	104090	246020	350110	349000	12/11/18	100.3181
01	00	000	101	101	131	33	9886	4N1W04AA 01100	195 S 6TH ST ST HELENS, OR 97051	2018-10439	0.2663	SH-R5	1972	1008	111860	106920	111860	218780	265600	12/17/18	82.372
01	00	000	101	101	142	33	9649	4N1W03BC 05900	235 S 5TH ST ST HELENS, OR 97051	2018-10304	0.2617	SH-R5	1928	2100	208130	106190	208130	314320	242500	12/06/18	129.6165
01	00	000	101	101	131	33	10662	4N1W04CA 11700	274 S 19TH ST ST HELENS, OR 97051	2018-10419	0.1217	SH-R5	1950	1232	119950	80140	119950	200090	261000	12/13/18	76.6628
01	00	000	101	101	131	33	13840	5N1W34CB 07100	365 N 1ST ST ST HELENS, OR 97051	2018-10475	0.1331	SH-R7	1991	1434	113320	82480	113320	195800	2		

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	102	102	134	33	10495	4N1W04BD 90200	255 N 18TH ST D3 ST HELENS, OR 97051	2018-4881			1999	1112	161450		161450		161450	160000	06/08/18	100.9063
01	00	000	102	102	134	33	10508	4N1W04BD 91500	255 N 18TH ST E1 ST HELENS, OR 97051	2018-5448			1999	1112	161450		161450		161450	177000	06/26/18	91.2147
01	00	000	102	102	134	33	10506	4N1W04BD 91300	255 N 18TH ST F3 ST HELENS, OR 97051	2018-8170			1999	1112	161450		161450		161450	180000	09/26/18	89.6944

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	00	000	109	109	453	33	9780	4N1W038D 05400	415 S 3RD ST ST HELENS, OR 97051	2018-2288	0.1426	SH:AR	1996	1827	102810	84400		102810	187210	214000	03/13/18	87.4813
01	00	000	109	109	452	33	11236	4N1W04DD 00305	614 S 10TH ST ST HELENS, OR 97051	2018-4849	0.1331	SH:R5	1996	1188	57790	82480		57790	140270	213300	06/08/18	65.7618

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	30	000	101	101	232	33	13678	5N1W33DD 10400	244 N 8TH ST 2 ST HELENS, OR 97051	2018-499	0.1331	SH:R5	1998	2212	175200	92980	175200		268180	265900	01/18/18	100.8575
01	30	000	101	101	232	33	13890	5N1W34CC 04100	254 N 2ND ST 2 ST HELENS, OR 97051	2018-2995	0.1331	SH:R5	1976	1638	167800	92980	167800		260780	222650	04/11/18	117.1255
01	30	000	101	101	242	33	9626	4N1W03BC 03600	348 PARK WAY 2 ST HELENS, OR 97051	2018-3399	0.132	SH:R5	1923	1674	138150	92750	138150		230900	270000	04/28/18	85.5185
01	30	000	101	101	243	33	13967	5N1W34CC 11900	131 N 1ST ST ST HELENS, OR 97051	2018-4643	0.1997	SH:AR	2017	3300	465920	178470	465920		644390	615000	05/30/18	104.7789
01	30	000	101	101	761	33	9846	4N1W03CB 04602	515 S 8TH ST B ST HELENS, OR 97051	2018-8647	0.1331	SH:AR		3876	271550	119980	271550		391530	454000	10/10/18	86.2401
01	30	000	101	101	232	33	30619	5N1W33CD 01900	734 OREGON ST A ST HELENS, OR 97051	2018-9259	0.1148	SH:AR	1998	2212	194780	89240	194780		284020	280000	10/26/18	101.4357
01	30	000	101	101	232	33	13544	5N1W33CD 01800	744 OREGON ST A ST HELENS, OR 97051	2018-9261	0.1148	SH:AR	1998	2212	193230	89240	193230		282470	280000	10/26/18	100.8821
01	30	000	101	101	761	33	439274	4N1W03CB 04604	515 S 8TH ST ST HELENS, OR 97051	2018-9912	0.1331	SH:AR		3876	271550	119980	271550		391530	454000	11/27/18	86.2401
01	30	000	101	101	234	33	11084	4N1W04DB 12300	364 S 18TH ST 2 ST HELENS, OR 97051	2018-10181	0.2663	SH:R5	1948	3015	148160	144420	148160		292580	375000	12/04/18	78.0213

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
01	43	000	101	101	143	33	12185	4N1W05CB 06801	34999 BURT RD ST HELENS, OR 97051	2018-1384	0.0899	SH:R5	2002	1360	165870	88420	165870		254290	205000	02/15/18	124.0439
01	43	000	101	101	143	33	12206	4N1W05CB 09300	35073 ROBERTS LN ST HELENS, OR 97051	2018-1513	0.0604	SH:R5	2002	1360	165870	69540	165870		235410	177000	02/21/18	133
01	43	000	101	101	143	33	12183	4N1W05CB 06701	34897 BURT RD ST HELENS, OR 97051	2018-1691	0.0851	SH:R5	2002	1279	159470	85330	159470		244800	209900	02/27/18	116.627
01	43	000	101	101	143	33	13508	5N1W33DC 07900	426 N 13TH ST ST HELENS, OR 97051	2018-1831	0.0574	SH:R5	2017	1368	171980	55830	171980		227810	239500	03/05/18	95.119
01	43	000	101	101	143	33	436972	5N1W33DC 07902	424 N 13TH ST ST HELENS, OR 97051	2018-3472	0.0574	SH:R5	2017	1368	171980	55830	171980		227810	239500	04/18/18	95.119
01	43	000	101	101	143	33	11913	4N1W05BD 01117	35441 OAKWOOD DR ST HELENS, OR 97051	2018-3943	0.0846	SH:R5	2001	1584	177620	85050	177620		262670	236000	05/02/18	111.3008
01	43	000	101	101	143	33	10649	4N1W04CA 10402	2040 COWLITZ ST ST HELENS, OR 97051	2018-5013	0.0664	SH:R5	2002	1380	166130	59860	166130		225990	239950	06/14/18	94.1821
01	43	000	101	101	143	33	12200	4N1W05CB 08900	34930 BURT CT ST HELENS, OR 97051	2018-4997	0.0714	SH:R5	2002	1360	165870	76590	165870		242460	221000	06/13/18	109.7104
01	43	000	101	101	143	33	12176	4N1W05CB 06400	34970 BURT RD ST HELENS, OR 97051	2018-8008	0.094	SH:R5	2002	1360	165870	91080	165870		256950	214000	09/14/18	120.0701
01	43	000	101	101	133	33	9516	4N1W03BB 05000	127 N 4TH ST ST HELENS, OR 97051	2018-9334	0.0664	SH:R5	2003	1370	133110	59870	133110		192980	226000	10/28/18	85.3894
01	43	000	101	101	143	33	433918	4N1W03BB 00601	193 S 2ND ST ST HELENS, OR 97051	2018-10632	0.0576	SH:MU	2017	1585	185440	55940	185440		241380	276500	12/28/18	87.2984

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	00	000	100	100		30	31179	3N1W07CC 06000	34156 SE ELM ST SCAPPOOSE, OR 97056	2018-3292	0.155	SC-R-4				0	104650		104650	80000	04/23/18	130.8125
02	00	000	100	100		33	3168	3N2W11DB 00800	52271 SW TAYLOR ST SCAPPOOSE, OR 97056	2018-5404	0.5398	SC-R-1				0	159470		159470	121000	06/25/18	131.7934
02	00	000	100	100		30	438410	3N1W18BB 01115	51910 SE 9TH ST SCAPPOOSE, OR 97056	2018-9298	1.0847	SC-R-1				0	564820		564820	600000	10/31/18	94.1367

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	00	000	101	101	141	33	2842	3N1W07CA 02400	34329 NE SUNSET LOOP SCAPPOOSE, OR 97056	2018-349	0.2916	SC-R-4	1995	1687	200410	162420	200410		362830	335000	01/08/18	108.3075
02	00	000	101	101	131	33	3366	3N2W12AC 02101	52699 NE 3RD ST SCAPPOOSE, OR 97056-3209	2018-530	0.1148	SC-R-4	1940	880	91770	123860	91770		215630	230000	01/18/18	93.7522
02	00	000	101	101	143	33	31169	3N1W07CC 05300	52087 SE ICENOGLE LOOP SCAPPOOSE, OR 97056	2018-528	0.1384	SC-R-4	2006	2704	263560	130550	263560		394110	365000	01/16/18	107.9753
02	00	000	101	101	141	33	4379	3N2W13AA 03500	51884 SE 6TH ST SCAPPOOSE, OR 97056	2018-652	0.1493	SC-R-1	1961	1274	167450	133640	167450		301090	278250	01/23/18	108.2084
02	00	000	101	101	143	33	4430	3N2W13AC 01800	51695 SE 4TH ST SCAPPOOSE, OR 97056	2018-882	0.1433	SC-R-4	2001	1344	183270	131950	183270		315220	315000	01/30/18	100.0698
02	00	000	101	101	143	33	438614	3N2W13CC 00134	33280 SW HOLLAND DR SCAPPOOSE, OR 97056	2018-1114	0.1559	SC-R-4	2017	2047	239960	136020	239960		375980	321495	01/17/18	116.9474
02	00	000	101	101	141	33	4425	3N2W13AC 01300	51674 SE 4TH ST SCAPPOOSE, OR 97056	2018-1108	0.14	SC-R-4	2001	1450	191430	131000	191430		322430	317000	02/01/18	101.7129
02	00	000	101	101	143	33	438515	3N2W13CB 00124	51567 SW 6TH ST SCAPPOOSE, OR 97056	2018-1160	0.2098	SC-R-4	2017	2403	246060	149310	246060		395370	394400	02/01/18	100.2459
02	00	000	101	101	143	33	3416	3N2W12AD 02417	52717 NE SHEENA PL SCAPPOOSE, OR 97056	2018-1172	0.1886	SC-MH	2003	1514	198520	144770	198520		343290	310000	02/09/18	110.7387
02	00	000	101	101	147	33	438494	3N2W13CB 00103	33283 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1176	0.0902	SC-R-4	2017	2066	237550	115090	237550		352640	301195	01/09/18	117.0803
02	00	000	101	101	143	33	438477	3N2W13CA 03933	33291 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1249	0.0902	SC-R-4	2017	1880	213150	115090	213150		328240	289995	01/09/18	113.1882
02	00	000	101	101	131	30	4103	3N2W12DB 05001	52363 SE 2ND ST SCAPPOOSE, OR 97056	2018-1257	0.1918	SC-A-1	1991	1056	103230	145680	103230		248910	222000	02/19/18	112.1266
02	00	000	101	101	131	33	4130	3N2W12DB 07601	33731 SE MAPLE ST SCAPPOOSE, OR 97056	2018-1305	0.1951	SC-A-1	1981	1470	147130	146610	147130		293740	301500	02/13/18	97.4262
02	00	000	101	101	143	33	438596	3N2W13CC 00116	51305 SW RHINE DR SCAPPOOSE, OR 97056	2018-1305	0.1392	SC-R-4	2017	2297	244440	131280	244440		375720	340640	02/13/18	110.2821
02	00	000	101	101	143	33	438490	3N2W13CA 03946	33296 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1346	0.0926	SC-R-4	2017	1880	213150	116210	213150		329360	292995	01/19/18	112.4115
02	00	000	101	101	143	33	438516	3N2W13CB 00125	51563 SW 6TH ST SCAPPOOSE, OR 97056	2018-1357	0.1586	SC-R-4	2017	2102	236260	136770	236260		373030	372972	02/01/18	100.0156
02	00	000	101	101	141	33	3829	3N2W12CB 03300	33223 SW DAY ST SCAPPOOSE, OR 97056	2018-1399	0.3096	SC-R-4	1968	1805	184710	164690	184710		349400	235000	01/25/18	148.6089
02	00	000	101	101	141	33	432028	3N2W13AD 04515	33955 SE ERIKA CT SCAPPOOSE, OR 97056	2018-1411	0.1389	SC-R-4	2007	1615	211160	130690	211160		341850	351000	02/12/18	97.3932
02	00	000	101	101	143	33	438598	3N2W13CC 00118	51309 SW RHINE DR SCAPPOOSE, OR 97056	2018-1448	0.1543	SC-R-4	2017	2504	258270	135570	258270		393840	344995	01/19/18	114.1582
02	00	000	101	101	143	33	438522	3N2W13CB 00131	33212 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1522	0.1159	SC-R-4	2017	2402	251180	124670	251180		375850	379900	02/14/18	98.9339
02	00	000	101	101	143	33	438527	3N2W13CB 00136	33228 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1554	0.1011	SC-R-4	2017	2403	246060	120070	246060		366130	394150	02/14/18	92.891
02	00	000	101	101	143	33	438508	3N2W13CB 00117	33223 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1556	0.1266	SC-R-4	2017	2102	236260	127700	236260		363960	365972	02/02/18	99.4502
02	00	000	101	101	143	33	438615	3N2W13CC 00135	33270 SW HOLLAND DR SCAPPOOSE, OR 97056	2018-1560	0.1461	SC-R-4	2017	2273	255280	132750	255280		388030	334995	02/05/18	115.8316
02	00	000	101	101	143	33	438595	3N2W13CC 00115	51303 SW RHINE DR SCAPPOOSE, OR 97056	2018-1563	0.1621	SC-R-4	2017	2367	258550	137780	258550		396330	359995	01/17/18	110.0932
02	00	000	101	101	141	33	2877	3N1W07CC 02700	52102 SE 8TH CT SCAPPOOSE, OR 97056	2018-1625	0.1722	SC-R-1	2000	1567	177540	140130	177540		317670	335000	01/16/18	94.8269
02	00	000	101	101	141	33	4234	3N2W12DC 00132	52118 SE SAUER CT SCAPPOOSE, OR 97056	2018-1642	0.1377	SC-R-4	2006	2079	221940	130370	221940		352310	312000	02/22/18	112.9199
02	00	000	101	101	141	33	438504	3N2W13CB 00113	33237 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1590	0.1241	SC-R-4	2017	1565	194380	127000	194380		321380	344650	02/02/18	93.2482
02	00	000	101	101	143	33	438526	3N2W13CB 00135	33224 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1620	0.101	SC-R-4	2017	2402	251180	120040	251180		371220	382900	02/16/18	96.9496
02	00	000	101	101	147	33	438538	3N2W13CB 00147	33288 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1635	0.0759	SC-R-4	2017	2066	237550	108550	237550		346100	305335	02/01/18	113.3509
02	00	000	101	101	143	33	438473	3N2W13CA 03929	33321 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1683	0.1672	SC-R-4	2017	2273	252190	139210	252190		391400	361995	01/09/18	108.123
02	00	000	101	101	143	33	438612	3N2W13CC 00132	33300 SW HOLLAND DR SCAPPOOSE, OR 97056	2018-1695	0.2283	SC-R-4	2017	2489	265020	152060	265020		417080	384995	02/05/18	108.3339
02	00	000	101	101	143	33	4715	3N2W13BC 01600	51596 SW 5TH ST SCAPPOOSE, OR 97056	2018-1715	0.1611	SC-R-4	1996	1840	218680	136980	218680		355660	299900	02/28/18	118.5929
02	00	000	101	101	143	33	438611	3N2W13CC 00131	51195 SW VOLENDAM ST SCAPPOOSE, OR 97056	2018-1880	0.1413	SC-R-4	2017	2367	258550	123250	258550		390900	355995	02/20/18	109.8049
02	00	000	101	101	143	33	438492	3N2W13CB 00101	33285 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1905	0.1539	SC-R-4	2017	2504	256520	135440	256520		391960	354275	02/20/18	110.6372
02	00	000	101	101	143	33	4769	3N2W13BD 03800	33361 SW JENNY LN SCAPPOOSE, OR 97056	2018-1898	0.163	SC-R-4	1996	2187	246360	137520	246360		383880	344000	03/01/18	111.593
02	00	000	101	101	143	33	438467	3N2W13CA 03923	33345 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-1939	0.1233	SC-R-4	2017	2367	244220	126790	244220		371010	329995	03/02/18	112.429
02	00	000	101	101	141	33	2895	3N1W18BB 00800	33965 SE ROLLING HILLS DR SCAPPOOSE, OR 97056	2018-1937	0.1483	SC-R-4	1997	1350	169670	133350	169670		303020	318000	03/02/18	95.2893
02	00	000	101	101	143	33	438613	3N2W13CC 00133	33290 SW HOLLAND DR SCAPPOOSE, OR 97056	2018-1961	0.1727	SC-R-4	2017	2297	254050	140760	254050		394810	358185	02/20/18	110.2252
02	00	000	101	101	143	33	4552	3N2W13AD 09800	51681 SE 6TH ST SCAPPOOSE, OR 97056	2018-2017	0.1419	SC-R-4	2001	1371	176850	131560	176850		308410	283400	03/12/18	108.825
02	00	000	101	101	143	33	4676	3N2W13BA 07000	33346 SW ADAM CT SCAPPOOSE, OR 97056	2018-2059	0.138	SC-R-4	1996	1758	217000	130440	217000		347440	323500	03/07/18	107.4003
02	00	000	101	101	143	33	4489	3N2W13AD 01500	33986 SE SEVEN OAKS DR SCAPPOOSE, OR 97056	2018-2065	0.2452	SC-R-4	1997	2226	236110	154210	236110		390320	360000	03/13/18	108.422
02	00	000	101	101	143	33	438610	3N2W13CC 00130	51181 SW VOLENDAM ST SCAPPOOSE, OR 97056	2018-2077	0.1423	SC-R-4	2017	2273	245240	131670	245240		376910	332025	02/20/18	113.5151
02	00	000	101	101	141	33	436518	3N2W13CD 06100	33343 SW ROTTERDAM ST SCAPPOOSE, OR 97056	2018-2132	0.138	SC-R-4	2014	1809	210160	130450	210160		340610	360000	03/15/18	94.6139
02	00	000	101	101	143	33	438485	3N2W13CA 03941	33324 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-2136	0.0921	SC-R-4	2017	2504	256520	116000	256520		372520	344995	02/23/18	107.9784
02	00	000	101	101	131	33	3775	3N2W12CA 08400	33409 SW MAPLE ST SCAPPOOSE, OR 97056	2018-2142	0.4729	SC-R-4	1925	1092	104280	184940	104280		289220	290000	02/13/18	99.731
02	00	000	101	101	143	33	438600	3N2W13CC 00120	33323 SW ROTTERDAM ST SCAPPOOSE, OR 97056	2018-2237	0.143	SC-R-4	2017	2273	255280	132370	255280		387650	342347	03/06/18	113.2331
02	00	000	101	101	143	33	436521	3N2W13CD 06400	33340 SW ROTTERDAM ST SCAPPOOSE, OR 97056	2018-2256	0.1414	SC-R-4	2014	2268	240520	131420	240520		371940	343000	03/19/18	108.4373
02	00	000	101	101	143	33	438421	3N1W18BB 01126	33936 SE UHLMAN LN SCAPPOOSE, OR 97056	2018-1382	0.1736	SC-R-1	2017	2172	235150	141020	235150		376170	378000	02/16/18	99.5159
02	00	000	101	101	143	33	438419	3N1W18BB 01124	33940 SE UHLMAN LN SCAPPOOSE, OR 97056													

02	00	000	101	101	143	33	438520	3N2W13CB 00129	51547 SW 6TH ST SCAPPOOSE, OR 97056	2018-3436	0.127	SC-R-4	2017	2403	246060	127810	246060	373870	399150	03/29/18	93.6665
02	00	000	101	101	143	33	438519	3N2W13CB 00128	51549 SW 6TH ST SCAPPOOSE, OR 97056	2018-3427	0.124	SC-R-4	2017	2102	236260	126980	236260	363240	380650	03/29/18	95.4262
02	00	000	101	101	143	33	438536	3N2W13CB 00145	33280 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3409	0.0918	SC-R-4	2017	2504	256520	115850	256520	372370	388855	04/23/18	95.7606
02	00	000	101	101	143	33	438529	3N2W13CB 00138	33236 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3397	0.1175	SC-R-4	2017	2403	246060	125130	246060	371190	409000	03/29/18	90.5562
02	00	000	101	101	142	33	3522	3N2W128B 00800	52988 NW E J SMITH RD SCAPPOOSE, OR 97056	2018-3358	0.4339	SC-R-1	1956	3214	358710	181320	358710	540030	401000	04/23/18	117.1432
02	00	000	101	101	143	33	438532	3N2W13CB 00141	33262 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3461	0.0751	SC-R-4	2018	1688	201140	108190	201140	309330	270885	04/18/18	114.1924
02	00	000	101	101	143	33	438534	3N2W13CB 00143	33272 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3454	0.0797	SC-R-4	2018	1887	215070	110310	215070	325380	289995	04/10/18	112.2109
02	00	000	101	101	143	33	438531	3N2W13CB 00140	33258 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3448	0.091	SC-R-4	2018	1808	208070	115470	208070	323540	301000	04/13/18	107.4884
02	00	000	101	101	143	33	4405	3N2W13AA 06200	51811 SE 7TH ST SCAPPOOSE, OR 97056	2018-3568	0.1484	SC-R-4	1996	2116	222870	133390	222870	352660	301000	04/25/18	101.0667
02	00	000	101	101	147	33	438533	3N2W13CB 00142	33268 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3559	0.0797	SC-R-4	2018	2066	237550	110320	237550	347870	313215	04/13/18	111.0643
02	00	000	101	101	141	33	4356	3N2W13AA 00600	33855 SE VINE ST SCAPPOOSE, OR 97056	2018-3566	0.3857	SC-R-1	1971	2011	240390	176080	240390	416470	390000	04/30/18	134.7749
02	00	000	101	101	143	33	438503	3N2W13CB 00112	33241 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-3592	0.126	SC-R-4	2017	2102	246610	127540	246610	371450	389400	04/27/18	96.0837
02	00	000	101	101	143	33	438501	3N2W13CB 00110	51561 SW 5TH ST SCAPPOOSE, OR 97056	2018-3834	0.1393	SC-R-4	2017	2403	246060	131300	246060	373630	395150	04/30/18	95.2568
02	00	000	101	101	143	33	429880	3N1W07CC 01415	34040 SE STURGEON ST SCAPPOOSE, OR 97056	2018-3861	0.1381	SC-R-4	2007	2591	255210	130480	255210	385950	365000	05/02/18	105.6685
02	00	000	101	101	143	33	438493	3N2W13CB 00102	51562 SW 5TH ST SCAPPOOSE, OR 97056	2018-4039	0.1526	SC-R-4	2018	2367	257840	135080	257840	382920	338000	04/18/18	102.4136
02	00	000	101	101	147	33	438500	3N2W13CB 00109	33257 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-4068	0.0907	SC-R-4	2018	2066	234840	113550	234840	350190	314675	04/23/18	111.2862
02	00	000	101	101	141	33	4484	3N2W13AD 00900	51758 SE 8TH ST SCAPPOOSE, OR 97056	2018-4138	0.1492	SC-R-4	1996	1513	176350	133620	176350	309980	345000	05/11/18	89.8493
02	00	000	101	101	143	33	2807	3N1W07CA 00158	34378 NE RAENNA LN SCAPPOOSE, OR 97056	2018-4133	0.1724	SC-R-1	2002	1448	185640	140190	185640	325830	308500	05/11/18	105.6175
02	00	000	101	101	143	33	438476	3N2W13CA 03932	33289 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-4207	0.1315	SC-R-4	2018	2347	254400	129110	254400	383510	371675	04/23/18	103.1842
02	00	000	101	101	145	33	3962	3N2W12DA 00800	33863 SE OAK ST SCAPPOOSE, OR 97056	2018-4218	0.14	SC-R-4	1956	1982	210540	131020	210540	341560	340000	05/14/18	100.4588
02	00	000	101	101	141	33	3963	3N2W12DA 00900	33845 SE OAK ST SCAPPOOSE, OR 97056	2018-4245	0.23	SC-R-1	2002	1704	194790	151810	194790	346600	332000	05/14/18	104.3976
02	00	000	101	101	143	33	31246	3N1W07CC 04900	52063 SE ICENOGLE LOOP SCAPPOOSE, OR 97056	2018-4285	0.1377	SC-R-4	2006	2160	238860	130370	238860	369230	369900	05/17/18	99.3189
02	00	000	101	101	143	33	438530	3N2W13CB 00139	33240 SW HAVLIK DR SCAPPOOSE, OR 97056	2018-4427	0.1263	SC-R-4	2017	2402	261530	127630	261530	389160	407150	04/30/18	95.5815
02	00	000	101	101	143	33	438452	3N2W13CA 03908	51561 SW SOUTH FORK LOOP SCAPPOOSE, OR 97056	2018-4538	0.0611	SC-R-4	2017	1688	201590	101780	201590	303370	304995	04/30/18	99.4672
02	00	000	101	101	141	33	3003	3N2W02DD 00612	53039 NW E J SMITH RD SCAPPOOSE, OR 97056	2018-4611	0.2296	SC-R-1	2014	2165	260730	151750	260730	412480	415000	05/25/18	99.3928
02	00	000	101	101	143	33	436520	3N2W13CD 06300	33330 SW ROTTERDAM ST SCAPPOOSE, OR 97056	2018-4626	0.1431	SC-R-4	2014	2072	227160	131880	227160	359040	355000	05/30/18	101.138
02	00	000	101	101	141	33	2879	3N1W07CC 02900	52124 SE 8TH CT SCAPPOOSE, OR 97056	2018-4779	0.1723	SC-R-4	2001	1617	181570	140160	181570	321730	359000	06/04/18	89.6184
02	00	000	101	101	141	33	4283	3N2W12DD 01100	52152 SE 5TH ST SCAPPOOSE, OR 97056	2018-4786	0.1722	SC-R-4	1990	1364	171760	140130	171760	311890	298000	06/05/18	104.6611
02	00	000	101	101	143	33	438448	3N2W13CA 03904	51558 SW SOUTH FORK LOOP SCAPPOOSE, OR 97056	2018-4866	0.1005	SC-R-4	2018	1880	214230	119810	214230	334040	301480	05/23/18	110.8001
02	00	000	101	101	143	30	4753	3N2W13BD 03100	33271 SW SEQUOIA ST SCAPPOOSE, OR 97056	2018-4873	0.1379	SC-R-4	1996	2285	245530	130430	245530	375960	272000	06/08/18	138.2206
02	00	000	101	101	147	33	438451	3N2W13CA 03907	51557 SW SOUTH FORK LOOP SCAPPOOSE, OR 97056	2018-2541	0.0758	SC-R-4	2017	2066	237550	108530	237550	346080	319995	03/06/18	108.1517
02	00	000	101	101	143	33	4804	3N2W13BD 07800	33287 SW BARTA CT SCAPPOOSE, OR 97056	2018-5154	0.2125	SC-R-4	1996	2767	283310	149210	283310	432520	385000	06/15/18	112.3429
02	00	000	101	101	131	33	4195	3N2W12DC 00500	33745 SE ELM ST SCAPPOOSE, OR 97056	2018-5183	0.1079	SC-R-4	1957	816	81670	121910	81670	203580	240000	06/19/18	84.825
02	00	000	101	101	142	33	3011	3N2W02DD 00620	32919 NW SUNSET DR SCAPPOOSE, OR 97056	2018-5241	0.2042	SC-R-1	1980	2250	248070	147980	248070	396050	359500	06/20/18	110.1665
02	00	000	101	101	143	33	438600	3N2W13CC 00120	33233 SW ROTTERDAM ST SCAPPOOSE, OR 97056	2018-5245	0.143	SC-R-4	2017	2273	255280	132370	255280	387650	380000	06/20/18	102.0132
02	00	000	101	101	154	33	3125	3N2W11AA 01026	32870 NW VIEW TERRACE PL SCAPPOOSE, OR 97056	2018-5466	0.5575	SC-R-1	2003	4466	504410	191510	504410	695920	549000	06/27/18	126.7614
02	00	000	101	101	141	33	4020	3N2W12DA 04111	52284 SE CYPRESS CT SCAPPOOSE, OR 97056	2018-5648	0.2	SC-R-4	1977	1432	197490	147350	197490	344840	328000	07/05/18	105.1341
02	00	000	101	101	143	33	3512	3N2W128B 00200	33193 NW WHEELER ST SCAPPOOSE, OR 97056	2018-5947	0.47	SC-R-1	1966	3606	245490	184700	245490	403190	400000	07/16/18	107.5475
02	00	000	101	101	143	33	31203	3N1W188B 01700	52001 SE 9TH ST SCAPPOOSE, OR 97056	2018-6139	0.1377	SC-R-4	2006	2704	266340	130370	266340	396710	399000	07/25/18	99.4261
02	00	000	101	101	143	33	4784	3N2W13BD 05600	33306 SW JENNY LN SCAPPOOSE, OR 97056	2018-6191	0.17	SC-R-4	1997	1320	171260	139510	171260	310770	289000	07/26/18	103.6245
02	00	000	101	101	141	33	434760	3N1W07CB 01903	34119 E COLUMBIA AVE SCAPPOOSE, OR 97056	2018-6239	0.1782	SC-R-1	2015	1416	193450	141820	193450	335270	365000	07/25/18	91.8548
02	00	000	101	101	131	33	2958	3N2W01CC 02001	51211 NW MANOR DR SCAPPOOSE, OR 97056	2018-6271	0.1523	SC-MH	1941	925	74100	134500	74100	208600	245000	07/27/18	85.1429
02	00	000	101	101	143	33	4213	3N2W12DC 00111	33671 SE RAY RD SCAPPOOSE, OR 97056	2018-6314	0.1407	SC-R-4	2006	1972	216110	131210	216110	347320	316000	07/30/18	109.9114
02	00	000	101	101	143	33	4677	3N2W13BA 07100	33354 SW ADAM CT SCAPPOOSE, OR 97056	2018-6318	0.1602	SC-R-4	1997	2102	243130	136740	243130	379870	345800	07/27/18	109.8525
02	00	000	101	101	143	33	31207	3N1W188B 01900	52042 SE 9TH ST SCAPPOOSE, OR 97056	2018-6285	0.1378	SC-R-4	2006	2508	266890	130380	266890	397270	379900	07/30/18	104.5723
02	00	000	101	101	142	33	3952	3N2W12CD 02600	33313 SW ROGERS RD SCAPPOOSE, OR 97056	2018-6419	0.2175	SC-R-4	1980	1733	206530	149950	206530	356480	326900	08/01/18	109.0486
02	00	000	101	101	141	33	4428	3N2W13AC 01600	51704 SE 4TH ST SCAPPOOSE, OR 97056	2018-6501	0.141	SC-R-4	2001	1586	188780	131280	188780	320060	336000	08/06/18	95.256
02	00	000	101	101	141	30	4555	3N2W13AD 09100	33835 SE DAVONA DR SCAPPOOSE, OR 97056	2018-6540	0.1388	SC-R-4	2000	1550	190800	130660	190800	321460	253200	08/10/18	126.9589
02	00	000	101	101	143	33	433524	3N2W13CD 04000	51153 SW AMSTERDAM LN SCAPPOOSE, OR 97056	2018-6784	0.1377	SC-R-4	2013	2163	232120	130370	232120	362490	385000	08/14/18	94.1532
02	00	000	101	101	141	33	432024	3N2W13AD 04511	33940 SE ERIKA CT SCAPPOOSE, OR 97056	2018-6858	0.1559	SC-R-4	2007	1805	202220	135520	202220	337740	332000	08/16/18	101.7289
02	00																				

02	00	000	101	101	142	33	3160	3N2W11AD 01600	52559 NW EASTVIEW DR SCAPPOOSE, OR 97056	2018-10545	0.4792	SC-R-4	1972	2252	244440	185420	244440	429860	437500	12/13/18	98.2537
02	00	000	101	101	141	33	4205	3N2W12DC 00103	33681 SE PICKLE PL SCAPPOOSE, OR 97056	2018-10667	0.1411	SC-R-4	2005	1419	175090	131330	175090	306420	290400	12/27/18	105.5165
02	00	000	101	101	143	33	4654	3N2W13BA 04704	33420 SW SYCAMORE ST SCAPPOOSE, OR 97056	2019-57	0.1548	SC-R-4	2005	2080	217530	135220	217530	352750	320353	12/13/18	110.1129
02	00	000	101	101	143	33	4734	3N2W13BD 01000	33351 SW SEQUOIA ST SCAPPOOSE, OR 97056	2019-83	0.1381	SC-R-4	1995	2032	223180	130470	223180	353650	369000	12/28/18	95.8401

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	00	000	102	102	143	33	434333	3NZW12CC 92001	52012 SW JOHANNA DR SCAPPOOSE, OR 97056	2018-2821	0.1991	SC:R-4	2002	1526	248540	0	248540		248540	220000	04/04/18	112.9727
02	00	000	102	102	143	33	434334	3NZW12CC 92002	52010 SW JOHANNA DR SCAPPOOSE, OR 97056	2018-1154	0.1991	SC:R-4	2002	1526	247980	0	247980		247980	220000	02/04/18	112.7182

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	00	000	109	109	452	33	2964	3NZW01CC 02200	53116 NW MANOR DR SCAPPOOSE, OR 97056	2018-711	0.1377	SC:MH	2002	1431	78220	130370		78220	208590	234800	01/26/18	88.8373
02	00	000	109	109	452	33	3459	3NZW12AD 05403	33924 NE PRAIRIE ST SCAPPOOSE, OR 97056	2018-2426	0.2204	SC:R-4	1995	1568	80130	150380		80130	230510	220000	03/16/18	104.7773
02	00	000	109	109	452	33	3391	3NZW12AC 04001	33615 NE PRAIRIE ST SCAPPOOSE, OR 97056	2018-8824	0.1148	SC:A-1	1993	1770	87480	123860		87480	211340	238000	10/17/18	88.7983

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02	21	000	400	540		33	8360	4N2W3500 00305		2018-6306	4.13	CO:RR-5			0	163930			163930	229900	07/31/18	71.3049
02	21	000	400	400		30	5438	3N2W01CC 01402		2018-10477	0.47	CO:RR-5			0	25340			25340	18000	12/17/18	140.7778

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	21	000	401	581	300	30	5876	3N2W15A0 00700	31706 DUTCH CANYON RD SCAPPOOSE, OR 97056	2018-916	97.12	CO:PA-80		5992	65620	650830	65620		716450	846000	01/31/18	84.6868
02	21	000	401	401	141	33	6908	3N2W2300 00600	32449 CALLAHAN RD SCAPPOOSE, OR 97056	2018-1295	6.03	CO:RR-5	1978	2820	194550	302650	194550		497200	461224	02/08/18	107.8001
02	21	000	401	401	131	33	5557	3N2W02D0 01500	32946 BELLCREST RD SCAPPOOSE, OR 97056	2018-2376	1.32	CO:RR-5	1958	1164	103880	155920	103880		259800	268400	03/22/18	96.7958
02	21	000	401	401	141	33	8376	4N2W358C 00400	32023 SCAPPOOSE VERNONIA HWY SCAPPOOSE, OR 97056	2018-2440	0.62	CO:RR-5	1956	1182	122160	133600	122160		255760	275000	03/26/18	93.0036
02	21	000	401	401	154	33	5467	3N2W0200 00200	32728 WIKSTROM RD SCAPPOOSE, OR 97056	2018-2615	2.03	CO:RR-5	1995	3984	516260	255780	516260		772040	550000	03/23/18	140.3709
02	21	000	401	401	143	33	5411	3N2W01A0 01707	33703 JEFFRIES RD SCAPPOOSE, OR 97056	2018-2858	5.25	CO:RR-5	1992	8568	367970	240020	367970		607990	432000	04/06/18	140.7384
02	21	000	401	401	136	30	8366	4N2W3500 00700	32277 SCAPPOOSE VERNONIA HWY SCAPPOOSE, OR 97056	2018-3145	4.8	CO:RR-5	1940	912	94820	184290	94820		279110	198000	04/12/18	140.9646
02	21	000	401	401	133	33	8415	4N2W35CC 01800	54031 SAM BLEHM RD SCAPPOOSE, OR 97056	2018-4090	2.08	CO:RR-5	2017	1632	134770	155290	134770		290060	339900	05/09/18	85.3369
02	21	000	401	641	153	33	5749	3N2W14A0 02000	51617 HEINDL WAY SCAPPOOSE, OR 97056	2018-4905	5.01	CO:RR-5	2002	7968	572710	329190	572710		901900	699000	06/11/18	129.0272
02	21	000	401	401	164	33	5767	3N2W1400 01490	51680 MOUNTAIN VIEW RD SCAPPOOSE, OR 97056	2018-6207	3.05	CO:RR-5	1993	5269	601040	231120	601040		832160	640000	07/19/18	130.025
02	21	000	401	401	154	33	5863	3N2W14D8 01000	32594 GLEN VIEW LN SCAPPOOSE, OR 97056	2018-6490	1.07	CO:R-10	1989	3200	470290	141700	470290		611990	625000	07/24/18	97.9184
02	21	000	401	641	154	33	5751	3N2W14A0 01300	51755 HEINDL WAY SCAPPOOSE, OR 97056	2018-7329	5.01	CO:RR-5	2004	3218	500490	239190	500490		739680	799950	08/28/18	92.4658
02	21	000	401	401	142	33	5247	3N1W07CB 00800	52528 NORTH RD SCAPPOOSE, OR 97056	2018-7984	1	CO:R-10	1995	3736	370390	137600	370390		507990	567000	09/21/18	89.5926
02	21	000	401	401	142	30	5858	3N2W14D8 00600	51491 MOUNTAIN VIEW RD SCAPPOOSE, OR 97056	2018-8222	0.76	CO:R-10	1998	2128	234150	133600	234150		367750	432500	09/27/18	85.0289
02	21	000	401	401	155	33	7155	3N2W2400 02701	50399 CANARY LN SCAPPOOSE, OR 97056	2018-8424	4.87	CO:RR-5	1977	5259	392770	239040	392770		631810	640000	10/03/18	98.7203
02	21	000	401	401	141	33	5890	3N2W1580 00401	31053 DUTCH CANYON RD SCAPPOOSE, OR 97056	2018-8426	1.76	CO:RR-5	1964	1248	136090	168520	136090		304610	272000	09/27/18	111.989
02	21	000	401	641	145	33	8355	4N2W3500 00300	32383 GIFT PL SCAPPOOSE, OR 97056	2018-8975	5.14	CO:RR-5	1980	4544	271090	239640	271090		510730	540000	10/17/18	94.5796
02	21	000	401	401	134	30	5801	3N2W1400 02700	51459 SW E M WATTS RD SCAPPOOSE, OR 97056	2018-10610	3.36	CO:R-10	1934	3058	213580	311170	213580		524750	540000	12/28/18	97.1759

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02	28	000	101	101	232	33	4059	3N2W12DB 01000	52495 SE 3RD ST A SCAPPOOSE, OR 97056	2018-6580	0.116	SC:C	1942	1344	79080	138410	79080		217490	240000	08/09/18	90.6208
02	28	000	101	101	243	33	3501	3N2W12BA 02501	33375 NW WICKSTROM DR A SCAPPOOSE, OR 97056	2018-7906	0.3402	SC:A-1	2004	4350	420350	198950	420350		619300	585000	09/18/18	105.8632

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
02	33	000	101	101	143	33	3767	3N2W12CA 07700	52314 SW 3RD ST SCAPPOOSE, OR 97056	2018-5611	0.128	SC-R-4	2007	1614	192720	127620	192720		320340	304000	06/28/18	105.375
02	33	000	101	101	143	33	429903	3N2W12AD 03106	33843 NE KALE ST SCAPPOOSE, OR 97056	2018-6337	0.084	SC-R-4	2007	1632	190530	111760	190530		302290	274900	07/27/18	109.9636
02	33	000	101	101	143	33	429918	3N2W12AD 03121	33846 NE KALE ST SCAPPOOSE, OR 97056	2018-8182	0.0818	SC-R-4	2007	1632	192470	110760	192470		303230	269900	09/07/18	112.349
02	33	000	101	101	143	33	433071	3N2W12DC 00152	52165 SE CABBAGE LN SCAPPOOSE, OR 97056	2018-2145	0.0558	SC-A-1	2007	1881	201980	97680	201980		299660	280000	03/14/18	107.0214
02	33	000	101	101	143	33	429916	3N2W12AD 03119	33862 NE KALE ST SCAPPOOSE, OR 97056	2018-2424	0.0817	SC-R-4	2007	1632	196670	110720	196670		307390	265000	03/23/18	115.9962
02	33	000	101	101	143	33	434067	3N1W07CC 01002	52149 SE TUSSING WAY SCAPPOOSE, OR 97056	2018-8422	0.0923	SC-R-4	2015	1547	197870	115560	197870		313430	296510	09/26/18	105.7064
02	33	000	101	101	143	33	433318	3N2W12CA 07701	33371 SW MAPLE ST SCAPPOOSE, OR 97056	2018-8918	0.0849	SC-R-4	2007	1546	185870	112200	185870		298070	309900	10/18/18	96.1826
02	33	000	101	101	143	33	433107	3N2W12DC 02506	52127 SE RELISH LN SCAPPOOSE, OR 97056	2018-9121	0.0558	SC-A-1	2015	1873	207800	97680	207800		305480	273500	10/25/18	111.6929
02	33	000	101	101	143	33	429899	3N2W12AD 03102	33813 NE KALE ST SCAPPOOSE, OR 97056	2018-9314	0.0825	SC-R-4	2007	1632	190660	111080	190660		301740	276900	11/01/18	108.9707

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02	64	000	400	400		30	6869	3N2W22DA 09800	31910 WAYSIDE CT SCAPPOOSE, OR 97056	2018-1341	2.13	CO:RR-5			0	178340			178340	169900	02/15/18	104.9676

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02	64	000	401	401	141	30	7355	3N2W24BD 06800	50595 CHESTNUT AVE SCAPPOOSE, OR 97056	2018-487	0.43	CO-RR-5	1996	1908	255200	156350	255200		411550	410000	01/12/18	100.378
02	64	000	401	401	152	33	31361	3N2W24AC 02400	50674 CHESTNUT AVE SCAPPOOSE, OR 97056	2018-7000	0.26	CO-RR-5	1958	3691	375000	156350	375000		531350	383500	08/16/18	138.5528
02	64	000	401	401	153	33	6614	3N2W22CA 07100	31321 BRIARWOOD DR SCAPPOOSE, OR 97056	2018-9223	0.8	CO-RR-5	2016	2925	384840	165850	384840		550690	570000	10/30/18	96.6123

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02	79	000	101	101	163	33	432004	3N2W11DD 00314	32775 SW HUSER LN SCAPPOOSE, OR 97056	2018-2324	0.1794	SC:R-1	2016	2207	443960	153330	443960		597290	509550	03/22/18	117.2191
02	79	000	101	101	153	33	3240	3N2W11DA 02619	32883 SW KEYS CREST DR SCAPPOOSE, OR 97056	2018-2810	0.169	SC:R-1	1994	2284	323860	150080	323860		473940	460000	04/06/18	103.0304
02	79	000	101	101	163	33	431990	3N2W11DB 01700	52332 SW ASHLEY CT SCAPPOOSE, OR 97056	2018-4195	0.1722	SC:R-1	2012	2105	415770	151090	415770		566860	459000	05/14/18	123.4989
02	79	000	101	101	154	33	3207	3N2W11DA 02400	32960 SW KEYS LANDING RD SCAPPOOSE, OR 97056	2018-7276	0.6674	SC:R-1	2000	3727	508620	218490	508620		727110	575000	08/29/18	126.4539

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02	80	000	101	101	152	33	3585	3NZW12BC 00219	33122 NW FELISHA WAY SCAPPOOSE, OR 97056	2018-5074	0.1767	SC-R-1	2003	3074	391910	152480	391910		544390	465000	06/08/18	117.0731
02	80	000	101	101	153	33	3574	3NZW12BC 00208	52643 NW MARIA LN SCAPPOOSE, OR 97056	2018-5438	0.1739	SC-R-1	2004	2501	349140	151630	349140		500770	419999	06/19/18	119.2312
02	80	000	101	101	153	33	3576	3NZW12BC 00210	52648 NW MARIA LN SCAPPOOSE, OR 97056	2018-6183	0.1856	SC-R-1	2003	2696	362100	155260	362100		517360	469000	07/23/18	110.3113
02	80	000	101	101	153	33	3600	3NZW12BC 00234	52533 NW MARIA LN SCAPPOOSE, OR 97056	2018-8419	0.173	SC-R-1	2004	2748	351120	151330	351120		502450	418000	10/04/18	120.2033
02	80	000	101	101	154	33	3588	3NZW12BC 00222	33102 NW FELISHA WAY SCAPPOOSE, OR 97056	2018-9288	0.1956	SC-R-1	2003	3673	493650	158310	493650		651960	600000	10/31/18	108.66

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03	00	000	100	100		33	22515	4N4W03BD 00900	1430 ALDER ST VERNONIA, OR 97064	2018-180	0.23	VR:R			0	36570			36570	35339	01/04/18	103.4834
03	00	000	100	100		33	22493	4N4W03BC 10303	892 SPENCER AVE VERNONIA, OR 97064	2018-1537	0.1961	VR:R			0	34400			34400	42500	02/15/18	80.9412
03	00	000	100	100		33	434114	4N4W04B8 00112		2018-1647	0.26	VR:R			0	38460			38460	32000	02/26/18	120.1875
03	00	000	100	100		30	435695	4N4W04A8 00301	18600 MELLINGER RD VERNONIA, OR 97064	2018-2844	0.1698	VR:R			0	32970			32970	35000	04/05/18	94.2
03	00	000	100	100		30	435699	4N4W04A8 00305		2018-9341	0.3848	VR:R			0	68600			68600	75000	11/02/18	91.4667

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03	00	000	101	101	131	30	23297	4N4W05AD 07400	990 ROSE AVE VERNONIA, OR 97064	2018-382	0.1148	VR:GR	1960	992	130600	56300	130600		186900	175000	01/12/18	106.8
03	00	000	101	101	142	33	22768	4N4W04BA 04601	201 E ST VERNONIA, OR 97064	2018-628	0.1722	VR:R	1974	1806	190270	60100	190270		250370	196400	01/22/18	127.4796
03	00	000	101	101	131	33	433342	4N4W05AC 03608	966 4TH AVE VERNONIA, OR 97064	2018-856	0.1509	VR:R	2008	1285	131830	58950	131830		190780	270000	01/19/18	70.6593
03	00	000	101	101	143	33	22622	4N4W04AC 01701	910 LOUISIANA AVE VERNONIA, OR 97064	2018-2057	0.4591	VR:R	1988	3054	231990	100080	231990		332070	250000	03/06/18	132.828
03	00	000	101	101	131	33	22650	4N4W04AC 04200	374 ARKANSAS AVE VERNONIA, OR 97064	2018-2584	0.1739	VR:R	1924	768	107290	60190	107290		167480	179900	03/26/18	93.0962
03	00	000	101	101	131	33	23414	4N4W05DA 03700	625 ROSE AVE VERNONIA, OR 97064	2018-2557	0.132	VR:DT	1924	960	94250	57580	94250		151830	172000	03/28/18	88.2733
03	00	000	101	101	141	33	22552	4N4W03CA 00900	1299 ALDER ST VERNONIA, OR 97064	2018-2683	0.2746	VR:R	1974	1932	203410	66360	203410		269770	257500	03/27/18	104.765
03	00	000	101	101	131	33	23087	4N4W04DA 00300	885 E BRIDGE ST VERNONIA, OR 97064	2018-2842	0.1395	VR:R	1980	1200	100120	58130	100120		158250	227000	04/02/18	69.7137
03	00	000	101	101	132	33	22655	4N4W04AC 04700	485 E MISSISSIPPI AVE VERNONIA, OR 97064	2018-3548	0.2402	VR:R	1924	2393	174860	64220	174860		239080	251000	04/27/18	95.251
03	00	000	101	101	131	33	22710	4N4W04AD 04100	891 SPENCER AVE VERNONIA, OR 97064	2018-4250	1	VR:R	1952	1320	116640	91930	116640		208570	227000	05/14/18	91.8811
03	00	000	101	101	143	33	22568	4N4W04AB 00300	1864 N LOUISIANA AVE VERNONIA, OR 97064	2018-5482	0.1717	VR:R	2017	2182	238580	60070	238580		298650	382000	06/26/18	78.1806
03	00	000	101	101	145	30	22783	4N4W04B8 00111	1900 WEED AVE VERNONIA, OR 97064	2018-5490	0.36	VR:R	2004	2528	285830	70290	285830		356120	310060	06/26/18	114.8552
03	00	000	101	101	142	33	432445	4N4W05AC 01703	1001 4TH AVE VERNONIA, OR 97064	2018-6291	0.1148	VR:R	2006	1586	193210	56300	193210		249510	262000	07/27/18	95.2328
03	00	000	101	101	141	33	22711	4N4W04AD 04200	845 SPENCER AVE VERNONIA, OR 97064	2018-6441	0.21	VR:R	1997	1306	176430	62290	176430		238720	230000	08/06/18	103.7913
03	00	000	101	101	141	33	22712	4N4W04AD 04201	884 E ALABAMA AVE VERNONIA, OR 97064	2018-6557	0.2	VR:R	2017	1611	197090	61650	197090		258740	296000	08/09/18	87.4122
03	00	000	101	101	131	33	23406	4N4W05DA 03401	1152 MAPLE ST VERNONIA, OR 97064	2018-6671	0.2491	VR:GR	1995	1120	117040	64780	117040		181820	223000	08/14/18	81.5336
03	00	000	101	101	141	33	429819	4N4W05AA 00407	1842 ROSE HEDGE CT VERNONIA, OR 97064	2018-6692	0.4828	VR:R	2007	1514	190490	75190	190490		265680	295500	08/14/18	89.9086
03	00	000	101	101	141	33	23257	4N4W05AD 03200	1356 NEHALEM ST VERNONIA, OR 97064	2018-7333	0.4591	VR:R	1966	1732	224660	74500	224660		299160	263000	08/29/18	113.749
03	00	000	101	101	135	33	29608	4N4W05AD 13800	872 WEED AVE VERNONIA, OR 97064	2018-8475	0.1599	VR:GR	1924	1152	96280	59440	96280		155720	221000	10/05/18	70.4615
03	00	000	101	101	131	33	22485	4N4W03BC 09800	876 E ALABAMA AVE VERNONIA, OR 97064	2018-8087	0.2135	VR:R	1940	752	81070	62510	81070		143580	188200	09/11/18	76.2912
03	00	000	101	101	131	33	22497	4N4W03BC 10701	921 RIVERSIDE DR VERNONIA, OR 97064	2018-9228	0.1837	VR:R	1980	1012	109940	60720	109940		170660	230000	10/26/18	74.2
03	00	000	101	101	135	33	23283	4N4W05AD 05900	1004 ROSE AVE VERNONIA, OR 97064	2018-9966	0.1148	VR:GR	1925	1314	120460	56300	120460		176760	234900	11/27/18	75.249
03	00	000	101	101	131	33	22705	4N4W04AD 03801	798 E BRIDGE ST VERNONIA, OR 97064	2018-10170	0.17	VR:R	1977	1760	123860	59980	123860		183840	225000	11/27/18	81.7067
03	00	000	101	101	141	33	439484	4N4W05AC 04401	1800 BRIDGE ST VERNONIA, OR 97064	2018-10044	0.3106	VR:R	1963	1426	171600	68200	171600		239800	254000	11/29/18	94.4094
03	00	000	101	101	131	30	22695	4N4W04AD 02300	800 MISSOURI AVE VERNONIA, OR 97064	2018-10314	0.4	VR:R	1964	1612	147490	71990	147490		219480	200000	12/11/18	109.74
03	00	000	101	101	131	30	23474	4N4W05DA 09600	441 1ST AVE VERNONIA, OR 97064	2018-10520	0.1148	VR:GR	1922	640	62420	56300	62420		118720	115000	12/20/18	103.2348
03	00	000	101	101	143	33	435695	4N4W04AB 00301	18600 MELLINGER RD VERNONIA, OR 97064	2018-10601	0.1698	VR:R	2018	2124	244060	59970	244060		304030	384000	12/18/18	79.1745

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03	00	000	109	109	462	33	22913	4N4W04BD 02001	162 C ST VERNONIA, OR 97064	2018-1289	0.186	VR:R	2003	1917	101140	60840		101140	161980	227000	02/06/18	71.3568
03	00	000	109	109	452	33	23174	4N4W05AC 01302	917 6TH AVE VERNONIA, OR 97064	2018-2686	0.1722	VR:GR	1996	1512	90930	60100	23770	67160	151030	200000	03/27/18	75.515
03	00	000	109	109	462	33	22555	4N4W03CA 01101	516 N MIST DR VERNONIA, OR 97064	2018-3579	0.15	VR:R	1993	1848	78920	58900		78920	137820	189000	04/30/18	72.9206
03	00	000	109	549	462	33	22290	4N4W03BA 00200	1383 KNOTT ST VERNONIA, OR 97064	2018-6217	4.76	VR:R	1995	2590	125280	235970	55140	70140	361250	350500	07/27/18	103.067
03	00	000	109	109	462	33	22611	4N4W04AC 01001	1022 LOUISIANA AVE VERNONIA, OR 97064	2018-6438	0.2468	VR:R	1995	1782	113200	64640	30970	82230	177840	247000	08/06/18	72
03	00	000	109	109	452	33	23300	4N4W05AD 07700	1141 NEHALEM ST VERNONIA, OR 97064	2018-9883	0.1148	VR:GR	2002	1170	65480	56300		65480	121780	170000	11/26/18	71.6353

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03	03	000	100	100		33	22794	4N4W04B8	01402	1128 SPRINGBOARD DR VERNONIA, OR 97064	2018-2350	0.4591	VR:R		0	47500			47500	74000	02/20/18	64.1892
03	03	000	100	100		33	22899	4N4W04B8	00701	1302 STATE AVE VERNONIA, OR 97064	2018-6034	0.1148	VR:R		0	29300			29300	29750	07/19/18	98.4874

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03	03	000	101	101	141	33	22354	4N4W038B 02500	1420 N MIST DR VERNONIA, OR 97064	2018-347		1 VR:R	1973	2871	205050	70120	205050		275170	292000	01/11/18	94.2363
03	03	000	101	101	141	33	23110	4N4W04DA 02600	695 LAKEVIEW DR VERNONIA, OR 97064	2018-1125	0.4105	VR:R	2002	1920	212790	72450	212790		285240	317000	02/07/18	89.9811
03	03	000	101	101	131	33	22466	4N4W038C 07300	910 RIVERSIDE DR VERNONIA, OR 97064	2018-1490	0.5051	VR:R	1940	1014	101420	75600	101420		177020	215000	02/21/18	82.3349
03	03	000	101	101	131	33	22972	4N4W048D 07800	208 A ST VERNONIA, OR 97064	2018-2335	0.1194	VR:R	1924	1080	92690	56640	92690		149330	209750	03/20/18	71.1943
03	03	000	101	101	141	33	22790	4N4W048B 01000	986 G ST VERNONIA, OR 97064	2018-4404	0.2991	VR:R	2018	1736	201420	67680	201420		269100	319000	05/22/18	84.3574
03	03	000	101	101	143	33	22395	4N4W038B 06700	1191 HEATHER LN VERNONIA, OR 97064	2018-4633	0.5668	VR:R	1995	1268	132960	76560	132960		209520	220000	05/30/18	95.2364
03	03	000	101	101	131	33	429926	4N4W048D 11802	225 NORTH ST VERNONIA, OR 97064	2018-4843	0.1148	VR:R	1928	952	84730	56300	84730		141030	215000	05/25/18	65.5953
03	03	000	101	101	141	33	22408	4N4W038B 07900	1241 KNOTT ST VERNONIA, OR 97064	2018-5653	1	VR:R	1958	1297	202530	70130	202530		272660	270650	07/03/18	100.7427
03	03	000	101	101	131	33	22435	4N4W038C 04002	1230 CHERRY ST VERNONIA, OR 97064-9704	2018-5940	0.1722	VR:R	1975	1566	155200	60100	155200		215300	242000	07/17/18	88.9669
03	03	000	101	101	135	33	23065	4N4W04CB 04600	676 ADAMS AVE VERNONIA, OR 97064	2018-6926	0.264	VR:GR	1912	1504	111910	65700	111910		177610	187200	08/17/18	94.8771
03	03	000	101	101	145	33	23006	4N4W048D 11400	843 STATE AVE VERNONIA, OR 97064	2018-8444	0.2296	VR:R	1923	2543	224100	63540	224100		287640	299999	10/04/18	95.8803
03	03	000	101	101	141	30	22529	4N4W038D 02102	1288 CHERRY ST VERNONIA, OR 97064	2018-8414	0.1971	VR:R	2002	1236	163020	61470	163020		224490	239000	09/26/18	93.9289
03	03	000	101	101	141	33	22404	4N4W038B 07500	1218 HEATHER LN VERNONIA, OR 97064	2018-8839	0.2241	VR:R	1991	1802	213320	63190	213320		276510	281500	10/15/18	98.2274
03	03	000	101	101	131	33	23020	4N4W048D 12700	186 BRIDGE ST VERNONIA, OR 97064	2018-9368	0.1722	VR:GR	1956	1504	117090	60100	117090		177190	217250	10/31/18	81.5604
03	03	000	101	101	141	33	22937	4N4W048D 04300	200 B ST VERNONIA, OR 97064	2018-9856	0.2296	VR:GR	2017	2772	247810	81820	247810		329630	348500	11/14/18	94.5854

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
03	03	000	109		473	33	22463	4N4W038C 07101	994 RIVERSIDE DR VERNONIA, OR 97064	2018-1847	0.3489	VR:R	1996	2510	107120	69850	107120	176970	238000	03/01/18	74.3571	
03	03	000	109		462	33	23015	4N4W048D 12200	123 NORTH ST VERNONIA, OR 97064	2018-1873	0.1148	VR:GR	1996	1134	42290	56300	42290	98590	78000	03/02/18	126.3974	
03	03	000	109		462	33	22898	4N4W048D 00700	1332 STATE AVE VERNONIA, OR 97064	2018-5657	0.1148	VR:R	1997	1620	68100	56300	68100	124400	192000	06/21/18	64.7917	
03	03	000	109		462	33	22823	4N4W048C 01002	488 A ST VERNONIA, OR 97064-1206	2018-6276	0.1149	VR:GR	1995	1480	71650	56310	71650	127960	162500	07/24/18	78.7446	
03	03	000	109		452	33	22985	4N4W048D 09200	209 A ST VERNONIA, OR 97064	2018-7409	0.1148	VR:GR	2005	1296	54280	56300	54280	110580	170000	08/28/18	65.0471	

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
03	31	000	400	640		33	28630	4N3W14D0 00900	57181 SHADY WAY SCAPPOOSE, OR 97056	2018-2619	10.04	CO-RR-5			0	137920			137920	170000	03/28/18	81.1294
03	31	000	400	400		33	23913	4N4W04AC 00102	1642 OREGON AVE VERNONIA, OR 97064	2018-7088	3.06	CO-RR-5			0	89200			89200	120000	08/24/18	74.3333
03	31	000	400	640		30	439062	4N3W14D0 00901		2018-10237	5.06	CO-RR-5			0	114280			114280	105000	12/07/18	108.8381

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
03	31	000	401	401	142	33	8248	4N2W33A0 00700	30771 PISGAH HOME RD SCAPPOOSE, OR 97056	2018-679	4.88	CO-RR-5	1990	2952	219680	259150	219680		478830	515000	01/24/18	92.9767
03	31	000	401	641	143	33	9316	3N2W0400 00902	30878 HOLADAY RD SCAPPOOSE, OR 97056-2607	2018-802	16.16	CO-PF-80	1997	2614	213090	217590	213090		430680	425000	01/16/18	101.3365
03	31	000	401	401	141	33	24730	5N5W25CC 00600	15302 CREEK VIEW LN VERNONIA, OR 97064	2018-874	0.39	CO-RR-5	1992	1425	190340	93100	190340		283440	249500	01/29/18	113.6032
03	31	000	401	401	141	33	7630	4N2W16CC 00600	57186 MAIN ST SCAPPOOSE, OR 97056	2018-1759	2.39	CO-RR-5	1990	1752	188700	133810	188700		322510	388500	02/27/18	83.0142
03	31	000	401	401	131	33	24722	5N5W25CB 00800	15130 CREEK VIEW LN VERNONIA, OR 97064	2018-1991	0.27	CO-RR-5	1972	1065	134420	93100	134420		227520	237000	03/06/18	96
03	31	000	401	401	143	33	24792	5N5W3400 00101	13836 KEASEY RD VERNONIA, OR 97064	2018-2328	27.68	CO-FA-80	1980	3144	206220	269480	206220		475700	570000	03/21/18	83.4561
03	31	000	401	401	141	33	8551	4N2W2000 00103	29911 FREEDOM RD SCAPPOOSE, OR 97056	2018-3449	4.19	CO-RR-5	2002	3432	223640	152620	223640		376260	440000	04/18/18	85.5136
03	31	000	401	541	153	33	24333	4N5W1300 01700	57504 TIMBER RD VERNONIA, OR 97064	2018-3538	16.69	CO-FA-80	2003	9756	398030	220590	398030		618620	562000	04/29/18	110.0747
03	31	000	401	401	141	33	24557	5N4W3100 00908	60571 FLACK RD VERNONIA, OR 97064	2018-3835	2	CO-RR-5	1982	1648	209140	126360	209140		335500	299950	05/01/18	111.852
03	31	000	401	401	131	33	23922	4N4W0500 00800	17793 NOAKES RD VERNONIA, OR 97064	2018-4298	0.57	CO-RR-5	1940	1176	129170	93100	129170		222270	270000	05/15/18	82.3222
03	31	000	401	401	144	33	5948	3N2W1680 00200	30019 DUTCH CANYON RD SCAPPOOSE, OR 97056	2018-5011	9.02	CO-RR-5	1920	1824	382440	194710	382440		577150	640000	06/12/18	90.1797
03	31	000	401	641	144	30	7566	4N2W1600 01200		2018-4687	4.79	CO-RR-5	1974	2472	244150	163450	244150		407600	493000	06/01/18	82.6775
03	31	000	401	681	153	33	24791	5N5W3400 00100	13648 KEASEY RD VERNONIA, OR 97064	2018-5319	40.21	CO-FA-80	2004	6006	427030	281690	427030		708720	750000	06/22/18	94.496
03	31	000	401	401	135	33	24009	4N4W0700 00502	16725 TIMBER RD E VERNONIA, OR 97064	2018-6150	4.17	CO-RR-5	1920	2194	165230	160860	165230		326090	385000	07/24/18	84.6987
03	31	000	401	401	156	30	5028	4N3W1400 01901	26545 GUNNERS LAKE MAINLINE SCAPPOOSE, OR 97056	2018-6421	2.06	CO-RR-5	1984	2558	381000	127550	381000		508550	528000	08/02/18	96.3163
03	31	000	401	401	136	33	24031	4N4W0800 00205	17414 NOAKES RD VERNONIA, OR 97064	2018-6542	2.62	CO-RR-5	1984	5042	357330	138140	357330		495470	479500	08/06/18	103.3306
03	31	000	401	641	142	33	5152	4N3W1300 01400	27623 KINGSLEY RD SCAPPOOSE, OR 97056	2018-7335	3.95	CO-RR-5	1976	5060	379330	158170	379330		537500	591000	08/30/18	90.9475
03	31	000	401	401	131	33	23981	4N4W0700 00700	16196 TIMBER RD E VERNONIA, OR 97064	2018-7508	3.52	CO-RR-5	1915	4097	137850	152390	137850		290240	346300	09/06/18	83.8117
03	31	000	401	401	136	33	5953	3N2W1680 00700	30311 DUTCH CANYON RD SCAPPOOSE, OR 97056	2018-8678	0.2	CO-RR-5	1946	2540	172800	93100	172800		265900	250100	10/02/18	106.3175
03	31	000	401	401	156	33	7872	4N2W2180 00501	30199 TWIN CREEK LN SCAPPOOSE, OR 97056	2018-9152	1.5	CO-RR-5	1981	3789	482180	112140	482180		594320	485000	10/23/18	122.5402
03	31	000	401	641	143	33	24115	4N4W0900 01400	58001 PEBBLE CREEK RD VERNONIA, OR 97064	2018-9252	5.97	CO-PF-80	2009	2670	265690	171180	265690		436870	488215	10/26/18	89.4831
03	31	000	401	401	131	33	7660	4N2W1700 00500	29627 EDGEWOOD DR SCAPPOOSE, OR 97056	2018-10229	0.83	CO-RR-5	1920	1783	100510	89300	100510		189810	175000	12/05/18	108.4629
03	31	000	401	641	145	33	24218	4N4W2900 00900	55221 MCDONALD RD VERNONIA, OR 97064	2018-10376	3.3	CO-FA-80	1975	3140	255860	149430	255860		405290	451400	12/12/18	89.7851

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03	31	000	409	409	452	33	7686	4N2W1700 02001	57551 ALDER CREEK RD SCAPPOOSE, OR 97056	2018-3438	1.8	CO:RR-5	1979	2240	61570	120670	19300	42270	182240	265000	04/20/18	68.7698
03	31	000	409	409	452	33	7877	4N2W2180 00704	30269 SCAPPOOSE VERNONIA HWY SCAPPOOSE, OR 97056	2018-3477	0.76	CO:RR-5	1978	1536	50350	95000	50350	145350	209400	04/26/18	69.4126	
03	31	000	409	649	453	33	24222	4N4W2900 01102	55102 SIEDELMAN RD VERNONIA, OR 97064	2018-4211	14.48	CO:FA-80	1996	4353	136100	206520	32480	103620	342620	375000	05/15/18	91.3653
03	31	000	409	649	452	33	24561	5N4W3100 01201	16606 KEASEY RD VERNONIA, OR 97064-9439	2018-4516	5	CO:RR-5	1997	5512	176520	170550	81330	95190	347070	375000	05/22/18	92.552
03	31	000	409	409	463	33	24560	5N4W3100 01200	60816 FLACK RD VERNONIA, OR 97064	2018-5237	5	CO:RR-5	1997	4080	178220	170550	41330	136890	348770	378000	06/18/18	92.2672
03	31	000	409	649	452	33	24671	5N4W3400 00300	61020 NEHALEM HWY N VERNONIA, OR 97064	2018-5446	5.04	CO:RR-5	1995	2580	90860	171160	14210	76650	262020	355000	06/26/18	73.8085
03	31	000	409	409	463	33	24727	5N5W25CC 00300	15246 CREEK VIEW LN VERNONIA, OR 97064	2018-5635	0.68	CO:RR-5	2007	4160	192790	83600	38900	153890	276390	377900	06/29/18	73.1384
03	31	000	409	409	452	33	24762	5N5W3200 00402	11847 KEASEY RD VERNONIA, OR 97064	2018-6575	0.98	CO:PF-80	1999	2900	96330	97850	15250	81080	194180	255000	08/07/18	76.149
03	31	000	409	409	462	33	5086	4N3W2400 02502	56585 MOLLENHOUR RD SCAPPOOSE, OR 97056	2018-8113	5.28	CO:RR-5	1992	3432	123860	173880	41280	82580	297740	380000	09/24/18	78.3526
03	31	000	409	409	452	33	7697	4N2W1700 02601	57524 ALDER CREEK RD SCAPPOOSE, OR 97056	2018-8215	4.17	CO:RR-5	2002	3114	116350	160860	25950	90400	277210	360000	09/27/18	77.0028
03	31	000	409	409	463	30	5963	3N2W1700 00500	29040 DUTCH CANYON RD SCAPPOOSE, OR 97056	2018-10097	5.6	CO:RR-5	1995	2240	110340	180550	110340	290890	380000	12/03/18	76.55	
03	31	000	409	409	463	33	24283	4N5W1200 00400	58802 KIRK RD VERNONIA, OR 97064	2018-10356	53.69	CO:PA-80	2013	6482	213420	295210	74070	139350	508630	525500	12/12/18	96.7897

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04	00	000	100	100		33	18476	7N2W17AD 02100	29798 WASHINGTON WAY RAINIER, OR 97048	2018-322	0.2735	RN:R-2			0	45540			45540	30000	01/05/18	151.8
04	00	000	100	100		30	29313	7N2W17AC 02402	29731 OLD RAINIER RD RAINIER, OR 97048	2018-3254	0.1148	RN:R-2			0	28080			28080	21000	04/17/18	133.7143

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04	00	000	101	101	143	33	21072	7N2W17DB 02305	29502 OLD RAINIER RD RAINIER, OR 97048	2018-4832	0.56	CO-RR-2	2008	1908	230330	69440	230330		299770	293000	06/06/18	102.3106
04	00	000	101	101	141	33	18257	7N2W16DC 00100	506 E 5TH ST RAINIER, OR 97048	2018-7205	0.25	RN-R-2	1960	1972	200630	58500	200630		259130	257500	08/23/18	100.633
04	00	000	101	101	131	33	18345	7N2W16DC 08600	112 FOX ST RAINIER, OR 97048	2018-7433	0.3627	RN-R-1	1975	1408	111920	66100	111920		178020	213000	09/05/18	83.5775
04	00	000	101	101	146	33	21012	7N2W16DC 01300	75028 LEWIS RD RAINIER, OR 97048	2018-8241	0.29	RN-R-1	1920	2084	236620	62430	236620		299050	279900	09/28/18	106.8417
04	00	000	101	101	133	33	18378	7N2W16DD 01900	606 E D ST RAINIER, OR 97048	2018-9107	0.1641	RN-R-2	1940	2764	166560	74420	166560		240980	245000	10/24/18	98.3592
04	00	000	101	101	142	33	18068	7N2W16CC 00321	75016 CRESTVIEW LN RAINIER, OR 97048	2018-3571	0.1897	RN-R-1	2006	2276	256490	52190	256490		308680	300500	04/27/18	102.7221
04	00	000	101	101	143	33	18053	7N2W16CC 00305	75135 ALDER LN RAINIER, OR 97048	2018-5879	0.2113	RN-R-1	1982	1380	176880	54500	176880		231380	215000	06/21/18	107.6186
04	00	000	101	101	123	33	17887	7N2W16BC 02001	908 W B ST RAINIER, OR 97048	2018-6036	0.1446	RN-R-3	1910	1412	123100	47210	123100		170310	194000	07/18/18	87.7887
04	00	000	101	101	143	33	18509	7N2W17AD 04901	1126 W C ST RAINIER, OR 97048	2018-6304	0.1148	RN-R-2	2004	1680	209780	68380	209780		278160	270000	07/30/18	103.0222
04	00	000	101	101	132	33	21032	7N2W17CD 01700	29503 OLD RAINIER RD RAINIER, OR 97048	2018-8449	1.9	CO-RR-2	1930	1792	227290	76060	227290		303350	288800	09/29/18	105.0381
04	00	000	101	101	143	33	18545	7N2W17DA 00403	29800 RIVERVIEW DR RAINIER, OR 97048	2018-10539	0.5657	RN-R-1	2018	1935	233160	69530	233160		302690	315000	12/18/18	96.0921
04	00	000	101	101	133	33	18460	7N2W17AD 00100	112 W 10TH ST RAINIER, OR 97048	2018-4661	0.3202	RN-R-3	1910	1602	165760	89980	165760		255740	212800	05/30/18	120.1786
04	00	000	101	101	143	33	17979	7N2W16CA 08200	510 W D ST RAINIER, OR 97048	2018-7032	0.1263	RN-R-2	2007	2080	218900	44850	218900		263750	279000	08/23/18	94.5341
04	00	000	101	101	143	33	18606	7N2W17DB 02203	29530 OLD RAINIER RD RAINIER, OR 97048	2018-7364	0.9151	RN-R-2	1978	1392	221810	73280	221810		295090	260000	08/29/18	113.4962
04	00	000	101	101	142	33	21011	7N2W16CC 01200	30198 SANDY LN RAINIER, OR 97048	2018-9125	0.51	RN-R-1	1966	2436	234140	68530	234140		302670	260000	10/24/18	116.4115
04	00	000	101	101	133	33	18184	7N2W16DA 06500	608 E C ST RAINIER, OR 97048	2018-9832	0.1677	RN-R-2	1916	1892	184790	129810	184790		314600	260000	11/20/18	121
04	00	000	101	101	132	33	18151	7N2W16DA 02600	617 E B ST RAINIER, OR 97048	2018-10158	0.25	RN-R-2	1894	1034	109110	58500	109110		167610	168000	12/06/18	99.7679
04	00	000	101	101	133	33	17890	7N2W16BC 02200	819 W B ST RAINIER, OR 97048	2018-780	0.1478	RN-R-3	1905	1180	103640	72620	103640		176260	172500	01/26/18	102.1797
04	00	000	101	101	121	33	18398	7N2W16DD 03700	904 E E ST RAINIER, OR 97048	2018-1121	0.0861	RN-R-2	1930	488	51570	37550	51570		89120	68500	02/07/18	130.1022
04	00	000	101	101	134	30	18136	7N2W16DA 01200	409 COLUMBIA RIVER HWY RAINIER, OR 97048	2018-1864	0.3306	RN-R-2	1879	1139	118020	108790	118020		226810	225000	03/05/18	100.8044
04	00	000	101	101	142	33	18259	7N2W16DC 00300	518 E 5TH ST RAINIER, OR 97048	2018-3551	0.25	RN-R-2	1966	2648	289530	129980	289530		419510	286455	04/30/18	146.4488
04	00	000	101	101	142	30	18554	7N2W17DA 00500	29720 RIVERVIEW DR RAINIER, OR 97048	2018-4289	0.2295	RN-R-1	1971	1633	233480	52300	233480		285780	225000	05/14/18	127.0133
04	00	000	101	101	131	33	18348	7N2W16DC 08800	709 E 2ND ST RAINIER, OR 97048	2018-6673	0.2273	RN-R-2	1945	480	61160	47150	61160		108310	119000	08/14/18	91.0168
04	00	000	101	101	141	33	21006	7N2W16CC 00807	30186 SANDY LN RAINIER, OR 97048	2018-6877	0.56	RN-R-1	1978	1639	187240	69440	187240		256680	248000	08/16/18	103.5
04	00	000	101	101	135	33	18423	7N2W17AC 00400	29665 FIR ST RAINIER, OR 97048	2018-7292	0.1963	RN-R-2	1920	952	83000	52920	83000		135920	181000	08/30/18	75.0939
04	00	000	101	101	145	33	18163	7N2W16DA 04500	418 COLUMBIA RIVER HWY RAINIER, OR 97048	2018-7478	0.1791	RN-R-2	1951	1888	210150	51040	210150		261190	300000	09/06/18	87.0633
04	00	000	101	101	143	33	18293	7N2W16DC 03400	704 E 3RD ST RAINIER, OR 97048	2018-9530	0.3608	RN-R-2	1972	2524	219250	66100	219250		285350	285000	11/08/18	100.1228
04	00	000	101	101	131	33	18268	7N2W16DC 00703	541 E 4TH ST RAINIER, OR 97048	2018-9689	0.1263	RN-R-2	1978	1220	132390	61330	132390		193720	224500	11/15/18	86.2895

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04	40	000	101	101	242	33	18388	7N2W16DD 02801	411 E 4TH ST 1 RAINIER, OR 97048	2018-7601	0.1462	RN:R-2	1976	3792	307900	66600	307900		374500	390000	09/06/18	96.0256

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04	41	000	400	640		33	20191	7N3W11D0	00800	2018-3501	22.88	CO:FA-80			0	172890			172890	225000	04/27/18	76.84
04	41	000	400	680		33	21623	6N2W3300	01300	2018-4639	63.3	CO:FA-80			0	379540			379540	330000	05/24/18	115.0121
04	41	000	400	400		30	19386	6N2W12BD	00500	2018-7600	5.52	CO:RR-5			0	121570			121570	100000	09/06/18	121.57
04	41	000	400	400		33	21280	6N2W16A0	01300	2018-8625	7.5	CO:RR-5			0	88910			88910	80000	10/10/18	111.1375
04	42	000	400	640		33	17678	6N3W2500	02301	2018-126	23.65	CO:PF-80			0	123220			123220	115000	01/03/18	107.1478
04	42	000	400	640		33	29269	6N3W2500	00401	2018-2402	8.38	CO:RR-5			0	108880			108880	110000	03/01/18	98.9818
04	42	000	400	640		33	21419	6N2W21D0	00300	2019-247	26.8	CO:FA-80			0	162370			162370	100000	12/28/18	162.37

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
04	41	000	401	541	141	30	21622	6N2W3300	01200	66350 BISHOP CREEK RD DEER ISLAND, OR 97054	2018-60	16.21	CO:FA-80	2000	6240	273510	210320	273510	488830	370880	01/03/18	130.4546
04	41	000	401	401	141	30	20004	7N2W29C0	00101	73459 BEAVER SPRINGS RD RAINIER, OR 97048	2018-540	2.13	CO:PF-80	1998	2696	168650	150700	168650	319350	299900	01/18/18	106.4855
04	41	000	401	401	141	33	20288	7N3W14D0	01900	75377 APIARY RD RAINIER, OR 97048	2018-401	1.96	CO:RR-5	1977	3364	237200	138350	237200	375550	297000	01/16/18	126.4478
04	41	000	401	641	131	33	16419	6N2W2600	01000	32527 TIDE CREEK RD DEER ISLAND, OR 97054	2018-787	2.02	CO:RR-5	1958	2690	150370	148840	150370	299210	315000	01/29/18	94.9873
04	41	000	401	401	131	33	19912	7N2W26A0	00800	73871 LINDBERG RD RAINIER, OR 97048	2018-2362	0.92	CO:RR-5	1953	875	101550	109400	101550	210950	175000	03/15/18	120.5429
04	41	000	401	681	143	33	21503	6N2W2700	01203	31085 TIDE CREEK RD RAINIER, OR 97048	2018-2532	39.49	CO:PF-80	2008	3264	313490	243410	313490	556900	580000	03/22/18	96.0172
04	41	000	401	401	141	30	20069	7N2W3200	00301	29027 WOODWARD LN RAINIER, OR 97048	2018-2909	1.24	CO:PF-80	1973	1460	193560	118820	193560	312380	235000	04/06/18	132.9277
04	41	000	401	641	142	33	19623	7N2W19D0	00100	74500 DEAL RD RAINIER, OR 97048	2018-3459	2.94	CO:RR-5	1983	1800	191280	164390	191280	355670	262000	04/27/18	135.7519
04	41	000	401	641	141	33	433967	6N2W2600	02103	67251 MAPLECREST RD DEER ISLAND, OR 97054	2018-3486	5.34	CO:PF-80	2009	4380	265500	175450	265500	440950	435000	04/26/18	101.3678
04	41	000	401	641	141	33	19128	6N2W04C0	00103	71535 SWEETWATER LN RAINIER, OR 97048	2018-3508	5.62	CO:RR-5	2003	1896	202710	176280	202710	378990	367450	04/26/18	103.1406
04	41	000	401	401	141	33	19968	7N2W28B8	00901	73728 SOLD RD RAINIER, OR 97048	2018-3900	0.65	CO:RR-5	1976	1512	174760	106900	174760	281660	236700	05/04/18	118.9945
04	41	000	401	401	153	33	19924	7N2W26D0	01100	72182 JACK FALLS RD RAINIER, OR 97048	2018-4085	0.91	CO:RR-5	1991	2316	373300	189400	373300	562700	454100	05/02/18	123.9154
04	41	000	401	401	136	33	19893	7N2W23CA	02500	74301 LAUREL WOOD RD RAINIER, OR 97048	2018-4574	0.65	CO:RR-2	1928	1330	254250	106900	254250	361150	278000	05/29/18	129.9101
04	41	000	401	641	132	33	21146	6N2W13B0	01300	69625 NICOLAI CUTOFF RD RAINIER, OR 97048	2018-4973	5.14	CO:PF-80	1986	3728	156120	174850	156120	330970	310000	06/14/18	106.7645
04	41	000	401	641	153	33	16473	6N2W3500	00501	32208 TIDE CREEK RD DEER ISLAND, OR 97054	2018-5181	13.2	CO:PF-80	1980	2915	372210	254400	372210	626610	525000	06/20/18	119.3543
04	41	000	401	401	142	33	19606	7N2W19A0	01800	74549 DEAL RD RAINIER, OR 97048	2018-6325	2.56	CO:RR-5	1982	1632	206520	157960	206520	364480	305000	07/31/18	119.5016
04	41	000	401	401	131	30	19012	7N3W34A0	00900	25590 WOLDEN RD RAINIER, OR 97048	2018-7024	1.21	CO:RR-5	1977	3480	129320	117660	129320	246980	237000	08/22/18	104.211
04	41	000	401	641	143	33	19299	6N2W1100	00703	32171 BISHOP RD RAINIER, OR 97048	2018-7405	5.17	CO:RR-5	2005	1992	217240	174950	217240	392190	357500	08/31/18	109.7035
04	41	000	401	401	141	33	19964	7N2W28B8	00600	73860 DEBAST RD RAINIER, OR 97048	2018-7611	1.12	CO:RR-5	1966	1252	161210	114150	161210	275360	242500	09/06/18	113.5505
04	41	000	401	401	145	33	21634	6N2W3400	00401	66794 DOETSCH RD RAINIER, OR 97048	2018-8082	9.77	CO:FA-80	1979	3194	273770	187850	273770	461620	411000	09/13/18	112.3163
04	41	000	401	401	132	33	20071	7N2W3200	00500	72013 HUTCHINSON RD RAINIER, OR 97048	2018-8179	5.42	CO:PF-80	1984	2996	219420	175690	219420	395110	312500	09/26/18	126.4352
04	41	000	401	641	141	33	16047	5N2W1200	00303	33526 MERRILL CREEK RD DEER ISLAND, OR 97054	2018-8213	5	CO:RR-5	1979	1688	180740	162400	180740	343140	330000	09/26/18	103.9818
04	41	000	401	401	131	33	19404	6N2W12CA	01601	70373 NICOLAI RD RAINIER, OR 97048	2018-8492	0.4	CO:RC	1898	1008	90230	129400	90230	219630	189900	10/03/18	115.6556
04	41	000	401	401	141	33	20288	7N3W14D0	01900	75377 APIARY RD RAINIER, OR 97048	2018-8487	1.96	CO:RR-5	1977	3364	237200	138350	237200	375550	309900	10/03/18	121.1843
04	41	000	401	401	131	33	19923	7N2W26D0	01000	72290 JACK FALLS RD RAINIER, OR 97048	2018-8597	0.95	CO:RR-5	1966	2136	171440	189400	171440	360840	262500	10/05/18	137.4629
04	41	000	401	401	133	33	19018	7N3W34A0	02200	72523 APIARY RD RAINIER, OR 97048	2018-8606	14.54	CO:PF-80	1955	6690	208970	208720	208970	417690	405000	08/27/18	103.1333
04	41	000	401	401	131	33	19638	7N2W19AA	00900	74945 DOAN RD RAINIER, OR 97048-1124	2018-9025	2.02	CO:R-10	1976	1120	119010	148840	119010	267850	270000	10/22/18	99.2037
04	41	000	401	541	153	33	20179	7N3W11B0	00600	76575 HEATH RD RAINIER, OR 97048	2018-9692	8.07	CO:FA-80	1998	6464	479400	207440	479400	686840	500000	11/15/18	137.368
04	41	000	401	401	143	30	19880	7N2W23CA	01800	74430 LAUREL WOOD RD RAINIER, OR 97048	2018-10446	1.65	CO:RR-2	1954	2660	233820	214780	233820	448600	395000	12/12/18	113.5696
04	42	000	401	401	135	33	21469	6N2W22B0	01600	68519 S BARTON RD RAINIER, OR 97048	2018-1545	5	CO:RR-5	1920	3634	179540	156400	179540	335940	333000	02/21/18	100.8829
04	42	000	401	401	131	33	15896	5N2W0800	01200	64540 S CAANAAN RD DEER ISLAND, OR 97054	2018-2121	1.46	CO:RR-5	1988	2016	140710	116440	140710	257150	279900	03/14/18	91.8721
04	42	000	401	401	131	33	15513	5N1W07B0	00500	34133 LAWRENCE RD DEER ISLAND, OR 97054	2018-5261	4.2	CO:RR-5	1969	1344	108480	155090	108480	263570	350000	06/22/18	75.3057
04	42	000	401	641	135	33	18964	7N3W35C0	00900	72129 APIARY RD RAINIER, OR 97048	2018-5317	6.95	CO:PF-80	1945	4150	135730	161370	135730	297100	274000	06/25/18	108.4307
04	42	000	401	641	135	33	21360	6N2W1700	01700	29467 GREGORY RD RAINIER, OR 97048	2018-5805	26.17	CO:FA-80	1919	4848	189150	215060	189150	404210	420000	07/11/18	96.2405
04	42	000	401	401	131	33	18989	7N3W3600	01901	72293 LENTZ RD RAINIER, OR 97048	2018-6273	0.86	CO:PF-80	1972	1248	107090	101150	107090	208240	249450	07/30/18	83.4797
04	42	000	401	401	144	33	20063	7N2W3100	00400	72464 LENTZ RD RAINIER, OR 97048	2018-9017	1.98	CO:PF-80	1920	3186	321250	133640	321250	454890	362000	10/19/18	125.6602
04	42	000	401	641	143	33	15527	5N1W07C0	00100	34330 MERRILL CREEK RD DEER ISLAND, OR 97054	2018-10674	4.03	CO:RR-5	1950	2748	179480	154820	179480	334300	355000	12/28/18	94.169

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04	41	000	409	409	473	33	19768	7N2W2200 00200	74980 COLUMBIA RIVER HWY RAINIER, OR 97048-1327	2018-639	5.21	CO-RR-5	1998	5112	250320	255050	47990	202330	505370	490000	01/19/18	103.1367
04	41	000	409	409	452	33	20055	7N2W3000 01600	73300 FERN HILL RD RAINIER, OR 97048	2018-1525	7.63	CO-PF-80	2003	1904	94360	181670		94360	276030	260000	02/22/18	106.1654
04	41	000	409	409	452	30	21233	6N2W15AC 00102	69677 BEAVER HILL DR RAINIER, OR 97048	2018-4647	1.67	CO-RR-5	1997	1782	71270	135560	4620	66650	206830	210000	05/31/18	98.4905
04	41	000	409	409	452	33	19644	7N2W19AA 01005	74837 HEMLOCK CT RAINIER, OR 97048	2018-4902	4.87	CO-R-10	1980	2465	85440	234030	9950	75490	319470	274000	06/11/18	116.5949
04	41	000	409	409	463	30	19003	7N3W34A0 00800	25546 WOLDEN RD RAINIER, OR 97048	2018-7026	5	CO-RR-5	2003	4794	210650	174400	49220	161430	385050	407500	08/22/18	94.4908
04	41	000	409	409	452	33	21212	6N2W1500 01100	69084 NICOLAI RD RAINIER, OR 97048	2018-9065	3.43	CO-FA-80	1999	1904	111920	168450	25610	86310	280370	277750	10/13/18	100.9433
04	41	000	409	649	462	33	20094	7N2W32A0 00701	72717 BEAVER SPRINGS RD RAINIER, OR 97048	2018-8494	3.9	CO-PF-80	1999	2496	94760	171710	19570	75190	266470	255000	09/28/18	104.498
04	42	000	409	409	452	33	18819	6N3W1200 00700	70462 SCHUMACHER RD RAINIER, OR 97048	2018-2538	13.14	CO-FA-80	2000	2184	94970	265050	19630	75340	360020	325000	03/19/18	110.7754
04	42	000	409	409	453	33	18731	6N3W0200 00601	26701 HAMMOND RD RAINIER, OR 97048	2018-5810	2.06	CO-FA-80	2000	2122	144010	135250	43250	100760	279260	290000	07/10/18	96.2966
04	42	000	409	649	452	33	17704	6N3W3600 01202	65973 JANSRAW RD DEER ISLAND, OR 97054	2018-6875	5.68	CO-RR-5	2005	2152	94630	158170	13080	81550	252800	289900	08/14/18	87.2025

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04	44	000	401	401	132	33	18636	7N2W35AD 00500	72694 BLAKELY ST RAINIER, OR 97048	2018-3142	0.25	PR-R-1	1962	1324	125880	86400	125880		212280	159900	04/18/18	132.758

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04	45	000	401	401	134	33	19507	7N2W17BD 04100	29510 WASHINGTON WAY RAINIER, OR 97048	2018-1380	0.89	CO:MFR	1954	1524	162810	92900	162810		255710	247900	02/13/18	103.1505
04	45	000	401	401	135	33	20215	7N3W12A0 00600	27757 DIKE RD RAINIER, OR 97048	2018-2987	4.87	CO:PA-80	1930	2064	164890	138220	164890		303110	272500	04/11/18	111.233

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04	47	000	101	101	143	33	22049	7N2W168B 02200	704 KING DR RAINIER, OR 97048	2018-7798	0.0557	RN:WM	2005	1556	181140	32800	181140		213940	208000	09/14/18	102.8558

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05	00	000	100	100		33	432376	7N4W09CA 00109	928 NE SUNSET CT CLATSKANIE, OR 97016	2018-708	0.2398	CL-R-10				0	49280		49280	49900	01/26/18	98.7575
05	00	000	100	100		33	434290	7N4W09CA 00122	821 NE VIRGINIA CIR CLATSKANIE, OR 97016	2018-8673	0.1709	CL-R-10				0	32410		32410	32500	10/11/18	99.7231

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05	00	000	101	101	142	33	26323	7NAW17BA 02600	970 SW TICHENOR ST CLATSKANIE, OR 97016	2018-106	0.3195	CLR-10	1978	2480	270610	65300	270610		335910	282900	01/03/18	118.7381
05	00	000	101	101	131	33	26279	7NAW09CB 03501	1225 NE 5TH ST CLATSKANIE, OR 97016	2018-421	0.25	CLR-10	1976	1120	113050	63480	113050		176530	172000	01/11/18	102.6337
05	00	000	101	101	142	33	25704	7NAW08BC 01100	1000 SW JEFF CT CLATSKANIE, OR 97016	2018-1944	0.1986	CLR-10	1976	2232	256790	61010	256790		317800	240500	03/08/18	132.1414
05	00	000	101	101	136	33	25778	7NAW08CA 01100	258 SW ORCHARD ST CLATSKANIE, OR 97016	2018-2555	0.17	CLR-7	1920	1799	150800	50920	150800		201720	245000	03/23/18	82.3347
05	00	000	101	101	132	33	26038	7NAW08DA 01100	210 NE 7TH ST CLATSKANIE, OR 97016	2018-4287	0.1445	CL:MFR	1938	2208	142630	59410	142630		202040	195000	05/17/18	103.6103
05	00	000	101	101	146	33	26157	7NAW08DC 02400	240 S NEHALEM ST CLATSKANIE, OR 97016	2018-4716	0.2332	CLR-5	1920	2454	271920	62840	271920		334760	337000	05/31/18	99.3353
05	00	000	101	101	131	33	25720	7NAW08BC 02800	445 HOWARD DR CLATSKANIE, OR 97016	2018-5224	0.3503	CLR-10	1998	1789	125350	66560	125350		191910	202000	05/24/18	95.005
05	00	000	101	101	141	33	25812	7NAW08CA 03600	110 SW 3RD ST CLATSKANIE, OR 97016	2018-5358	0.1141	CLR-5	1952	1122	179080	57810	179080		236890	237000	06/21/18	99.9536
05	00	000	101	101	121	33	26324	7NAW17BA 02700	990 SW TICHENOR ST CLATSKANIE, OR 97016	2018-6212	0.1333	CLR-5	1905	876	64610	52080	64610		116690	115000	07/23/18	101.4696
05	00	000	101	101	134	33	25844	7NAW08CA 06200	253 SW 3RD ST CLATSKANIE, OR 97016	2018-6301	0.65	CL:MFR	1905	2384	182380	81970	182380		264350	259900	07/24/18	101.7122
05	00	000	101	101	132	30	25889	7NAW08CB 03300	825 SW LAUREL ST CLATSKANIE, OR 97016	2018-6445	0.1754	CLR-10	1972	924	105100	60320	105100		165420	165000	08/06/18	100.2545
05	00	000	101	101	143	33	25862	7NAW08CB 00703	720 SW ORCHARD ST CLATSKANIE, OR 97016	2018-6452	0.22	CLR-10	2001	1728	207390	62140	207390		269530	235000	07/30/18	114.6936
05	00	000	101	101	142	33	25590	7NAW07AD 01200	855 HOWARD DR CLATSKANIE, OR 97016	2018-7215	0.2114	CLR-10	2005	2183	271520	61690	271520		333210	275000	08/24/18	121.1673
05	00	000	101	101	141	30	26014	7NAW08CD 08300	145 SE 6TH ST CLATSKANIE, OR 97016	2018-7150	0.13	CLR-5	1981	1152	155210	58650	155210		213860	150000	08/27/18	142.5733
05	00	000	101	101	142	33	26232	7NAW09CB 00500	900 NE HAVEN ACRES RD CLATSKANIE, OR 97016	2018-7927	0.4	CLR-10	1966	2208	267470	69180	267470		336650	295000	09/19/18	114.1186
05	00	000	101	101	152	33	25586	7NAW07AD 00800	820 HOWARD DR CLATSKANIE, OR 97016	2018-8002	0.2296	CLR-10	2004	2408	297030	62650	297030		359680	307500	09/14/18	116.9691
05	00	000	101	101	142	33	25593	7NAW07AD 01500	815 HOWARD DR CLATSKANIE, OR 97016	2018-9070	0.2114	CLR-10	2014	2152	259270	52130	259270		311400	278000	10/23/18	112.0144
05	00	000	101	101	131	33	26075	7NAW08DA 04200	611 NE SPRING ST CLATSKANIE, OR 97016	2018-9677	0.15	CL:MFR	1949	648	65380	59680	65380		125060	145600	11/16/18	85.8929

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05	00	000	109	109	442	30	25746	7N4W08BD 01301	215 SW FALL CREEK RD CLATSKANIE, OR 97016	2018-4636	0.26	CL-R-10	1992	1188	58360	63730		58360	122090	156000	05/30/18	78.2628
05	00	000	109	109	452	33	25857	7N4W08CB 00500	580 SW ORCHARD ST CLATSKANIE, OR 97016	2018-5683	0.71	CL-R-10	1970	2272	119140	84530	56340	62800	203670	200000	07/05/18	101.835
05	00	000	109	109	452	33	25919	7N4W08CB 06300	642 SW CHESTNUT ST CLATSKANIE, OR 97016	2018-9028	0.1693	CL-R-10	1994	1232	56720	60170		56720	116890	182000	10/24/18	64.2253

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
05	36	000	401	401	131	33	25249	6NSW06BC 01800	71589 FISHHAWK RD BIRKENFELD, OR 97016	2018-5159	0.3658	CO:RR-5	1982	952	111840	106500	111840		218340	197000	06/15/18	110.8325
05	36	000	401	401	151	33	25247	6NSW06BC 01600	10258 LAKEVIEW DR BIRKENFELD, OR 97016	2018-5532	0.2899	CO:RR-5	2005	1480	254060	65250	254060		319310	285000	06/29/18	112.0386
05	36	000	401	401	153	33	25315	6NSW06BD 03200	10298 RIDGE VIEW TER BIRKENFELD, OR 97016	2018-8687	0.36	CO:RR-5	2005	1976	265450	51500	265450		316950	260000	10/11/18	121.9038
05	36	0	401	401	135	33	25246	6NSW06BC 01500	10252 LAKEVIEW DR BIRKENFELD, OR 97016	2018-9091	0.2269	CO:RR-5	1972	864	85980	65250	85980		151230	182000	10/24/18	83.0934

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
05	51	000	400	640		33	435682	7N3W3100 00605		2018-101	19.03	CO:PF-80			0	123410			123410	110000	01/02/18	112.1909
05	51	000	400	400		33	21733	7N3W2900 00308	23999 WINSLOW RD CLATSKANIE, OR 97016	2018-2993	4.8	CO:RR-5			0	78800			78800	58000	04/11/18	135.8621
05	51	000	400	640		33	20462	7N3W04D0 00100		2018-4835	25.18	CO:RR-5			0	292770			292770	310000	06/06/18	94.4419
05	51	000	400	640		33	27805	7N4W04A0 02200		2018-4911	29.16	CO:PF-80			0	138010			138010	132000	06/11/18	104.553
05	51	000	400	640		33	28141	8N4W2500 00703		2018-7584	28.92	CO:PF-80			0	144970			144970	135000	09/07/18	107.3852
05	51	000	400	640		33	20472	7N3W04D0 01100		2018-8587	4.58	CO:RR-5			0	95870			95870	100000	10/05/18	95.87
05	51	000	400	400		33	20983	8N3W3400 00201		2018-8851	23.47	CO:PF-80			0	145340			145340	185000	10/18/18	78.5622

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
05	51	000	401	641	145	33	20687	7N3W10B0 01300	25190 MOSIER RD RAINIER, OR 97048	2018-234	7.73	CO:RR-5	1994	8888	304900	145820	304900		450720	375000	01/08/18	120.192
05	51	000	401	401	141	33	20714	7N3W10C0 01000	25409 WONDERLY RD RAINIER, OR 97048	2018-533	7.04	CO:RR-5	2002	1920	201470	144650	201470		346120	336000	01/19/18	103.0119
05	51	000	401	401	142	33	28271	8N4W27DC 01200	79046 QUINCY MAYGER RD CLATSKANIE, OR 97016	2018-762	2.78	CO:RC	1968	5964	352270	105770	352270		458040	270000	01/25/18	169.6444
05	51	000	401	401	126	33	26842	7N4W04B0 00400	18086 BEAVER FALLS RD CLATSKANIE, OR 97016	2018-1086	0.52	CO:RR-5	1910	1078	73330	82170	82170		155500	95000	02/06/18	163.6842
05	51	000	401	401	131	33	25003	6N4W2800 01200	67275 BURRIS RD VERNONIA, OR 97064	2018-1286	2.38	CO:PF-80	1978	2248	119260	99900	119260		219160	215000	02/13/18	101.9349
05	51	000	401	401	133	30	28148	8N4W2500 01301	79595 WIRKKALA RD CLATSKANIE, OR 97016	2018-1867	10.39	CO:PF-80	1963	3696	174790	147780	174790		322570	324700	02/28/18	99.344
05	51	000	401	401	141	33	20833	7N3W16C0 02600	24274 DEER HILL RD CLATSKANIE, OR 97016-2513	2018-1935	4.64	CO:RR-5	1981	3406	257870	127350	257870		385220	250000	03/07/18	154.088
05	51	000	401	401	141	33	27036	7N4W09B0 00900	76955 BIRCH LN CLATSKANIE, OR 97016	2018-2036	0.39	CO:R-10	1971	1551	198620	79110	198620		277730	230000	03/09/18	120.7522
05	51	000	401	401	131	30	20686	7N3W10B0 01202	76594 ATKINS RD RAINIER, OR 97048	2018-2125	1.69	CO:RR-5	1982	2150	141820	88460	141820		230280	265000	03/13/18	86.8981
05	51	000	401	641	142	33	21717	7N3W2800 00800	73643 PARADISE VALLEY RD CLATSKANIE, OR 97016	2018-2085	13.45	CO:RR-5	1973	4754	250490	150270	250490		400760	283735	03/12/18	141.2445
05	51	000	401	401	141	33	20898	7N3W17DA 00900	75414 HILLSIDE ACRES DR CLATSKANIE, OR 97016	2018-2579	1.99	CO:RR-5	1970	3001	264990	94120	264990		359110	340000	03/15/18	105.6206
05	51	000	401	401	125	33	20392	7N3W03C0 02400	77397 ALSTON MAYGER RD RAINIER, OR 97048	2018-2643	2.27	CO:RR-5	1930	1263	89770	98280	89770		188050	127000	03/30/18	148.0719
05	51	000	401	401	135	30	20372	7N3W03C0 00602	25275 WARREN RD RAINIER, OR 97048	2018-2832	1.34	CO:RR-5	1935	1296	100640	81880	100640		182520	140000	04/05/18	130.3714
05	51	000	401	401	135	33	28272	8N4W27DC 01300	79021 QUINCY MAYGER RD CLATSKANIE, OR 97016	2018-3282	2.88	CO:RC	1936	2392	124510	107240	124510		231750	260000	04/20/18	89.1346
05	51	000	401	401	145	33	25025	6N4W2900 01100	67669 NEHALEM HWY N VERNONIA, OR 97064	2018-4057	1.04	CO:RR-5	1973	960	121020	76230	121020		197250	250000	05/09/18	78.9
05	51	000	401	401	143	30	28376	8N4W34CC 01200	19110 BEAVER FALLS RD CLATSKANIE, OR 97016	2018-4191	0.55	CO:RR-5	1950	2423	166390	79110	166390		245500	200000	05/14/18	122.75
05	51	000	401	401	142	33	27106	7N4W1400 00301	20905 MUSTOLA RD CLATSKANIE, OR 97016	2018-4735	9.84	CO:PF-80	1978	2976	237660	138450	237660		376110	379000	06/04/18	99.2375
05	51	000	401	641	131	33	21700	7N3W21C0 00800	23808 BLUNK RD CLATSKANIE, OR 97016	2018-5004	12.85	CO:PF-80	2002	2320	119650	150230	119650		269880	277000	06/05/18	97.4296
05	51	000	401	401	143	33	27151	7N4W15DB 02700	75401 CLATSKANIE VALLEY DR CLATSKANIE, OR 97016	2018-5783	1.89	CO:RR-5	2005	2089	274490	92230	274490		366720	340000	07/05/18	107.8588
05	51	000	401	401	132	33	27752	7N4W03DB 00301	77180 RUTTERS RD CLATSKANIE, OR 97016	2018-6041	4.12	CO:RR-5	1974	3228	217790	122010	217790		339800	369000	07/19/18	92.0867
05	51	000	401	401	143	33	26950	7N4W07DB 01300	16570 HOWARD DR CLATSKANIE, OR 97016	2018-6308	15.26	CO:R-10	2009	4608	250980	155890	250980		406870	389000	07/30/18	104.5938
05	51	000	401	401	121	33	27889	7N4W1200 00203	21202 SHEPARD RD CLATSKANIE, OR 97016	2018-6735	9.86	CO:PF-80	1964	1948	76040	147080	76040		223120	249000	08/15/18	89.6064
05	51	000	401	401	143	33	26444	7N3W1900 00201	74575 PALM CREEK RD CLATSKANIE, OR 97016	2018-6974	7.57	CO:PF-80	1995	3152	265810	145560	265810		411370	419900	08/17/18	97.9686
05	51	000	401	401	141	33	20826	7N3W16C0 01800	75208 VALLEY LN CLATSKANIE, OR 97016	2018-6990	2.3	CO:RR-5	1980	1472	195770	98730	195770		294500	300000	08/21/18	98.1667
05	51	000	401	641	133	33	20501	7N3W05DB 00201	23881 REED RD RAINIER, OR 97048	2018-7279	9.62	CO:PF-80	1952	2050	162480	146880	162480		309360	335000	08/24/18	92.3463
05	51	000	401	641	143	33	27264	7N4W1800 01604	75364 CONYERS CREEK RD CLATSKANIE, OR 97016	2018-7651	34.43	CO:PF-80	1984	3131	195470	245200	195470		440670	480000	09/10/18	91.8063
05	51	000	401	401	135	33	27176	7N4W16A0 00101	18755 HAZEL GROVE RD CLATSKANIE, OR 97016	2018-7656	12.73	CO:RR-5	1920	4314	189000	150220	189000		339220	350000	09/11/18	96.92
05	51	000	401	401	141	33	25459	6N5W2300 00100	68901 NEHALEM HWY N CLATSKANIE, OR 97016	2018-7734	1.4	CO:EC	1969	5052	235790	83000	235790		318790	221500	09/14/18	143.9233
05	51	000	401	401	141	33	28125	8N4W2400 01600	80331 QUINCY MAYGER RD CLATSKANIE, OR 97016	2018-7794	1.41	CO:RR-5	1948	1360	171510	83190	171510		254700	280000	09/14/18	90.9643
05	51	000	401	401	131	33	27276	7N4W18A0 01000	16519 HALL RD CLATSKANIE, OR 97016	2018-8015	0.57	CO:RR-5	1968	2834	157770	79110	157770		236880	255500	07/30/18	92.7123
05	51	000	401	401	131	33	28183	8N4W26C0 01600	20145 ILMARI RD CLATSKANIE, OR 97016	2018-8707	4.61	CO:RR-2	1964	1296	134420	127050	134420		261470	229250	10/12/18	114.0545
05	51	000	401	641	142	33	20840	7N3W1700 00201	23297 HIGHWAY 30 CLATSKANIE, OR 97016	2018-8826	5	CO:PF-80	2014	3034	289050	156160	242050	47000	445210	360000	10/16/18	123.6694
05	51	000	401	401	135	33	26705	7N4W2700 00302	73995 ALDER GROVE RD CLATSKANIE, OR 97016	2018-9274	2.78	CO:PF-80	1935	3528	152250	105770	152250		258020	254500	10/25/18	101.3831
05	51	000	401	641	142	33	28139	8N4W2500 00701	21109 ILMARI RD CLATSKANIE, OR 97016	2018-9256	5.06	CO:PF-80	1977	4504	252320	131510	252320		383830	355000	10/31/18	108.1211
05	51	000	401	401	141	33	27142	7N4W15DB 01400	75344 CLATSKANIE VALLEY DR CLATSKANIE, OR 97016	2018-9858	1.67	CO:RR-5	2001	1920	223030	88090	223030		311120	320000	11/21/18	97.225
05	51	000	401	401	132	33	435192	8N4W27DA 00200	19994 ILMARI RD CLATSKANIE, OR 97016	2018-10028	2.42	CO:RR-2	2006	816	121620	100490	121620		222110	219000	09/18/18	101.4201
05	51	000	401	401	141	33	20847	7N3W17DB 00300	75441 LOST CREEK RD CLATSKANIE, OR 97016	2018-10202	4.95	CO:RR-5	1990	10004	315150	130540	315150		445690	395000	11/13/18	112.8329
05	51	000	401	541	145	33	27704	7N4W0100 00602	21175 SHEPARD RD CLATSKANIE, OR 97016	2018-10533	17.42	CO:PF-80	2001	17312	469300	166400	469300		635700	575000	11/15/18	110.5565

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05	51	000	409	409	142	33	26831	7N3W18B0 01601	75591 OLLULA DR CLATSKANIE, OR 97016	2018-502	4.94	CO:RR-5	1980	6255	368980	163910	332890	36090	532890	385000	01/17/18	138.413
05	51	000	409	649	452	33	20451	7N3W04C0 01200	77190 DELENA MAYGER RD RAINIER, OR 97048	2018-4776	6.39	CO:RR-5	1973	3360	70070	140810	31480	38590	210880	260000	06/04/18	81.1077
05	51	000	409	409	452	33	20410	7N3W04A0 00503	24560 COX RD RAINIER, OR 97048	2018-9241	2.42	CO:RR-5	1998	2646	92310	100490	19670	72640	192800	299000	10/30/18	64.4816
05	51	000	409	409	442	30	26489	7N3W30A0 01800	73738 CEDAR GROVE DR CLATSKANIE, OR 97016	2018-10530	2.5	CO:RR-5	1992	3792	121130	101670	32750	88380	222800	218000	12/20/18	102.2018

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO		
05	55	000	401	401	136	33	27571	8N4W31B0	00700	78579	POINT ADAMS RD	CLATSKANIE, OR 97016	2018-3966											
														9.51	CO-RR-5	1930	4490	167910	128490	167910	296400	254000	05/04/18	116.6929
05	55	000	401	401	135	33	27555	8N4W3000	00801	79176	ERICKSON DIKE RD	CLATSKANIE, OR 97016	2018-5192											
														3.48	CO-PA-80	1932	3702	138370	103000	138370	241370	175000	06/20/18	137.9257

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE Acres	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO			
05	55	000	409	409	190	33	27578	8N4W31B0	01400	78429	POINT ADAMS RD	CLATSKANIE, OR	97016	2018-5747	3.93	CO:RR-5									
05	55	000	409	559	452	33	27774	7N4W0400	00200	18095	BEAVER DIKE RD	CLATSKANIE, OR	97016	2018-10393	3.01	CO:PA-80	2002	1215	57780	98320	57780	156100	175000	12/11/18	89.2

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	01	000	100	100		33	14281	5N1W28AA 01200	2215 FIRST ST COLUMBIA CITY, OR 97018	2018-5855	0.1263	CC-R-2			0	51480			51480	82500	07/11/18	62.4
06	01	000	100	100		33	14274	5N1W28AA 00701		2018-6324	0.1276	CC-R-2			0	134020			134020	145000	07/26/18	92.4276

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SOFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	01	000	101	101	141	33	14355	5N1W28AB 05200	2520 FIFTH ST COLUMBIA CITY, OR 97018	2018-358	0.2557	CC-R-1	1991	1292	169000	109030	169000		278030	261500	01/12/18	106.3212
06	01	000	101	101	143	33	14016	5N1W21BD 00200	3620 TAHOMA ST COLUMBIA CITY, OR 97018	2018-396	0.2685	CC-R-2	1995	3089	310210	144470	310210		454680	343000	01/10/18	132.5598
06	01	000	101	101	143	33	14234	5N1W21CD 05300	3010 FIFTH ST COLUMBIA CITY, OR 97018	2018-121	0.2296	CC-R-1	2003	1444	190210	104360	190210		294570	301800	01/03/18	97.6044
06	01	000	101	101	141	33	14351	5N1W28AB 04800	400 C ST COLUMBIA CITY, OR 97018	2018-1350	0.2343	CC-R-1	2002	1512	201400	105310	201400		306710	266900	02/12/18	114.9157
06	01	000	101	101	143	33	14211	5N1W21CD 02900	2940 6TH ST COLUMBIA CITY, OR 97018	2018-1958	0.262	CC-R-1	1984	2346	239700	110040	239700		349740	355000	03/07/18	98.5183
06	01	000	101	101	132	33	14684	5N1W28DB 01100	1545 4TH PL COLUMBIA CITY, OR 97018	2018-2704	0.1406	CC-R-2	1917	772	109310	87810	109310		197120	198000	04/03/18	99.5556
06	01	000	101	101	141	33	14145	5N1W21CB 03500	3305 PARK DR COLUMBIA CITY, OR 97018	2018-3004	0.2509	CC-R-1	1990	1762	202720	140450	202720		343170	300000	04/12/18	114.39
06	01	000	101	101	143	33	14463	5N1W28AD 04301	1815 SECOND PL COLUMBIA CITY, OR 97018	2018-3016	0.2296	CC-R-2	1995	2252	263820	104350	263820		368170	350000	04/12/18	105.1914
06	01	000	101	101	145	30	14492	5N1W28BA 01001	2520 6TH ST COLUMBIA CITY, OR 97018	2018-3014	0.2233	CC-R-2	1973	1400	145730	103060	145730		248790	220000	04/11/18	113.0864
06	01	000	101	101	131	33	14221	5N1W21CD 04000	455 A ST COLUMBIA CITY, OR 97018	2018-3034	0.241	CC-R-1	1990	1908	129780	106690	129780		236470	260000	04/16/18	90.95
06	01	000	101	101	131	33	14035	5N1W21BD 02200	3625 TAHOMA ST COLUMBIA CITY, OR 97018	2018-3104	0.2552	CC-R-2	2000	1920	162190	141440	162190		303630	330000	04/16/18	92.0091
06	01	000	101	101	141	33	14120	5N1W21CB 00900	705 JAMES ST COLUMBIA CITY, OR 97018	2018-3264	0.51	CC-R-2	1997	1426	177000	125420	177000		302420	239900	03/20/18	126.0609
06	01	000	101	101	141	33	14194	5N1W21CD 01602	2750 7TH ST COLUMBIA CITY, OR 97018	2018-4042	0.3099	CC-R-2	1943	1780	186860	116340	186860		303200	330000	05/09/18	91.8788
06	01	000	101	101	156	33	14770	5N1W28DD 01900	1240 FOURTH ST COLUMBIA CITY, OR 97018	2018-4193	0.1156	CC-R-3	2003	3854	472550	193910	472550		666460	480000	05/14/18	138.8458
06	01	000	101	101	142	33	14423	5N1W28AC 04300	705 I ST COLUMBIA CITY, OR 97018	2018-4273	0.2443	CC-R-2	1974	2016	230630	138930	230630		369560	350200	05/16/18	105.5283
06	01	000	101	101	132	33	14685	5N1W28DB 01200	1535 4TH PL COLUMBIA CITY, OR 97018	2018-4391	0.1004	CC-R-2	1917	836	129090	78920	129090		208010	234000	05/21/18	88.8932
06	01	000	101	101	141	33	14548	5N1W28BD 00900	800 I ST COLUMBIA CITY, OR 97018	2018-4985	0.2468	CC-R-2	1989	1455	179310	139510	179310		318820	350000	06/12/18	91.0914
06	01	000	101	101	145	33	14272	5N1W28AA 00400	2205 THE STRAND COLUMBIA CITY, OR 97018	2018-5202	0.1148	CC-R-2	1949	1212	164150	142540	164150		306690	397500	06/19/18	77.1547
06	01	000	101	101	132	33	14613	5N1W28DA 01900	250 L ST COLUMBIA CITY, OR 97018	2018-5207	0.1217	CC-R-2	1950	1504	131040	83940	131040		214980	249900	06/20/18	86.0264
06	01	000	101	101	131	33	14486	5N1W28BA 00600	2515 6TH ST COLUMBIA CITY, OR 97018	2018-5519	0.1722	CC-R-2	1973	1535	119220	93440	119220		212660	235500	06/26/18	90.3015
06	01	000	101	101	143	33	14400	5N1W28AC 02800	1805 THIRD ST COLUMBIA CITY, OR 97018	2018-5529	0.1148	CC-R-2	2000	1852	207320	82540	207320		289860	332000	06/28/18	87.3072
06	01	000	101	101	142	33	14164	5N1W21CC 00200	655 CALVIN ST COLUMBIA CITY, OR 97018	2018-5492	0.8114	CC-R-2	1963	4312	309090	131450	309090		440540	349400	06/27/18	126.0847
06	01	000	101	101	132	33	14315	5N1W28AB 00800	2145 SECOND ST COLUMBIA CITY, OR 97018	2018-5699	0.1148	CC-R-2	1925	792	98020	82540	98020		180560	215000	07/05/18	83.9814
06	01	000	101	101	153	33	14669	5N1W28DA 06600	210 SPINNAKER WAY COLUMBIA CITY, OR 97018	2018-5823	0.1811	CC-R-3	1991	2116	303080	126760	303080		429840	369900	07/12/18	116.2044
06	01	000	101	101	152	33	14645	5N1W28DA 04601	1500 SECOND ST COLUMBIA CITY, OR 97018	2018-6215	0.251	CC-R-2	2003	3393	438710	198270	438710		636980	464500	07/25/18	137.1324
06	01	000	101	101	142	30	14379	5N1W28AC 01700	2050 6TH ST COLUMBIA CITY, OR 97018	2018-6403	0.3444	CC-R-2	1968	2838	308420	179340	308420		487760	420000	08/03/18	116.1333
06	01	000	101	101	132	33	14491	5N1W28BA 01000	505 B ST COLUMBIA CITY, OR 97018	2018-6533	0.1722	CC-R-2	1981	1331	134080	93440	134080		227520	274000	08/07/18	83.0365
06	01	000	101	101	131	33	14122	5N1W21CB 01000	3205 6TH ST COLUMBIA CITY, OR 97018	2018-7264	0.2296	CC-R-2	1976	1222	128600	104350	128600		232950	290500	08/27/18	80.1893
06	01	000	101	101	142	33	14391	5N1W28AC 02207	1935 FIFTH ST COLUMBIA CITY, OR 97018	2018-7295	0.1435	CC-R-2	2005	2334	286830	148390	286830		435220	360000	08/28/18	120.8944
06	01	000	101	101	141	33	14791	5N1W28DD 04300	395 SPINNAKER WAY COLUMBIA CITY, OR 97018	2018-7995	0.1573	CC-R-3	1992	1428	202090	121010	202090		323100	340000	09/20/18	95.0294
06	01	000	101	101	132	33	14365	5N1W28AC 00801	2050 THIRD ST COLUMBIA CITY, OR 97018	2018-8101	0.1148	CC-R-2	1999	2122	199390	82540	199390		281930	283000	08/30/18	99.6219
06	01	000	101	101	143	33	14161	5N1W21CB 05100	3420 PARK DR COLUMBIA CITY, OR 97018	2018-8174	0.3191	CC-R-1	1990	2500	250400	153330	250400		403730	387000	09/16/18	104.323
06	01	000	101	101	141	33	14097	5N1W21CA 05300	3320 FIFTH ST COLUMBIA CITY, OR 97018	2018-8828	0.2307	CC-R-1	2005	1715	213320	135190	213320		348510	325000	10/16/18	107.2338
06	01	000	101	101	143	33	14281	5N1W28AA 01200	2215 FIRST ST COLUMBIA CITY, OR 97018	2018-9885	0.1263	CC-R-2	2018	2178	231670	84880	231670		316550	414600	11/14/18	76.3507
06	01	000	101	101	121	33	14612	5N1W28DA 01800	1610 THIRD ST COLUMBIA CITY, OR 97018	2018-9977	0.1079	CC-R-2	1856	924	62220	81140	62220		143360	228000	11/28/18	62.8772
06	01	000	101	101	142	33	29143	5N1W28DB 03703	1730 6TH ST COLUMBIA CITY, OR 97018	2018-10360	0.2296	CC-R-2	1980	2456	255480	104350	255480		359830	307000	12/13/18	117.2085
06	01	000	101	101	143	33	14773	5N1W28DD 02201	330 SPINNAKER WAY COLUMBIA CITY, OR 97018	2018-10497	0.1856	CC-R-3	1999	2097	261980	127840	261980		389820	370000	12/18/18	105.3568
06	01	000	101	101	142	33	14336	5N1W28AB 02800	2320 6TH ST COLUMBIA CITY, OR 97018	2018-10543	0.1837	CC-R-2	1968	2644	276270	95380	276270		371650	315500	12/20/18	117.7971

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	01	000	109	109	452	33	14310	5N1W28A8 00400	250 F ST COLUMBIA CITY, OR 97018	2018-10420	0.1148	CC-R-2	1994	1188	57790	82540		57790	140330	208000	12/13/18	67.4663
06	01	000	109	109		33	14694	5N1W28D8 02000	1425 FOURTH ST COLUMBIA CITY, OR 97018	2018-3864	0.1148	CC-R-2	1995	1120	83420	142540	28820	54600	225960	232000	04/25/18	97.3966

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	15	000	100	100		33	14646	5N1W28DA 04602	135 M ST COLUMBIA CITY, OR 97018	2018-4943	0.4338	CC-R-2			0	225110			225110	385000	06/13/18	58.4701

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	31	000	101	101	232	33	14410	5N1W28AC 03200	1855 FIFTH ST COLUMBIA CITY, OR 97018	2018-869	0.1643	CC-R-2	1968	1872	130280	106900	130280		237180	244000	01/25/18	97.2049

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
05	36	000	400	400		33	25263	6NSW06BC 03200	10020 BEACH RD BIRKENFELD, OR 97016	2018-2546	0.2307	CO:RR-5			0	22500			22500	26000	03/09/18	86.5385
05	36	000	400	400		30	25253	6NSW06BC 02200	71553 FISHHAWK RD BIRKENFELD, OR 97016	2018-4583	0.2231	CO:RR-5			0	73000			73000	71500	05/30/18	102.0979
05	36	000	400	400		33	25298	6NSW06BD 01500	10304 FIELDCREST DR BIRKENFELD, OR 97016	2018-5274	0.2163	CO:RR-5			0	52500			52500	54000	06/22/18	97.2222

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	61	000	400	640		33	17521	5N2W35AA	00400	2018-177	10.41	CO-RR-5			0	231110			231110	150000	01/05/18	154.0733
06	61	000	400	400		33	439048	4N1W07BA	00801	2018-1639	1.5	CO-R-10			0	205040			205040	160000	02/22/18	128.15
06	61	000	400	680		33	17307	4N2W0100	03100	2018-2518	26.31	CO-FA-80			0	260340			260340	375000	03/27/18	69.424
06	61	000	400	400		30	17048	4N1W08CB	00502	2018-3239	3.32	CO-R-10			0	69320			69320	60000	04/20/18	115.5333
06	61	000	400	540		33	438640	4N2W24C0	02608	2018-3511	5	CO-RR-5			0	289500			289500	259900	04/24/18	111.389
06	61	000	400	540		33	439110	4N2W25B0	02005	2018-3854	2.05	CO-RR-5			0	176960			176960	195000	05/04/18	90.7487
06	61	000	400	400		33	9218	4N2W24D0	00108	2018-6626	2.02	CO-RR-2			0	176170			176170	235000	08/13/18	74.966
06	61	000	400	540		33	9024	4N2W23B0	00700	2018-7029	5.11	CO-RR-5			0	229630			229630	215000	08/03/18	106.8047
06	61	000	400	400		33	8035	4N2W25C0	00405	2018-10096	5	CO-RR-5			0	229500			229500	350000	11/29/18	65.5714

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	61	000	401	401	136	33	16987	4N1W08BC 00500	58740 DOGWOOD LN ST HELENS, OR 97051	2018-259	0.72	CO-R-10	1955	1889	201880	163800	201880		365680	249000	01/09/18	146.8594
06	61	000	401	401	143	33	9045	4N2W23DB 00700	56385 WOODS CT WARREN, OR 97053	2018-355	2	CO-RR-2	1996	3746	327290	232140	327290		559430	578000	01/09/18	96.7872
06	61	000	401	401	131	33	8760	4N1W19BA 01200	34425 CHURCH RD WARREN, OR 97053	2018-929	0.42	CO-RR-2	2006	1518	137960	156660	137960		294620	255000	01/24/18	115.5373
06	61	000	401	401	141	33	17390	4N2W12AD 00501	33590 RUBY LN ST HELENS, OR 97051	2018-1710	2	CO-RR-2	1997	3468	298630	232140	298630		350770	495000	02/26/18	107.2263
06	61	000	401	641	136	33	15739	5N1W31D0 00103	34889 HANKEY RD ST HELENS, OR 97051	2018-1766	4.05	CO-FA-80	1958	3311	243580	277580	243580		521160	475000	02/23/18	109.7179
06	61	000	401	641	142	33	15654	5N1W28CA 04800	36380 MILORIS WAY COLUMBIA CITY, OR 97018	2018-1779	3.3	CO-RR-2	1980	3744	335380	354250	335380		689630	500000	02/16/18	137.9262
06	61	000	401	401	141	30	14906	4N1W05BA 04000	35469 SPENCE ST ST HELENS, OR 97051	2018-1941	0.65	CO-R-10	2003	2399	218260	163800	218260		382060	315000	03/09/18	121.2889
06	61	000	401	401	141	30	15702	5N1W3000 01700	61490 ROBINETTE RD ST HELENS, OR 97051	2018-2168	0.9	CO-RR-5	2006	2125	300880	168900	300880		469780	375000	03/14/18	125.2747
06	61	000	401	401	141	33	14946	4N1W05CC 01400	2854 COLUMBIA BLVD ST HELENS, OR 97051	2018-2249	0.65	CO-R-10	1964	1513	233220	163800	233220		397020	380000	03/13/18	104.4789
06	61	000	401	401	135	30	9173	4N2W24CO 00400	56317 HAZEN RD WARREN, OR 97053	2018-2284	0.94	CO-RR-2	1947	1960	125440	168900	125440		294340	230000	03/30/18	127.9739
06	61	000	401	401	143	33	17441	5N1W3100 01000	60498 ROBINETTE RD ST HELENS, OR 97051	2018-2364	1.87	CO-RR-5	1971	5645	316350	223950	316350		540300	434900	03/22/18	124.2355
06	61	000	401	401	141	33	17270	4N2W0100 00302	33954 PITTSBURG RD ST HELENS, OR 97051	2018-2605	2	CO-RR-2	1986	3810	238210	232140	238210		470350	483500	03/30/18	97.2802
06	61	000	401	401	141	33	16755	4N1W07AB 02300	58846 MORTEN LN ST HELENS, OR 97051	2018-2839	0.43	CO-R-10	1972	2596	285920	156660	285920		442580	420000	04/06/18	105.3762
06	61	000	401	401	136	33	8929	4N2W13D0 00102	57464 HAZEN RD WARREN, OR 97053	2018-3236	1.01	CO-RR-5	1922	3486	158590	229780	158590		388370	310000	04/19/18	125.2806
06	61	000	401	401	142	33	17361	4N2W12D0 00800	58296 LINDSAY LN WARREN, OR 97053	2018-3242	2.09	CO-RR-5	1988	2684	266930	216910	266930		483840	425000	04/17/18	113.8447
06	61	000	401	401	136	33	15436	4N2W12D0 01800	58015 S BACHELOR FLAT RD WARREN, OR 97053	2018-3361	2.92	CO-RR-2	1919	1764	180040	256560	180040		436600	443000	04/23/18	98.5553
06	61	000	401	401	132	33	15155	4N1W17B0 04300	57629 OLD PORTLAND RD WARREN, OR 97053	2018-3466	1.17	CO-R-10	1939	2214	172860	167530	172860		340390	360000	04/26/18	94.5528
06	61	000	401	401	133	33	7920	4N2W25A0 03300	33808 SLAVENS RD WARREN, OR 97053	2018-3564	0.93	CO-RR-2	1895	2430	183130	168900	183130		352030	497500	04/19/18	70.7598
06	61	000	401	401	143	33	17330	4N2W0200 01803	32850 OLD BUNKER HILL RD ST HELENS, OR 97051	2018-3783	2	CO-RR-5	2002	2270	328350	232140	328350		560490	443000	05/01/18	126.5214
06	61	000	401	401	153	33	432441	5N2W36C0 00207	33280 FRED'S ROW LN ST HELENS, OR 97051	2018-3859	2.31	CO-PA-80	2015	2994	424780	240500	424780		665280	615000	05/03/18	108.1756
06	61	000	401	401	151	33	17238	4N1W17B0 12100	35071 ACHILLES RD WARREN, OR 97053	2018-3985	1.78	CO-R-10	2018	5333	468380	278290	468380		746670	575444	05/04/18	129.7555
06	61	000	401	401	156	33	8927	4N2W13D0 00100	57344 HAZEN RD WARREN, OR 97053	2018-4401	2.79	CO-RR-2	1924	4908	448620	253140	448620		701760	562500	05/22/18	124.7573
06	61	000	401	401	136	33	9172	4N2W24CO 00300	56341 HAZEN RD WARREN, OR 97053	2018-4436	1.41	CO-RR-2	1932	1191	166310	194980	166310		361290	415000	05/23/18	87.0578
06	61	000	401	401	133	30	9168	4N2W24CO 00102	56433 HAZEN RD WARREN, OR 97053	2018-4912	2.26	CO-RR-2	1928	4167	196910	239190	196910		436100	450000	06/08/18	96.9111
06	61	000	401	581	153	33	8899	4N2W1300 01800	33262 STONE RD WARREN, OR 97053	2018-4963	20.05	CO-FA-80	2006	7304	724500	291520	724500		1016020	1080000	06/11/18	94.0759
06	61	000	401	401	154	33	16602	4N1W06B0 02000	34473 PITTSBURG RD ST HELENS, OR 97051	2018-5452	2	CO-RR-2	1900	3336	340650	232140	340650		572790	440000	06/27/19	130.1795
06	61	000	401	641	153	33	8033	4N2W25CO 00403	32845 STONEBROOK DR WARREN, OR 97053	2018-5517	5.02	CO-RR-5	1998	4554	383510	286280	383510		669790	749780	06/25/18	89.3315
06	61	000	401	401	142	33	16758	4N1W07AB 02600	58900 MORTEN LN ST HELENS, OR 97051	2018-5631	0.39	CO-R-10	1977	2480	283460	156660	283460		440120	440000	07/30/18	100.0273
06	61	000	401	401	141	33	8874	4N1W19D0 02000	56082 CENTURY DR WARREN, OR 97053	2018-5768	2.94	CO-RR-2	1999	1944	184840	196960	184840		381800	435000	07/09/18	87.7701
06	61	000	401	401	142	30	9161	4N2W24BA 01000	56797 HUMMINGBIRD LN WARREN, OR 97053	2018-5847	0.73	CO-RR-2	1975	4046	331560	163800	331560		495360	480000	07/12/18	103.2
06	61	000	401	401	142	33	16537	4N1W06AD 00309	59725 KIMMELL LN ST HELENS, OR 97051	2018-5849	1.01	CO-R-10	2005	3972	452420	169780	452420		622200	525000	07/11/18	118.5143
06	61	000	401	401	135	33	8757	4N1W19BA 00900	34487 CHURCH RD WARREN, OR 97053	2018-5950	2.03	CO-RR-2	1902	2866	143170	233130	143170		376300	395000	07/17/18	95.2658
06	61	000	401	401	143	33	8763	4N1W19C0 00200	34073 BERG RD WARREN, OR 97053	2018-6047	2	CO-RR-2	2002	5168	327850	232140	327850		559990	640000	07/18/18	87.4984
06	61	000	401	401	141	33	16715	4N1W07AA 00600	34806 BACHELOR FLAT RD ST HELENS, OR 97051	2018-5978	0.52	CO-R-10	1969	1842	197750	156660	197750		354410	358000	07/18/18	98.9972
06	61	000	401	401	155	33	17236	4N1W17B0 11900	35075 ACHILLES RD WARREN, OR 97053	2018-6045	0.87	CO-R-10	2018	3863	497130	228900	497130		726030	628000	07/18/18	115.6099
06	61	000	401	401	152	33	8158	4N2W26AD 01802	32716 VIEWCREST DR WARREN, OR 97053	2018-6322	2.34	CO-RR-5	1998	5256	451270	241300	451270		692570	630000	07/30/18	109.9317
06	61	000	401	401	143	33	15202	4N2W0200 01301	32724 BUNKER HILL RD ST HELENS, OR 97051	2018-6381	2.27	CO-RR-5	1976	2017	229520	239450	229520		468970	403000	08/01/18	116.3697
06	61	000	401	401	153	33	9120	4N2W24AD 01005	56541 CASCADE VIEW DR WARREN, OR 97053	2018-6289	2.01	CO-RR-2	1995	3370	366920	232610	366920		599530	600000	07/30/18	99.9217
06	61	000	401	401	132	33	14871	4N1W05AB 00700	59888 NOVELLA AVE ST HELENS, OR 97051	2018-6423	0.52	CO-R-10	1969	1287	152390	216660	152390		369050	294000	08/02/18	125.5272
06	61	000	401	401	142	33	15668	5N1W28D0 02400	61027 COLUMBIA RIVER HWY ST HELENS, OR 97051	2018-6460	0.39	CO-RR-2	1956	2775	271530	156660	271530		428190	341750	08/07/18	125.2933
06	61	000	401	401	141	33	7969	4N2W25B0 00700	55883 GARDEN VIEW CT WARREN, OR 97053	2018-6674	2	CO-RR-2	1992	4057	240730	232140	240730		472870	495000	08/14/18	95.5293
06	61	000	401	401	143	33	16640	4N1W06C0 01500	34110 E KAPPLER RD ST HELENS, OR 97051	2018-6714	5	CO-RR-5	2002	2959	393990	286210	393990		680200	645000	08/13/18	105.4574
06	61	000	401	401	141	33	17232	4N1W17B0 11500	57799 GOLD LEAF LN WARREN, OR 97053	2018-6903	1	CO-R-10	1998	1873	312090	168900	312090		480990	485000	08/15/18	99.1732
06	61	000	401	401	141	33	8831	4N1W19CA 03000	56362 HILL ST WARREN, OR 97053	2018-7258	0.37	CO-RR-2	1972	1634	207840	156660	207840		364500	342000	08/27/18	106.5789
06	61	000	401	401	141	33	8659	4N1W19AB 00300	56887 S MORSE RD WARREN, OR 97053	2018-7310	1	CO-RR-2	1978	1680	186980	168900	186980		355880	385000	08/28/18	92.4364
06	61	000	401	401	151	33	16820	4N1W07BA 00505	58877 WARD DR ST HELENS, OR 97051	2018-7441	1	CO-R-10	2005	2018	291220	168900	291220		460120	495000	09/04/18	92.9535
06	61	000	401	401	141	33	17187	4N1W17CB 02400	57409 BAY VIEW RDG WARREN, OR 97053	2018-7469	1	CO-R-10	1978	1594	198140	168900	198140		367040	395000	09/05/18	92.9215
06	61	000	401	401	135	33	16624	4N1W06C0 00101	59506 COLE VALLEY RD ST HELENS, OR 97051	2018-7748	1.07	CO-R-10	1941	3476	120590	173550	120590		294140	293000	09/12/18	100.3891
06	61	000	401	641	143	33	15695	5N1W3000 01000	61836 DART CREEK RD ST HELENS, OR 97051	2018-7472	10.08	CO-PF-80	1972	2558	210950	287760	210950		498710	499900	09/05/18	99.762
06	61</																					

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	61	000	409	409	463	33	7941	4N2W25AD 00303	55597 SHAMROCK WAY WARREN, OR 97053	2018-485	3.74	CO:RR-2	1995	4000	133060	272280	22340	110720	405340	385000	01/17/18	105.2831
06	61	000	409	409	442	33	17202	4N1W18A0 00902	34900 ACHILLES RD WARREN, OR 97053	2018-4663	2.1	CO:RR-2	1994	3396	94290	234970	44670	49620	329260	350000	05/30/18	94.0743
06	61	000	409	409	473	30	17540	5N2W35AD 00600	32673 PITTSBURG RD ST HELENS, OR 97051-9720	2018-4788	0.74	CO:RR-5	2007	2000	146070	163800		146070	309870	336900	06/06/18	91.9768
06	61	000	409	409	452	33	17168	4N1W17B0 09500	35162 ACHILLES RD ST HELENS, OR 97051	2018-5497	0.45	CO:R-10	2017	2520	128300	156660	38740	89560	284960	340000	06/27/18	83.8118

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	62	000	400	640		33	15304	4N2W1000 00201	31865 DOWD RD ST HELENS, OR 97051	2018-1482	6.53	CO-PF-80			0	182410			182410	135000	02/20/18	135.1185

MA	SA	NH	RMV_CLASS	PROPERTY_CLASS	STAT_CLASS	CONDITION_CODE	ACCOUNT_ID	MAP_NO	SITUS	DOC_NUMBER	TOTAL_SALE_ACRES	PLAN_ZONE	YEAR_BUILT	IMPR_SQFT	IMPR_MS_RMV	LAND_RMV	IMPR_RMV	MS_RMV	TOTAL_RMV	SALE_PRICE	SALE_DATE	RATIO
06	62	000	409	409	452	30	17488	5N2W25CO 02200	61256 DART CREEK RD ST HELENS, OR 97051	2018-6589	1.15	CO-RR-5	1999	2300	95390	148190	22100	73290	243580	289900	08/09/18	84.0221
06	62	000	409	649	473	33	17803	5N2W2000 00902	62222 CONIBEAR RD ST HELENS, OR 97051	2018-9908	5.88	CO-FA-80	1997	2518	143720	238870		143720	382590	415000	11/26/18	92.1904
06	62	000	409	559	452	33	16229	5N2W2500 01603	61580 GENSMAN RD ST HELENS, OR 97051	2018-10485	14.33	CO-PA-80	1993	6466	178760	241440	86800	91960	420200	495000	12/18/18	84.8889

*APPENDIX A
RECALCULATION
AND
REAPPRAISAL SETUPS*

2019 Annual Recalculation and Reappraisal Setup Studies for All Residential Properties in Columbia County for Property Tax Assessment



Published by the Columbia County Assessor

January 2, 2019

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INTRODUCTION

As part of our effort to provide as much information to the public as possible who are interested in how a mass appraisal system works and the steps taken to study the current market and apply our conclusions to all residential properties annually, we are publishing our setup analysis on our website. This document includes our methods, analysis, and conclusions. The raw data used for this setup is not included in this publication, however, it is available in our office.

In order to ensure statewide uniformity in administering Oregon's Property Tax Laws, the Oregon Department of Revenue (DOR) exercises its supervisory authority over the property tax system under Oregon Revised Statute (ORS) 306.115. In addition to its statewide supervisory authority, under ORS 306.120, DOR must develop and provide manuals and instruction to all county assessors to ensure uniform methods of assessments. The publication developed by DOR and used as a guide for our setup is the "Appraisal Methods" manual. This manual, along with the "Cost Factors for Residential Buildings" and "Cost Factors for Farm Buildings", can be found on and downloaded from the DOR's website at <http://www.oregon.gov/DOR/forms/>.

Summary of the Mass Appraisal of Property

Mass Appraisal is an accepted method of appraisal and is not simply a cost approach to value.

A successful mass appraisal of residential properties in a selected area is dependent on an in-depth analysis of recent sales to determine land values, local cost modifiers to apply to our cost factors, and to develop local market-based depreciation schedules based on age and condition of structures. Set-up includes establishing benchmark properties to be used in determining class quality and condition of properties being reappraised so each appraiser can be consistent. Whenever a new residential cost factor book is published by the Department of Revenue, a local class quality benchmark study is completed to increase uniformity among appraisers when determining the class quality of a dwelling. Several homes of varying ages, design and quality are selected throughout the county and compared to the class quality descriptions given in the cost factor book. A class quality benchmark notebook is developed and used during the reappraisal process in addition to the cost factor book.

Sales Reviews and Coding

All real property deeds recorded in the county clerk's office and personal property sales brought to our attention through various sources are reviewed on an ongoing basis to determine whether or not the sale meets the definition of 'Real Market Value'. Real Market Value is defined under ORS 308.205(1):

Real market value of all property, real and personal, means the amount in cash that could reasonably be expected to be paid by an informed buyer to an informed seller, each acting without compulsion in an arm's-length transaction occurring as of the assessment date for the tax year.

Each sale is coded based on the conditions of the sale, such as sale between relatives, foreclosures, confirmed market sale, etc. On sales considered to be market sales (meet the definition of real market value), the property is reviewed to determine if it is adequately described in our records. If the property is in better or worse condition, or inventory items are missing or overstated, our records are corrected to reflect the property as it sold. Only those sales that meet the definition of real market value are used in our setup studies.

Pre-appraisal and Recalculation Setup

Base Appraisal Date

Before a setup can be started, a base appraisal date must be selected. All sales data must be adjusted to this date. Generally, sales that occurred during the previous 12 months are used for the setup studies. However, when there are insufficient sales for a study, sales for the last 2 or more years may be included.

Time Study

A time study must be completed to determine if the market has been steady or if a time adjustment must be applied to all sales used in the study to adjust the sales prices to the base appraisal date.

Land Values

Vacant land sales in each Maintenance Area (MA) and Study Area (SA) are analyzed and graphed according to size and time adjusted sale price. This data is used to determine the typical value per acre (or square foot) of land for different size parcels and is converted to a land table used to calculate the land value of a property. Typical on-site development costs are gathered by obtaining cost data from general contractors and utility companies to determine the amount of on-site development (OSD) to add to the land value on improved properties. When there are not enough vacant land sales in a specific area to develop a land schedule, the improved sales for that area are set aside to use after the LCM and Depreciation Studies have been completed in order to 'extract' the land value from the sales price.

Local Cost Modifier (LCM)

In order to adjust the "Cost Factor Book for Residential Buildings" provided by the Department of Revenue to reflect local area costs, sales of new homes are analyzed. With the land study complete, the calculated land value and OSD are subtracted from the time adjusted sales price to determine the residual value attributed to the new home. Using the cost factor book, a replacement cost is calculated for the new home and accessory improvements. The residual value is then divided by the replacement cost new to determine the local cost modifier to be applied to the cost factor book for all improvements. If there are limited sales of properties with new homes, an analysis of homes that were built by a contractor hired by the land owner is included. The total contractor price is divided by the replacement cost new to determine a local cost modifier. In the absence of any sales data, local contractors are contacted to try to

determine an appropriate local cost modifier. This is generally the method used for general purpose and farm buildings. A separate LCM is calculated for conventional dwellings, manufactured dwellings, floating property and farm buildings.

Depreciation Study

Sales of improved properties are analyzed based on age and condition. Only verified market sales are used. The calculated land value and OSD are subtracted from the time adjusted sales price of each property to determine the residual value attributable to the dwelling and accessory improvements. A replacement cost new with the local modifier applied is calculated for the dwelling and any accessory improvements. The residual value is then divided by the adjusted replacement cost new to determine the depreciation for that age and condition. Once all the sales have been analyzed, the data is graphed based on age and condition to develop a depreciation schedule that is based on effective age. A separate schedule is created to restrict effective year to be selected based on physical age and noted condition (poor, fair, average, good, excellent). This ensures consistency among appraisers when selecting an effective age that is different than the physical age of a structure. A separate depreciation study is conducted for conventional single family dwellings, multi-family dwellings, manufactured dwellings sited on real property (same ownership and considered real property), manufactured dwellings sited in a park or other leased site (these are considered personal property), and floating property. A straight line depreciation schedule is used for general purpose and farm buildings, since it is not possible to extract enough data to base their depreciation on sales.

Adjustment Study

During the previous studies, sales of properties identified as having potential adjustments due to topography, views, or other unique features are set aside to determine the value of various factors that may influence value. After all studies have been completed, including the extraction method for determining land values in areas with insufficient vacant land sales, these sales are analyzed based on the type of adjustment and the area they are located in, however, if there is insufficient data, nearby areas may be combined in the study. By comparing the total sales price of the sold property with the total calculated cost of land, OSD and depreciated dwelling, the difference gives an indication of the value of the adjustment.

Reappraisal vs. Recalculation

Physical Reappraisal

With resources becoming more limited, very few interior inspections are completed during a reappraisal. The appraiser will determine class quality and condition of the structures from the exterior, attempt to contact owner to verify inventory at the door, and note any necessary adjustments for topography, views or any other factor that would likely have an effect on the value. The last appraisal diagram and inventory are reviewed to determine if there have been any changes to the property. The value of the property is calculated electronically using the

factors developed in the setup study.

Recalculation

Recalculation is an electronic revaluation of properties based on factors developed during the setup study and the existing inventory in our system. These properties are not visited to determine if any changes have taken place, however, the recalculation is a more reliable method of maintaining accurate real market values rather than relying solely on a ratio study to determine overall market trends.

New Construction

New construction throughout the county is physically inspected and appraised using the setup factors for the area.

Ratio Study

A ratio study is an analysis of sales in all study areas to determine the percentage of market increase or decrease in each study area since the base appraisal date selected in our setup. The study separates properties by type, such as commercial, industrial or residential, by location or study area, and by improved or vacant. All sales are time adjusted to the assessment date of January 1 before comparing to our current value. Once complete, the resulting trends are electronically applied to all properties prior to certifying the assessment roll.

2019 Time Study Analysis and Conclusions

Time Trend Study for all Maintenance Areas (MA)

Analysis

Before any setup studies can be conducted, a time trend for each Maintenance Area must be completed to adjust sales to the selected base appraisal date. The selected base appraisal date for the 2019 reappraisal and recalculation of residential properties countywide is January 1, 2018. A separate time study was completed for City Residential Property and Rural Residential Property in each Maintenance Area.

All sales of residential properties that occurred between January 1, 2017 and December 31, 2017 that reflected real market value were extracted from our sales files. The sales were separated based on Maintenance Area and property type (city or rural). The total sales price of all properties for each area was compared to our January 1, 2017 base RMV of the same properties, which gives an estimated market trend for the entire 2017 year. The trend is divided by 12 in order to give a per month percentage to apply to each sales price, based on the month in which the sale occurred, and used in our setup studies to reflect a sales price as of January 1, 2018.

Some studies required additional data before we were able to establish a reliable conclusion for the study. For this purpose, another time trend study was completed on properties that sold between January 1, 2018 and June 30, 2018, and separated based on Maintenance Area and property type (city or rural). The total sales price of all properties for each area was compared to our January 1, 2018 certified values (January 1, 2017 base RMV times the market trend from the 2018 Ratio Study) which gives an estimated market trend for the first half of 2018. The trend was divided by 6 in order to give a per month percentage to apply to each sales price, based on the month in which the sale occurred, and used in our setup studies to reflect a sales price as of January 1, 2018.

Conclusions

Based on the supporting data collected, there is sufficient sales data to estimate the market trends to be used to time trend sales to the base appraisal date of January 1, 2018 for city residential property and rural residential property in each maintenance area.

Time Trend Factors to be Applied to Sales Used for the 2019 Residential Setup Studies

Time Trend Rate for 2017 Sales to Reflect Base Appraisal Date of January 1, 2018				
CITY	AREA	NO. OF SALES	ANNUAL TREND	PER MONTH TREND
Saint Helens	MA 1	210	0.1474	0.0123
Scappoose	MA 2	110	0.1792	0.0149
Vernonia	MA 3	42	0.1155	0.0096
Rainier	MA 4	20	0.0084	0.0007
Clatskanie	MA 5	23	0.0207	0.0017
Columbia City	MA 6	30	0.1569	0.0131
RURAL	AREA	NO. OF SALES	ANNUAL TREND	PER MONTH TREND
Rural Scappoose	MA 2	42	0.0979	0.0082
Rural Vernonia	MA 3	35	-0.1392	-0.0116
Rural Rainier	MA 4	30	0.0359	0.0030
Rural Clatskanie	MA 5	34	0.1093	0.0091
Rural Saint Helens	MA 6	77	0.0832	0.0069

Time Trend Rate for 2018 Sales to Reflect Base Appraisal Date of January 1, 2018				
CITY	AREA	NO. OF SALES	ANNUAL TREND	PER MONTH TREND
Saint Helens	MA 1	109	0.0949	0.0158
Scappoose	MA 2	49	0.0560	0.0093
Vernonia	MA 3	21	0.0379	0.0063
Rainier	MA 4	15	0.0446	0.0074
Clatskanie	MA 5	19	0.0141	0.0024
Columbia City	MA 6	13	0.0053	0.0009
RURAL	AREA	NO. OF SALES	ANNUAL TREND	PER MONTH TREND
Rural Scappoose	MA 2	11	-0.0714	-0.0119
Rural Vernonia	MA 3	12	0.0154	0.0026
Rural Rainier	MA 4	25	-0.0419	-0.0070
Rural Clatskanie	MA 5	23	0.0123	0.0021
Rural Saint Helens	MA 6	38	-0.0069	-0.0012

Notes

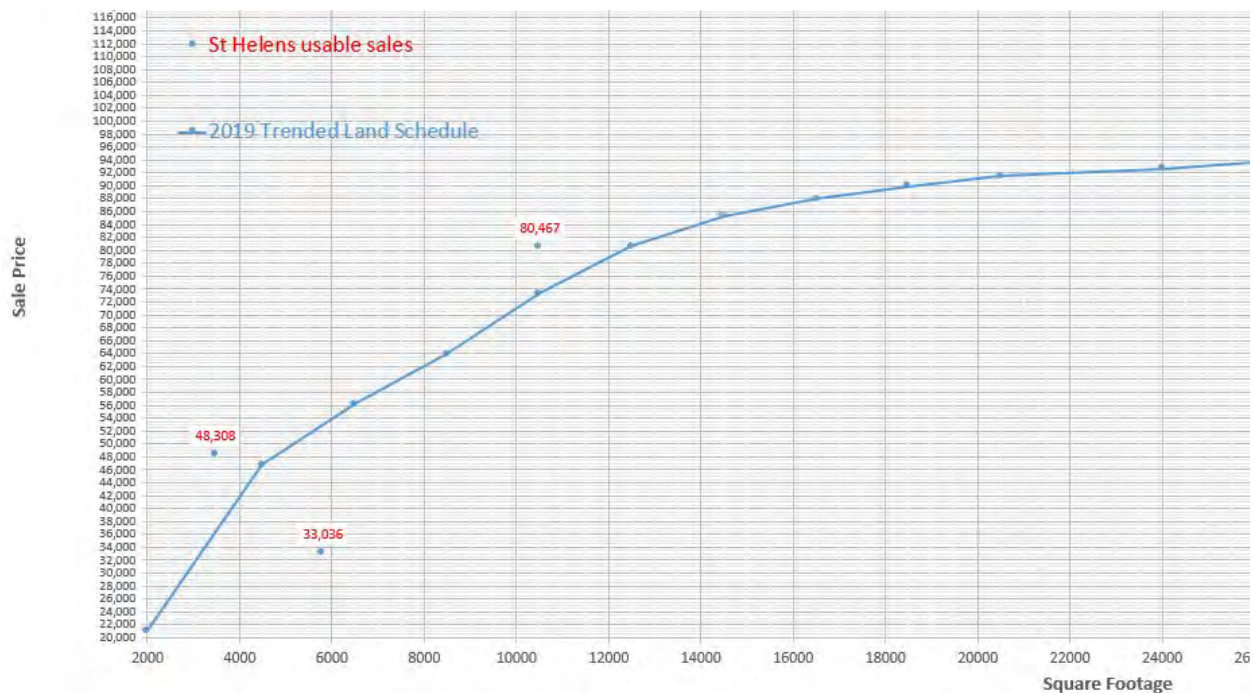
2019 Land Analysis and Conclusions

Maintenance Area (MA) 1, City of Saint Helens Land Setup

Analysis

There were 14 sales within the City of St Helens, of which 3 were considered usable and reflective of a base lot. The sales analyzed were ranging from 1/1/17 to 12/31/17 and time trended to the base appraisal date of 1/1/18. The remaining 11 sales were considered not useable because of various factors such as view, topography, bulk sale and or unusual terms. Due to the limited sales data the 2018 trend of 1.04 was applied to the 2018 base schedule and analyzed together with the 3 usable land sales. These land sales appear to fall around the 2018 trended line and are considered to be a credible and reliable indicators of value. SA 15 had no new additional sales for analysis and should follow the same trend as the general SA 00 of 1.04.

MA 1 City Base Land Sales Graph



SA 15 had no new additional sales for analysis and should follow the same trend as the general SA 00 of 1.04.

Due to the lack of City Acreage sales data within Columbia City and St Helens, the need to expand the search to nearby Scappoose was warranted. Scappoose has recently seen several city acreage sales that were sold for subdivision development, which provides reasonable and credible data for a city acreage land schedule. When analyzing residential lot sales data between City of Scappoose versus Columbia City/Saint Helens, land values indicate a 43% reduction between the areas. By reducing the City of Scappoose sales-based City Acreage land schedule by 43%, the resulting value provides a reasonable and credible City Acreage land schedule for both Columbia City and Saint Helens.

Conclusions

Based on limited sales data it is recommended to keep the 2018 base land schedule for SA 00, 15, 30 & 43 and land use code 001, 002 and 004, but to apply the 2018 trend of 1.04 for 2019.

Based on supporting data, the city acreage land schedules for Saint Helens and Columbia City will reflect a value that is 43% less than the City of Scappoose city acreage land schedule for 2019.

MA 1 City of Saint Helens Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

005 = Residential Riverfront – Front Footage

SA 00 LUC 001 General Saint Helens		
Size (sq. ft.)		Total Value
From	To	
1	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

SA 30 LUC 001 Duplex, Triplex, Fourplex		
Size (sq. ft.)		Total Value
From	To	
1	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

SA 00 LUC 002 City Acreage		
Size (Acres)		Value Per Acre
From	To	
0.01	999999	68,010

SA 15 LUC 005 Riverfront		
Size (front footage)		Total Value
From	To	
0	40	188,710
41	50	193,910
51	55	199,110
56	60	204,310
61	65	209,510
66	70	214,710
71	75	219,910
76	85	225,110
86	95	230,880
96	105	240,240
106	115	249,600
116	125	260,000
126	135	269,360
136	145	278,720
146	155	287,040
156	165	297,440
166	175	306,800
176	185	318,240
186	195	328,640
196	999999	330,720

SA 80 LUC 001 Yachts Landing PUD		
Size (sq. ft.)		Total Value
From	To	
1	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

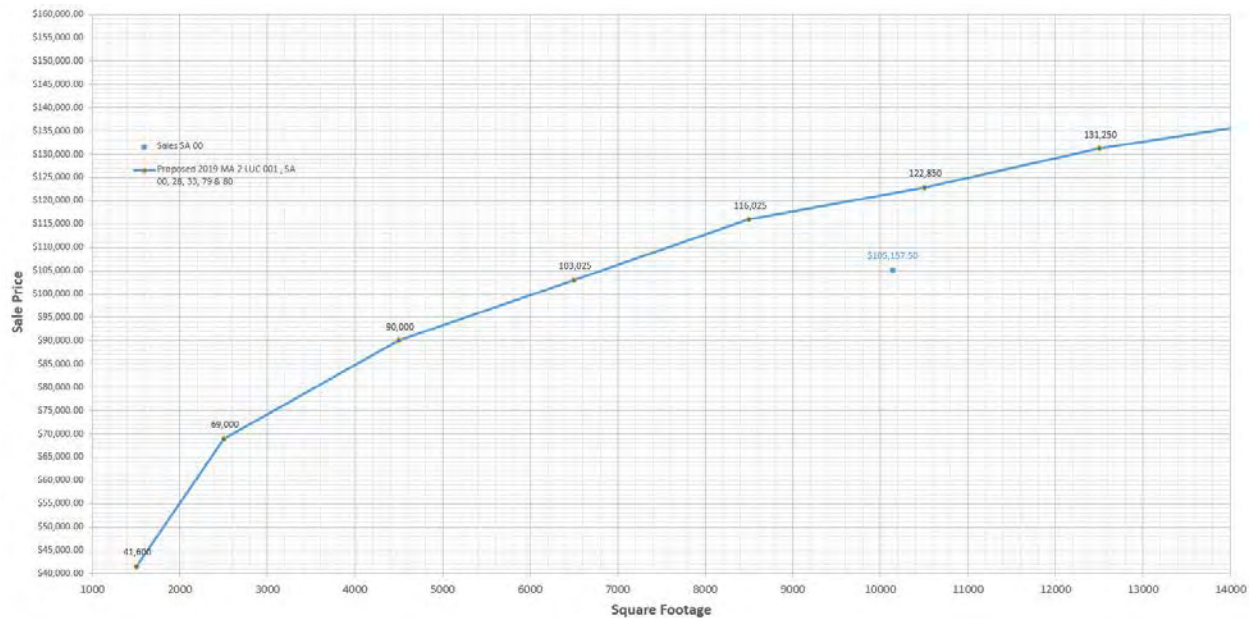
SA 43 LUC 001 Townhouse, Rowhouse		
Size (sq. ft.)		Total Value
From	To	
1	3500	36,520
3501	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

Maintenance Area (MA) 2, City of Scappoose Land Setup

Analysis

For this bare land study, there were no sales in SA 33 & 28, 5 useable sales in SA 79, 2 useable sales in SA 80 and 1 useable sale in SA 00. These sales were time trended to the base appraisal date of 1/1/18. After reviewing the ratio report and the lack of bare land sales in SA 00 it was determined to leave the land schedule flat with no trend applied. For SA 33, 79, & 80 due to lack of data to support separate land schedules these will follow SA 00 land schedule.

MA 2 City Base Land Sales Graph



There were 4 City Acreage sales in Scappoose ranging from 1.25 acres to 15.03 acres. The price per acre for these sales ranged from \$90,000 to \$140,000, and resulted in an overall average price per acre of \$119,540.

Conclusions

Based on lack of bare land sales a recommendation to keep existing SA 00 land schedule for 2019. For SA 28, 33, 79 & 80 to follow SA 00.

Based on the 4 city acreage sales of raw vacant land with a highest and best use for future subdivision development, the city acreage schedule for 2019 will be \$119,540 per acre.

MA 2 City of Scappoose Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

SA 00 LUC 001 General Scappoose		
Size (sq. ft.)		Total Value
From	To	
1	2500	69,000
2501	4500	90,000
4501	6500	103,000
6501	8500	116,000
8501	10500	122,850
10501	12500	131,250
12501	14500	137,030
14501	16500	144,710
16501	18500	149,850
18501	20500	154,160
20501	24000	160,320
24001	28000	168,560
28001	32000	176,960
32001	40000	192,800
40001	43560	200,380

SA 28 LUC 001 Duplex, Triplex, Fourplex		
Size (sq. ft.)		Total Value
From	To	
1	4500	90,000
4501	6500	103,000
6501	8500	116,000
8501	10500	122,850
10501	12500	131,250
12501	14500	137,030
14501	16500	144,710
16501	18500	149,850
18501	20500	154,160
20501	24000	160,320
24001	28000	168,560
28001	32000	176,960
32001	40000	192,800
40001	43560	200,380

SA 33 LUC 001 Townhse, Rowhse, Common Wall		
Size (sq. ft.)		Total Value
From	To	
1	2500	69,000
2501	4500	90,000
4501	6500	103,000
6501	8500	116,000
8501	10500	122,850
10501	12500	131,250
12501	14500	137,030
14501	16500	144,710
16501	18500	149,850
18501	20500	154,160
20501	24000	160,320
24001	28000	168,560
28001	32000	176,960
32001	40000	192,800
40001	43560	200,380

SA 79 LUC 001 Keys Landing, Keys Crest, Keys Orch		
Size (sq. ft.)		Total Value
From	To	
1	4500	90,000
4501	6500	103,000
6501	8500	116,000
8501	10500	122,850
10501	12500	131,250
12501	14500	137,030
14501	16500	144,710
16501	18500	149,850
18501	20500	154,160
20501	24000	160,320
24001	28000	168,560
28001	32000	176,960
32001	40000	192,800
40001	43560	200,380

SA 80 LUC 001 Columbia River View Estates		
Size (sq. ft.)		Total Value
From	To	
1	4500	90,000
4501	6500	103,000
6501	8500	116,000
8501	10500	122,850
10501	12500	131,250
12501	14500	137,030
14501	16500	144,710
16501	18500	149,850
18501	20500	154,160
20501	24000	160,320
24001	28000	168,560
28001	32000	176,960
32001	40000	192,800
40001	43560	200,380

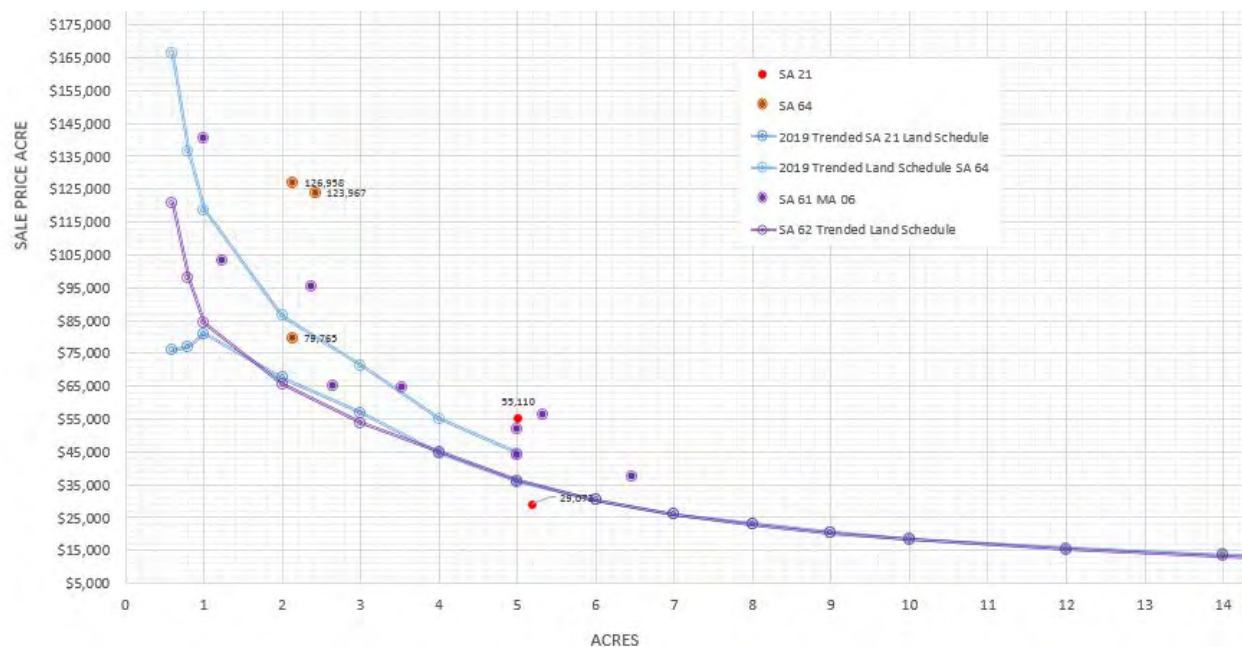
SA 00 LUC 002 City Acreage		
Size (Acres)		Total Value
From	To	
0.01	999999	119,540

Maintenance Area (MA) 2, Rural Scappoose Land Setup

Analysis

For this bare land study, there were 5 sales of which two were useable in SA 21. For SA 41, 62, and 45 there were no sales. For SA 64 there were 3 total sales with 1 useable. There was only one useable sale in SA 25. These sales were from 1/1/17 to 12/31/17. In order to support SA 21 land schedule, MA 06 SA 61 with 10 useable sales were plotted on the graph. The 14 useable sales were site visited and time trended to the base appraisal date of 1/1/18.

MA 2 Rural Land Sales Graph



Conclusions

For 2019, SA 21 will retain existing 2018 bare land schedule with the 2018 trend applied. The land schedule for SA 64 will have the 2018 trend applied to existing land schedule. Due to the lack of any data to show otherwise, SA 62 and SA 25 will follow SA 21 land schedule. For SA 41, will retain existing land schedule for 2019 with 2018 trend applied. SA 45 will follow SA 41 land schedule.

MA 2 Rural Scappoose Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

003 = Residential Rural Tract – Acres

SA 21 LUC 003 Scappoose Value Zone 1		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	76,000
0.61	0.80	77,000
0.81	1.00	81,000
Over 1 Acre		Per Acre
1.01	2.00	69,000
2.01	3.00	58,000
3.01	4.00	45,500
4.01	5.00	36,500
5.01	6.00	31,000
6.01	7.00	26,600
7.01	8.00	23,500
8.01	9.00	21,000
9.01	10.00	19,000
10.01	12.00	16,000
12.01	14.00	14,000
14.01	16.00	12,500
16.01	18.00	11,500
18.01	20.00	10,400
20.01	25.00	8,400
25.01	30.00	7,100
30.01	35.00	6,100
35.01	40.00	5,400
40.01	50.00	5,000
50.01	60.00	4,500
60.01	80.00	4,200
80.01	999999.00	4,000

SA 41 LUC 003 Sauvie Island Value Zone 1		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	180,000
0.61	0.80	187,000
0.81	1.00	205,000
Over 1 Acre		Per Acre
1.01	2.00	176,000
2.01	3.00	145,200
3.01	4.00	124,300
4.01	5.00	103,400
5.01	6.00	90,200
6.01	7.00	78,100
7.01	8.00	68,750
8.01	9.00	61,600
9.01	10.00	56,100
10.01	12.00	46,970
12.01	14.00	40,370
14.01	16.00	35,750
16.01	18.00	31,900
18.01	20.00	28,820
20.01	25.00	23,100
25.01	30.00	19,470
30.01	35.00	16,720
35.01	40.00	14,850
40.01	50.00	12,100
50.01	60.00	11,000
60.01	80.00	10,200
80.01	999999.00	9,700

SA 62 LUC 003 Freeman Road		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	76,000
0.61	0.80	77,000
0.81	1.00	81,000
Over 1 Acre		Per Acre
1.01	2.00	69,000
2.01	3.00	58,000
3.01	4.00	45,500
4.01	5.00	36,500
5.01	6.00	31,000
6.01	7.00	26,600
7.01	8.00	23,500
8.01	9.00	21,000
9.01	10.00	19,000
10.01	12.00	16,000
12.01	14.00	14,000
14.01	16.00	12,500
16.01	18.00	11,500
18.01	20.00	10,400
20.01	25.00	8,400
25.01	30.00	7,100
30.01	35.00	6,100
35.01	40.00	5,400
40.01	50.00	5,000
50.01	60.00	4,500
60.01	80.00	4,200
80.01	999999.00	4,000

MA 2 Rural Scappoose Recalculation Land Schedules for 2019 (continued)

SA 25 LUC 003 Scappoose Dikeland		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	76,000
0.61	0.80	77,000
0.81	1.00	81,000
Over 1 Acre		Per Acre
1.01	2.00	69,000
2.01	3.00	58,000
3.01	4.00	45,500
4.01	5.00	36,500
5.01	6.00	31,000
6.01	7.00	26,600
7.01	8.00	23,500
8.01	9.00	21,000
9.01	10.00	19,000
10.01	12.00	16,000
12.01	14.00	14,000
14.01	16.00	12,500
16.01	18.00	11,500
18.01	20.00	10,400
20.01	25.00	8,400
25.01	30.00	7,100
30.01	35.00	6,100
35.01	40.00	5,400
40.01	50.00	5,000
50.01	60.00	4,500
60.01	80.00	4,200
80.01	999999.00	4,000

SA 45 LUC 003 Sauvie Island Dikeland		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	180,000
0.61	0.80	187,000
0.81	1.00	205,000
Over 1 Acre		Per Acre
1.01	2.00	176,000
2.01	3.00	145,200
3.01	4.00	124,300
4.01	5.00	103,400
5.01	6.00	90,200
6.01	7.00	78,100
7.01	8.00	68,750
8.01	9.00	61,600
9.01	10.00	56,100
10.01	12.00	46,970
12.01	14.00	40,370
14.01	16.00	35,750
16.01	18.00	31,900
18.01	20.00	28,820
20.01	25.00	23,100
25.01	30.00	19,470
30.01	35.00	16,720
35.01	40.00	14,850
40.01	50.00	12,100
50.01	60.00	11,000
60.01	80.00	10,200
80.01	999999.00	9,700

SA 64 LUC 003 Columbia Acres/Hillcrest		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	99750
0.61	0.80	109250
0.81	1.00	118750
Over 1 Acre		Per Acre
1.01	2.00	86,450
2.01	3.00	71,250
3.01	4.00	55,100
4.01	5.00	44,650

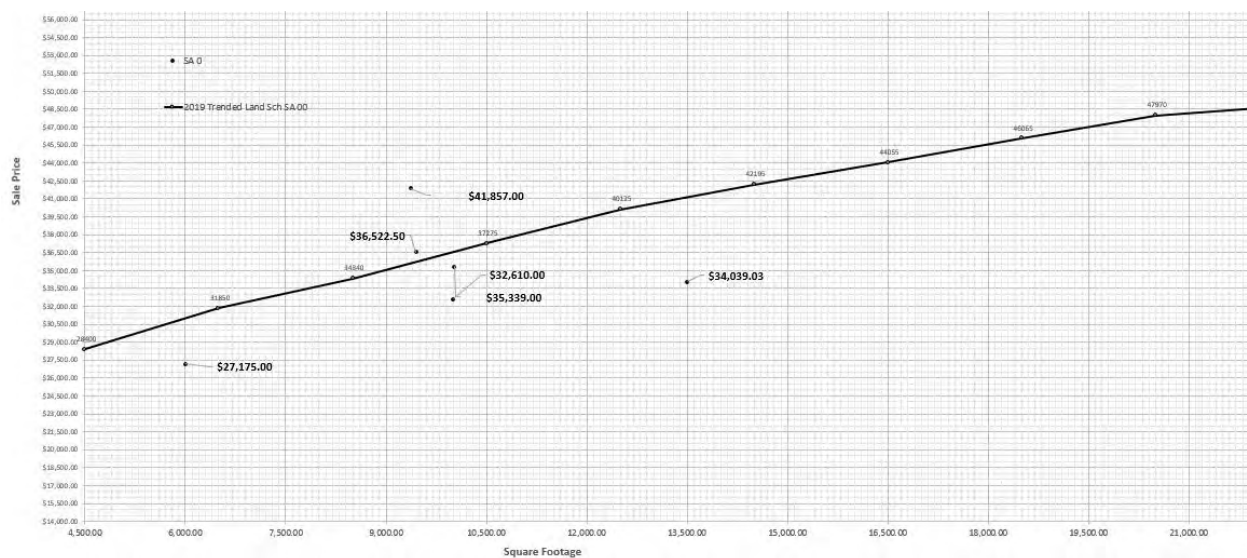
SA 64 LUC 003 Columbia Acres/Hillcrest (Unbuildable)		
Size (Lots)		Value
From	To	Lump Sum
Per Platted Lot		500

Maintenance Area (MA) 3, City of Vernonia Land Setup

Analysis

For the 2019 land study, there were 10 sales in SA 00 and no bare land sales for SA 03, 38 & 40. These sales had dates of 1/1/17-12/31/17. There were 7 useable sales in SA 00 which were site visited and time trended to the base appraisal date of 1/1/18. These sales plotted on the graph showed for SA 00, had enough data to support the existing land schedule trended forward for 2019. For City Acreage there were 4 usable sales, which were in both SA 00 & 03. All sales were analyzed and they provided a credible indicator of value, for development of a new city acreage land schedule.

MA 3 City Base Land Sales Graph



Conclusions

Based on the supporting data, the land schedule for SA 00 will maintain the base values with the 2018 trend applied. At this time the market shows no differentiation between the city lots in SA 00 and SA 03 (FEMA designated floodplain), therefore it will follow the SA 00 land schedule. Due to lack of sales, SA 38 and 40 LUC 001 will follow the SA 00 land schedule. SA 39 was moved into SA 00. Based on supporting data a new city acreage land schedule has been developed for 2019 in both SA 00 & 03.

MA 3 City of Vernonia Reappraisal Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

SA 00 LUC 001		
General Vernonia		
Size (sq. ft.)		Total Value
From	To	
1	4500	28,420
4501	6500	31,850
6501	8500	34,300
8501	10500	37,240
10501	12500	40,180
12501	14500	42,140
14501	16500	44,100
16501	18500	46,060
18501	20500	48,020
20501	24000	49,490
24001	28000	49,980
28001	32000	50,180
32001	40000	50,470
40001	43560	50,670

SA 03 LUC 001		
Flood Zone Properties		
Size (sq. ft.)		Total Value
From	To	
1	4500	28,420
4501	6500	31,850
6501	8500	34,300
8501	10500	37,240
10501	12500	40,180
12501	14500	42,140
14501	16500	44,100
16501	18500	46,060
18501	20500	48,020
20501	24000	49,490
24001	28000	49,980
28001	32000	50,180
32001	40000	50,470
40001	43560	50,670

SA 38 LUC 001		
Roseview Heights		
Size (sq. ft.)		Total Value
From	To	
1	4500	28,420
4501	6500	31,850
6501	8500	34,300
8501	10500	37,240
10501	12500	40,180
12501	14500	42,140
14501	16500	44,100
16501	18500	46,060
18501	20500	48,020
20501	24000	49,490
24001	28000	49,980
28001	32000	50,180
32001	40000	50,470
40001	43560	50,670

SA 40 LUC 001		
Duplex, Triplex, Fourplex		
Size (sq. ft.)		Total Value
From	To	
1	4500	28,420
4501	6500	31,850
6501	8500	34,300
8501	10500	37,240
10501	12500	40,180
12501	14500	42,140
14501	16500	44,100
16501	18500	46,060
18501	20500	48,020
20501	24000	49,490
24001	28000	49,980
28001	32000	50,180
32001	40000	50,470
40001	43560	50,670

SA 00 LUC 002		
City Acreage		
Size (Acres)		Value Per Acre
From	To	
0.01	9999	43,124

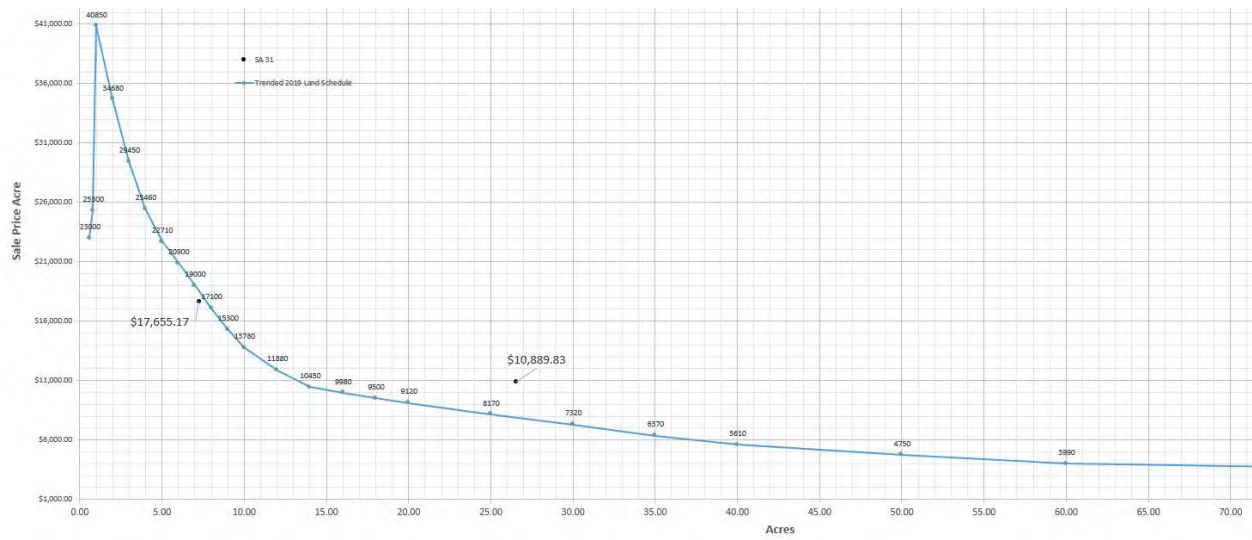
SA 03 LUC 002		
Flood Zone City Acreage		
Size (Acres)		Value Per Acre
From	To	
0.01	9999	43,124

Maintenance Area (MA) 3, Rural Vernonia Land Setup

Analysis

There were 4 bare land sales, 2 of which were useable in the analysis for SA 31. These sales were site visited and time trended to the base appraisal date of 1/1/18. The plotted sales on the graph did appear to support the previous years land schedule.

MA 3 Rural Land Sales Graph



Conclusions

Based on the supporting data, SA 31 will retain the base land values with the 2018 trend applied.

MA 3 Rural Vernonia Reappraisal Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

003 = Residential Rural Tract – Acres

SA 21 LUC 003		
Scappoose Value Zone 1		
Size (Acres)		Value Lump Sum
From	To	
0.00	0.60	36,100
0.61	0.80	38,000
0.81	1.00	40,850
Over 1 Acre		Per Acre
1.01	2.00	34,680
2.01	3.00	29,450
3.01	4.00	25,460
4.01	5.00	22,710
5.01	6.00	20,900
6.01	7.00	19,000
7.01	8.00	17,100
8.01	9.00	15,300
9.01	10.00	13,780
10.01	12.00	11,880
12.01	14.00	10,450
14.01	16.00	9,980
16.01	18.00	9,500
18.01	20.00	9,120
20.01	25.00	8,170
25.01	30.00	7,320
30.01	35.00	6,370
35.01	40.00	5,610
40.01	50.00	4,750
50.01	60.00	3,990
60.01	80.00	3,610
80.01	999999.00	2,850

Maintenance Area (MA) 4, City of Rainier Land Setup

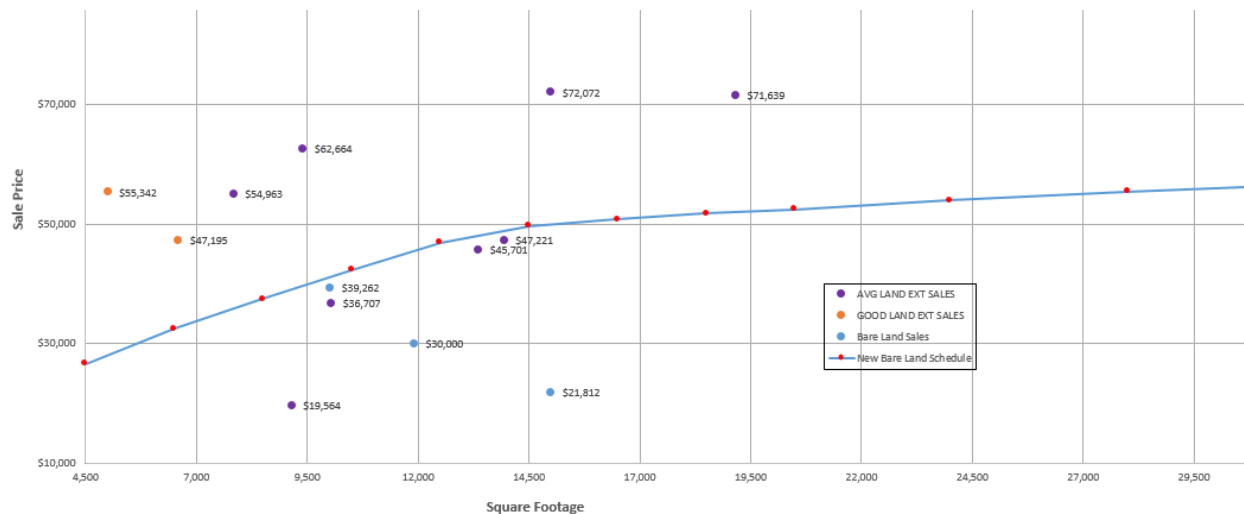
Analysis

For 2019, there were 4 city bare land sales of which 3 sales were used in the analysis for SA 00. The sales were time trended to the base appraisal date of 1/1/18. The plotted sales were insufficient to create a new land schedule for SA 00. Therefore, an extraction method was applied. There were 18 improved sales site visited and time trended to the base appraisal date of 1/1/18. The residual land value of each sale was plotted on the graph along with the bare land sales. These sales did not appear to support the previous years trended land schedule and a new schedule was developed. This year it was determined that SA 46 will be combined with SA 00 going forward.

Due to the lack of City acreage sales data within City of Rainier, the need to expand the search to nearby areas with a credible city acreage sale was warranted. Scappoose has recently seen several city acreage sales that were developed and which provide reasonable & credible data for a city acreage land schedule. When analyzing residential land sales data between City of Scappoose vs City of Rainier, land values indicate a -67% reduction between the areas. This negative reduction was then applied to the City of Scappoose City Acreage schedule, to provide a reasonable and credible City acreage land schedules for the City of Rainier.

There was insufficient data to create a new land schedule for SA 47.

MA 4 City Base Land Sales Graph



Conclusions

Based on the supporting data, a new land schedule for 2019 MA 04 SA 00 was developed. For SA 46, this was combined with SA 00. Due to the lack of data within SA 47, the prior year schedule should be used applying the 2018 ratio trend of 1.03. The City of Scappoose city acreage schedule of \$119,540 reduced by -67% for a rate per acre of \$39,450 will be used for the City acreage in the City of Rainier.

MA 4 City of Rainier Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

SA 00 LUC 001 General Rainier		
Size (sq. ft.)		Total Value
From	To	
1	4500	45,000
4501	6500	54,000
6501	8500	61,500
8501	10500	70,500
10501	12500	77,500
12501	14500	82,000
14501	16500	84,500
16501	18500	86,500
18501	20500	88,000
20501	24000	89,000
24001	28000	91,000
28001	32000	93,000
32001	40000	96,000
40001	43560	98,000

SA 40 LUC 001 Duplex, Triplex, Fourplex		
Size (sq. ft.)		Total Value
From	To	
1	4500	45,000
4501	6500	54,000
6501	8500	61,500
8501	10500	70,500
10501	12500	77,500
12501	14500	82,000
14501	16500	84,500
16501	18500	86,500
18501	20500	88,000
20501	24000	89,000
24001	28000	91,000
28001	32000	93,000
32001	40000	96,000
40001	43560	98,000

SA 47 LUC 001 Rainier Riverfront Estates		
Size (sq. ft.)		Total Value
From	To	
1	4500	17,500
4501	6500	92,700

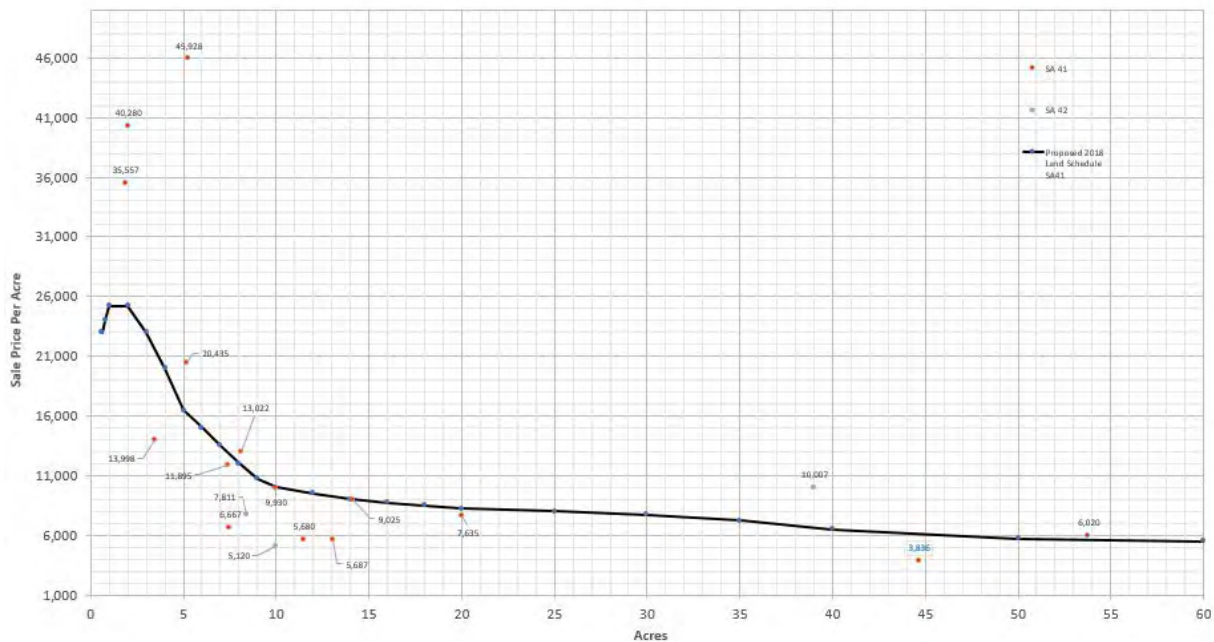
SA 00 LUC 002 City Acreage		
Size (Acres)		Value Per Acre
From	To	
0.01	999999	39,450

Maintenance Area (MA) 4, Rural Rainier Land Setup

Analysis

The sales are located in multiple SA's and when graphed for comparison appear to show a difference between SA 41 & 42 areas for parcels that are under 35 acres. Therefore, a schedule for both study areas has been created. The sales from these distinct study areas should continue to be analyzed and checked in future years. There were no useable bare land sales for SA 45 (Dike Land) during the sales period of 01/01/17 through 12/31/17. However, nearby and competing area (SA 55 Clatskanie Dike) had enough sales to create a new land schedule. The data indicated an overall average rate of reduction from SA 55 (Clatskanie Dike) vs SA 51 (Rural Clatskanie) resulting in approximately 30% less. There were no useable bare land sales for SA 44 (Prescott) and SA 56 (Deer Island Heights) during the sales period of 01/01/17 through 12/31/17. Therefore, data is insufficient for further analysis in SA 44 and SA 56 for the 2019 setup.

MA 4 Rural Land Sales Graph



Conclusions

Based on the supporting data, new land schedules for SA 41 and SA 42 were developed. Due to the lack of sales in SA 45, it is recommended to use the market derived data from nearby and competing Dike area of Clatskanie. It is recommended that SA 45 follow SA 41 land schedule with a -30% reduction based on the data collected from Clatskanie Dike. The land schedule for SA 41 will also be used for SA 44 and SA 56 due to lack of sales in those areas and similar land characteristics.

MA 4 Rural Rainier Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

003 = Residential Rural Tract – Acres

SA 41 LUC 003 Rainier Value Zone 1		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	50,000
0.61	0.80	52,500
0.81	1.00	55,000
Over 1 Acre		Per Acre
1.01	2.00	47,000
2.01	3.00	37,000
3.01	4.00	29,500
4.01	5.00	24,000
5.01	6.00	20,500
6.01	7.00	18,000
7.01	8.00	16,000
8.01	9.00	14,250
9.01	10.00	13,500
10.01	12.00	12,000
12.01	14.00	11,000
14.01	16.00	9,700
16.01	18.00	9,000
18.01	20.00	8,500
20.01	25.00	7,000
25.01	30.00	6,000
30.01	35.00	5,150
35.01	40.00	4,750
40.01	50.00	4,100
50.01	60.00	4,100
60.01	80.00	4,100
80.01	999999.00	4,100

SA 42 LUC 003 Rainier Value Zone 2		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	42,500
0.61	0.80	44,630
0.81	1.00	46,750
Over 1 Acre		Per Acre
1.01	2.00	39,950
2.01	3.00	31,450
3.01	4.00	25,080
4.01	5.00	20,400
5.01	6.00	17,430
6.01	7.00	15,300
7.01	8.00	13,600
8.01	9.00	12,110
9.01	10.00	11,480
10.01	12.00	10,200
12.01	14.00	9,350
14.01	16.00	8,250
16.01	18.00	7,650
18.01	20.00	7,230
20.01	25.00	6,300
25.01	30.00	5,700
30.01	35.00	5,150
35.01	40.00	4,750
40.01	50.00	4,100
50.01	60.00	4,100
60.01	80.00	4,100
80.01	999999.00	4,100

SA 45 LUC 003 Rainier Dikeland		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	35,000
0.61	0.80	36,750
0.81	1.00	38,500
Over 1 Acre		Per Acre
1.01	2.00	32,900
2.01	3.00	25,900
3.01	4.00	20,650
4.01	5.00	16,800
5.01	6.00	14,350
6.01	7.00	12,600
7.01	8.00	11,200
8.01	9.00	9,975
9.01	10.00	9,450
10.01	12.00	8,400
12.01	14.00	7,700
14.01	16.00	6,790
16.01	18.00	6,300
18.01	20.00	5,950
20.01	25.00	4,900
25.01	30.00	4,200
30.01	35.00	3,605
35.01	40.00	3,325
40.01	50.00	2,870
50.01	60.00	2,870
60.01	80.00	2,870
80.01	999999.00	2,870

MA 4 Rural Rainier Recalculation Land Schedules for 2019 (continued)

SA 44 LUC 003 Prescott		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	50,000
0.61	0.80	52,500
0.81	1.00	55,000
Over 1 Acre		Per Acre
1.01	2.00	47,000
2.01	3.00	37,000
3.01	4.00	29,500
4.01	5.00	24,000

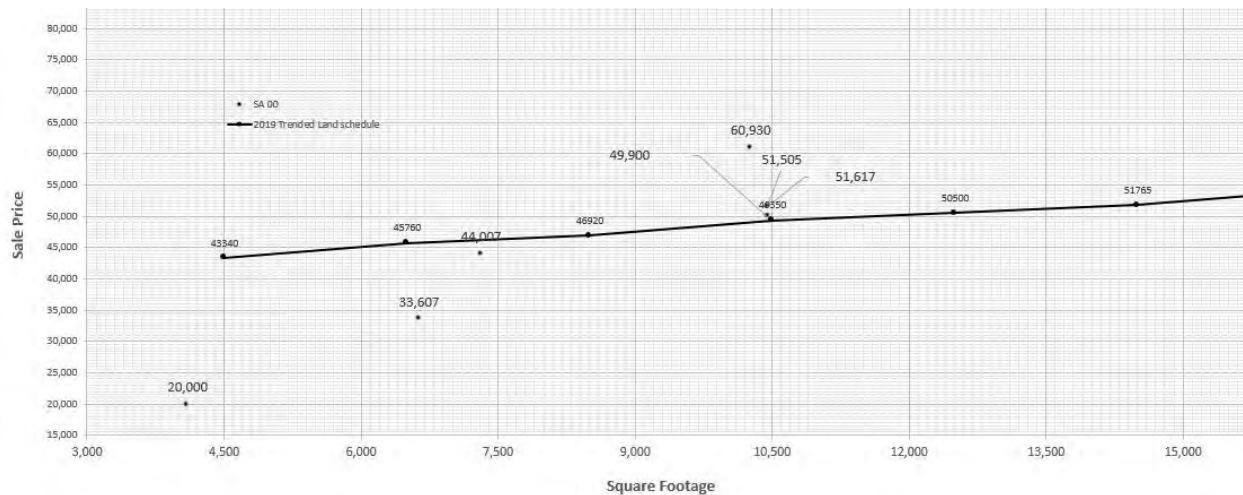
SA 56 LUC 003 Deer Island Heights		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	50,000
0.61	0.80	52,500
0.81	1.00	55,000
Over 1 Acre		Per Acre
1.01	2.00	47,000
2.01	3.00	37,000
3.01	4.00	29,500
4.01	5.00	24,000

Maintenance Area (MA) 5, City of Clatskanie Land Setup

Analysis

For the 2019 bare land study, there were 8 useable sales. These sales had a date of 1/1/17 - 12/31/17. These sales were plotted on the graph and supported the existing land schedule. For SA 40 and City Acreage, there were no sales.

MA 5 City Base Land Sales Graph



Conclusions

Based on the supporting data, the land schedule for SA 00 will maintain the current land base values with the 2018 trend applied. For SA 40, it will follow SA 00 land schedule. Due to the lack of sales for city acreage it will retain the existing land schedule with the 2018 trend applied.

MA 5 City of Clatskanie Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

SA 00 LUC 001 General Clatskanie		
Size (sq. ft.)		Total Value
From	To	
1	4500	43,340
4501	6500	45,750
6501	8500	46,950
8501	10500	49,360
10501	12500	50,560
12501	14500	51,770
14501	16500	54,170
16501	18500	56,580
18501	20500	60,190
20501	24000	63,810
24001	28000	67,620
28001	32000	71,690
32001	40000	75,990
40001	43560	80,540

SA 40 LUC 001 General Clatskanie		
Size (sq. ft.)		Total Value
From	To	
1	4500	43,340
4501	6500	45,750
6501	8500	46,950
8501	10500	49,360
10501	12500	50,560
12501	14500	51,770
14501	16500	54,170
16501	18500	56,580
18501	20500	60,190
20501	24000	63,810
24001	28000	67,620
28001	32000	71,690
32001	40000	75,990
40001	43560	80,540

SA 00 LUC 002 City Acreage		
Size (Acres)		Value Per Acre
From	To	
0	999999	42,890

Maintenance Area (MA) 5, Rural Clatskanie Land Setup

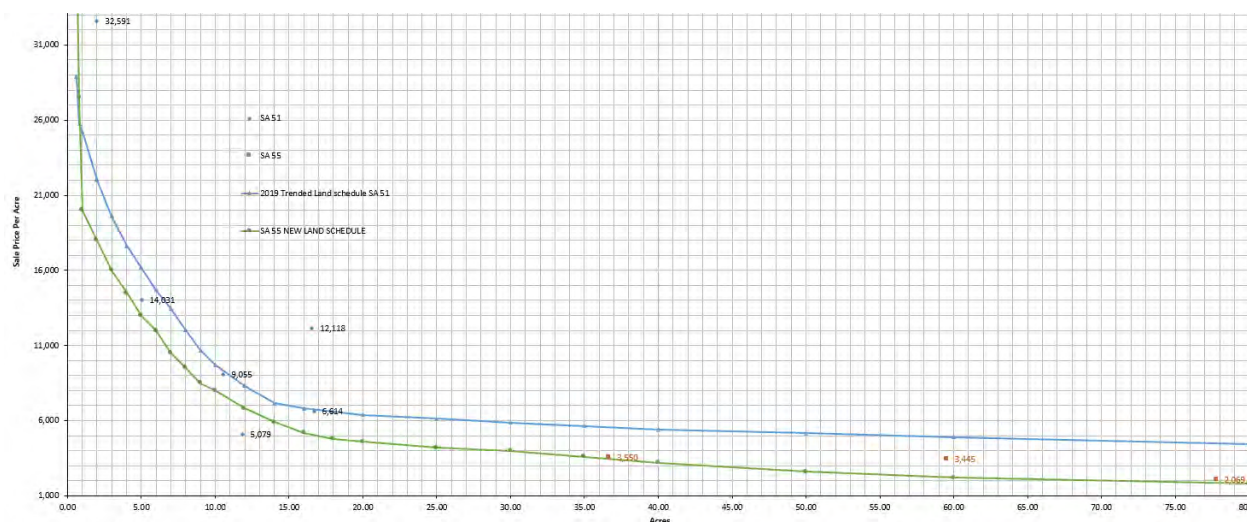
Analysis

In SA 51, there were 11 rural bare land sales of which 6 sales were used in the analysis for SA 51. The sales were time trended to the base appraisal date of 1/1/18. The 2018 land schedule was trended and plotted. The plotted sales on the graph appear to support the previous years trended land schedule.

In SA 55, there were two sales used to analyze if SA 55 warranted a different land schedule than SA 51. The plotted sales did support a new land schedule for SA 55. Therefore, a new land schedule was created for 2019 setup for this study area.

In SA 36, Fishhawk Lake, the extraction method was used. Sales from both Columbia County and Clatsop County were used. 10 sales, and of those 5 sales showed a base land value range between 19,000 and 24,000. The other 5 were determined to be outliers. The average of these sales were compared to 2 base lot sales that took place in August of 2018. Those lots were sold for 25,000 each. The decision was made to use a base lot value of 22,500 for 2019.

MA 5 Rural Land Sales Graph



Conclusions

For 2019 in SA 51, the useable sales plotted on the graph did support the current land schedule with the 2018 ratio applied. There were three sales used to analyze if SA 55 warranted a different land schedule than SA 51. The plotted sales did support a new land schedule for SA 55. Based on the supporting sales data in SA 37, the new base lot land value in Fishhawk Lake Estates is \$22,500.

MA 5 Rural Clatskanie Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

003 = Residential Rural Tract – Acres

SA 51 LUC 003 Clatskanie Value Zone 1		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	28,910
0.61	0.80	25,730
0.81	1.00	25,240
Over 1 Acre		Per Acre
1.01	2.00	22,050
2.01	3.00	19,600
3.01	4.00	17,640
4.01	5.00	16,170
5.01	6.00	14,700
6.01	7.00	13,480
7.01	8.00	12,010
8.01	9.00	10,680
9.01	10.00	9,700
10.01	12.00	8,330
12.01	14.00	7,150
14.01	16.00	6,810
16.01	18.00	6,620
18.01	20.00	6,370
20.01	25.00	6,130
25.01	30.00	5,880
30.01	35.00	5,640
35.01	40.00	5,390
40.01	50.00	5,150
50.01	60.00	4,900
60.01	80.00	4,410
80.01	999999.00	3,920

SA 55 LUC 003 Clatskanie Dikeland		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	23,000
0.61	0.80	22,000
0.81	1.00	20,000
Over 1 Acre		Per Acre
1.01	2.00	18,000
2.01	3.00	16,000
3.01	4.00	14,500
4.01	5.00	13,000
5.01	6.00	12,000
6.01	7.00	10,500
7.01	8.00	9,500
8.01	9.00	8,500
9.01	10.00	8,000
10.01	12.00	6,800
12.01	14.00	5,900
14.01	16.00	5,200
16.01	18.00	4,800
18.01	20.00	4,600
20.01	25.00	4,200
25.01	30.00	4,000
30.01	35.00	3,600
35.01	40.00	3,200
40.01	50.00	2,600
50.01	60.00	2,200
60.01	80.00	1,800
80.01	999999.00	1,500

SA 36 LUC 003 Fishhawk Lake Estates		
Size (Acres)		Value
From	To	Lump Sum
0.01	5.00	22,500

Maintenance Area (MA) 6, City of Columbia City Land Setup

Analysis

Columbia City had no bare land sales for SA 01, SA 21 and SA 31, therefore sales from a nearby and competing market area of St Helens were included for analysis. There were 7 bare land sales with only 3 useable in St. Helens. Since both land schedules were developed collectively between St Helens and Columbia City, its considered reasonable and most reflective of market data to apply the trend of 1.04 to the 2018 base schedule for the base appraisal of 1/1/18. All sales analyzed were ranging from 1/1/17 to 12/31/17 and time trended to the base appraisal date of 1/1/18. For SA 15 there was only one bare land sale which was included last year and due to the lack of additional sales in SA 15, it's also considered reasonable to also trend the 2018 SA 15 schedule at rate of 1.04 for the 1/1/18 base appraisal. In addition, market data appears to indicate that SA 21 is moving at the same rate as the general SA 01 of Columbia City, therefore it is recommended to combine SA 21 into the general SA 01 for 2019 set up.

Due to the lack of City acreage sales data within Columbia City and St Helens, the need to expand the search to nearby Scappoose was warranted. Scappoose has recently seen several city acreage sales that were developed, which provides reasonable & credible data for a city acreage land schedule. When analyzing residential land sales data between City of Scappoose vs Columbia City & St Helens, land values indicate a 55% reduction between the areas. This 55% reduction was applied to the City of Scappoose City Acreage schedule, to provide reasonable and credible City acreage land schedules for both Columbia City and St Helens. It is recommended that the following rate per acre of \$65,410 be utilized for City acreage LUC 002 land schedule in both Columbia City and St Helens, but to have the 2018 City of St Helens trend of 1.04 applied for an adjusted rate/per acre of \$68,010.

MA 6 City Base Land Sales Graph



Conclusions

Based on the supporting data, Columbia City will use the existing base land values with the City of St Helens 2018 trend of 1.04 for SA 01, 15, 31 and land use codes 001 and 002.

MA 6 City of Columbia City Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

001 = Residential City Under an Acre – Square Feet

002 = Residential City Acreage – Acres

005 = Residential Riverfront – Front Footage

SA 01 LUC 001 General Columbia City		
Size (sq. ft.)		Total Value
From	To	
1	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

SA 31 LUC 001 Duplex, Triplex, Fourplex		
Size (sq. ft.)		Total Value
From	To	
1	4500	46,800
4501	6500	56,160
6501	8500	63,960
8501	10500	73,320
10501	12500	80,600
12501	14500	85,280
14501	16500	87,880
16501	18500	89,960
18501	20500	91,520
20501	24000	92,560
24001	28000	94,640
28001	32000	96,720
32001	40000	99,840
40001	43560	101,920

SA 15 LUC 005 Riverfront		
Size (front footage)		Total Value
From	To	
0	40	188,710
41	50	193,910
51	55	199,110
56	60	204,310
61	65	209,510
66	70	214,710
71	75	219,910
76	85	225,110
86	95	230,880
96	105	240,240
106	115	249,600
116	125	260,000
126	135	269,360
126	135	278,720
136	145	287,040
146	155	297,440
156	165	306,800
166	175	318,240
176	185	328,640
186	195	330,720

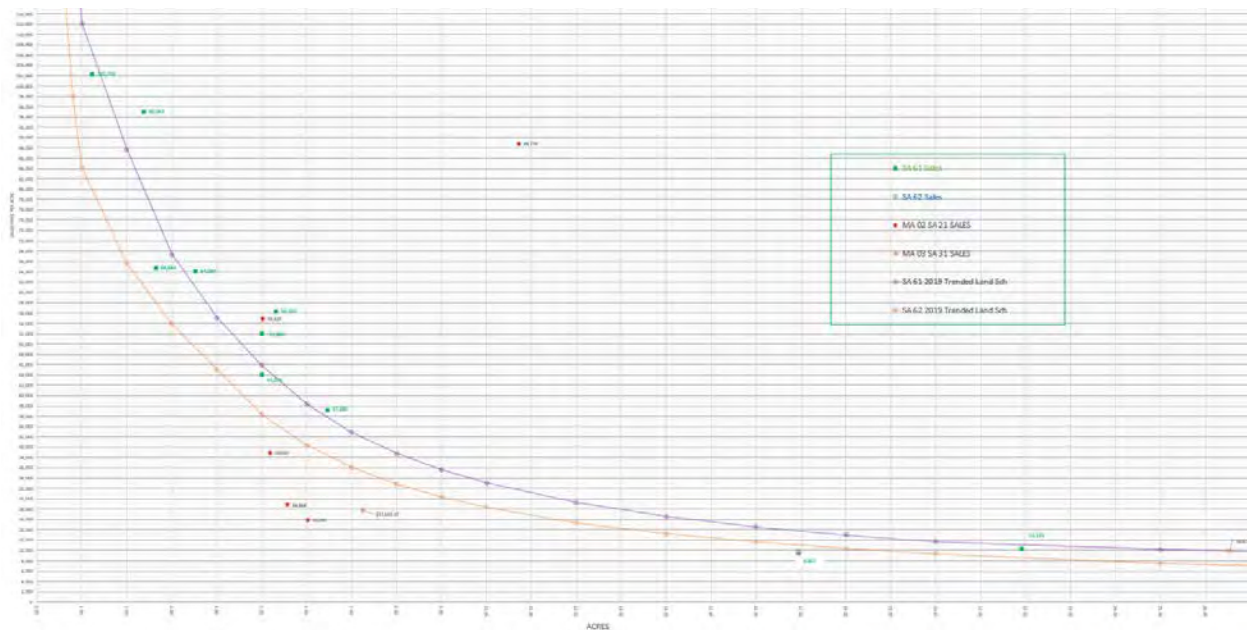
SA 01 LUC 002 City Acreage		
Size (Acres)		Value Per Acre
From	To	
1.00	999999	68,010

Maintenance Area (MA) 6, Rural Saint Helens Land Setup

Analysis

For this bare land study, there were a total of 18 sales analyzed. Of those sales, 10 were considered usable in SA 61. For SA 62 there was 1 usable sale and 1 unusable. Also included were 7 land sales from nearby and competing market areas of Rural Scappoose (SA's 21). For SA 65 there were no sales. All sales analyzed were ranging from 1/1/17 to 12/31/17 and time trended to the base appraisal date of 1/1/18.

MA 6 Rural Land Sales Graph



Conclusions

The sales data was analyzed together and separately to identify indicated patterns based on location, size, or other influencing factors. The sales data for SA 61 & SA 62 support the existing bare land schedule with the 2018 trend applied. SA 65 had no useable sales for analysis therefore will follow SA 61 land schedule with 2018 trend applied.

MA 6 Rural Saint Helens Recalculation Land Schedules for 2019

SA = Study Area (Properties, usually within specified boundaries, that share similar market attributes and influence)

LUC = Land Use Code (Type of land value schedule used for assessment)

003 = Residential Rural Tract - Acres

SA 61 LUC 003 Rural St Helens Value Zone 1		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	99,960
0.61	0.80	107,100
0.81	1.00	112,200
Over 1 Acre		Per Acre
1.01	2.00	87,720
2.01	3.00	67,320
3.01	4.00	55,080
4.01	5.00	45,900
5.01	6.00	38,350
6.01	7.00	32,900
7.01	8.00	28,820
8.01	9.00	25,650
9.01	10.00	23,100
10.01	12.00	19,280
12.01	14.00	16,580
14.01	16.00	14,540
16.01	18.00	13,010
18.01	20.00	11,730
20.01	25.00	10,200
25.01	30.00	9,180
30.01	35.00	8,670
35.01	40.00	8,160
40.01	50.00	7,650
50.01	60.00	7,140
60.01	80.00	6,630
80.01	999999.00	5,100

SA 62 LUC 003 Rural St Helens Value Zone 2		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	72,520
0.61	0.80	78,400
0.81	1.00	84,280
Over 1 Acre		Per Acre
1.01	2.00	65,660
2.01	3.00	53,900
3.01	4.00	45,080
4.01	5.00	36,260
5.01	6.00	30,380
6.01	7.00	26,070
7.01	8.00	22,880
8.01	9.00	20,380
9.01	10.00	18,380
10.01	12.00	15,340
12.01	14.00	13,180
14.01	16.00	11,610
16.01	18.00	10,340
18.01	20.00	9,310
20.01	25.00	7,500
25.01	30.00	6,270
30.01	35.00	5,880
35.01	40.00	5,390
40.01	50.00	4,900
50.01	60.00	4,800
60.01	80.00	4,410
80.01	999999.00	3,430

SA 65 LUC 003 Rural St Helens Dikeland		
Size (Acres)		Value
From	To	Lump Sum
0.00	0.60	99,960
0.61	0.80	107,100
0.81	1.00	112,200
Over 1 Acre		Per Acre
1.01	2.00	87,720
2.01	3.00	67,320
3.01	4.00	55,080
4.01	5.00	45,900
5.01	6.00	38,350
6.01	7.00	32,900
7.01	8.00	28,820
8.01	9.00	25,650
9.01	10.00	23,100
10.01	12.00	19,280
12.01	14.00	16,580
14.01	16.00	14,540
16.01	18.00	13,010
18.01	20.00	11,730
20.01	25.00	10,200
25.01	30.00	9,180
30.01	35.00	8,670
35.01	40.00	8,160
40.01	50.00	7,650
50.01	60.00	7,140
60.01	80.00	6,630
80.01	999999.00	5,100

2019 On-Site Development (OSD) Analysis and Conclusions

Maintenance Area 1, City of Saint Helens On-Site Development (OSD) Study

Analysis

The cost figures below are estimates associated with the development of a residential structure within the City of St Helens. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.
- Power costs are provided by the local governing utility company Columbia River PUD. These cost estimates are based on CRPUD's flat rate fee schedule.
- All the necessary SDC fees associated with; water, sewer, parks, streets, and storms are only charged at initial development of a site.
- Multifamily properties, if available, have the choice to have each unit metered independently for water and sewer for billing purposes. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multifamily. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Columbia River PUD)	\$1,740	\$1,880	\$2,030	\$2,190
Water SDC + connection	\$4,086	\$8,172	\$12,258	\$16,344
Sanitary services SDC + connection	\$4,252	\$8,504	\$12,756	\$17,008
Parks SDC	\$2,944	\$2,904	\$4,357	\$5,809
Streets SDC	\$2,370	\$4,233	\$6,350	\$8,466
Storm SDC	\$821	\$821	\$1,231	\$1,642
School Construction Excise Tax (CET)	\$2,340	\$2,600	\$3,640	\$4,680
TOTAL	\$29,553	\$40,114	\$53,622	\$67,139

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Saint Helens OSD	
Single Family Dwelling	\$29,600
Multi-Family – Duplex	\$40,100
Multi-Family – Triplex	\$53,600
Multi-Family – Fourplex	\$67,100

Maintenance Area 2, City of Scappoose On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the City of Scappoose. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner or, developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.
- Power costs are provided by the local governing utility company Columbia River PUD. These cost estimates are based on CRPUD's flat rate fee schedule.
- All the necessary SDC fees associated with; water, sewer, parks, streets, and storms are SDC fees that are charged only at initial development of a site.
- Multi-family properties in this area generally opt to have each unit separately metered for water and sewer, because of the cost of water & sewer rates. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Columbia River PUD)	\$1,740	\$1,880	\$2,030	\$2,190
Water SDC + connection	\$5,715	\$11,430	\$17,145	\$22,860
Sanitary services SDC + connection	\$5,116	\$10,232	\$15,348	\$20,464
Parks SDC	\$2,087	\$3,068	\$4,603	\$6,136
Streets SDC	\$2,034	\$4,068	\$6,102	\$8,136
Storm SDC	\$629	\$629	\$944	\$1,258
School Construction Excise Tax (CET)	\$2,268	\$2,520	\$3,528	\$4,536
TOTAL	\$30,589	\$44,827	\$60,699	\$76,580

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Scappoose OSD	
Single Family Dwelling	\$30,600
Multi-Family – Duplex	\$44,800
Multi-Family – Triplex	\$60,700
Multi-Family – Fourplex	\$76,600

Maintenance Area 2, Rural Scappoose On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Scappoose. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs are provided by the local governing utility companies; Columbia River PUD (CRPUD), West Oregon Electric, and PGE. Approximately 75% of the area is served by Columbia River PUD, therefore these cost estimates are based on CRPUD's flat rate fee schedule.
- Water is generally provided by drilled domestic water wells on each property at an average well depth of 280' deep (per local drillers).
- Sanitation is generally provided by a private onsite standard septic system. Its known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the typical system as shown below. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Columbia River PUD)	\$4,282	\$5,267	\$6,268	\$7,270
Well Drilling & Pump System 280' @\$65	\$18,500	\$18,500	\$18,500	\$18,500
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
School Construction Excise Tax (CET)	\$2,268	\$2,520	\$3,528	\$4,536
TOTAL	\$56,646	\$57,882	\$59,891	\$61,902

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Rural Scappoose OSD	
Single Family Dwelling	\$56,600
Multi-Family – Duplex	\$57,900
Multi-Family – Triplex	\$59,900
Multi-Family – Fourplex	\$61,900

Maintenance Area 3, City of Vernonia On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the City of Vernonia. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.
- Power costs are provided by the local governing utility company West Oregon Electric Co-op (WOEC).
- All the necessary SDC fees associated with; water, sewer, parks, streets, and storms are fees that are charged only at initial development of a site.
- Multi-family properties in this area generally opt to have each unit separately metered for water and sewer, because of the cost of water & sewer rates. It should be noted that contractors indicated no real increase in excavation costs for up to a typical 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Western Oregon Electric)	\$5,305	\$6,555	\$7,805	\$9,055
Sewer SDC	\$2,957	\$5,914	\$8,871	\$11,828
Storm SDC	\$1,340	\$2,680	\$4,020	\$5,360
Streets SDC	\$858	\$1,716	\$2,574	\$3,432
Parks SDC	\$1,000	\$2,000	\$3,000	\$4,000
Water Connection Fee	\$1,050	\$2,100	\$3,150	\$4,200
Sewer Connection Fee	\$1,250	\$2,500	\$3,750	\$5,000
TOTAL	\$27,029	\$39,003	\$50,977	\$62,977

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2018, the new OSD costs are listed below.

2019 City of Vernonia OSD	
Single Family Dwelling	\$27,000
Multi-Family – Duplex	\$39,000
Multi-Family – Triplex	\$51,000
Multi-Family – Fourplex	\$63,000

Maintenance Area 3, Rural Vernonia On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Vernonia. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner or developer for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs estimates are provided by the local governing utility company West Oregon Electric Co-op (WOEC).
- Water is generally provided by drilled domestic water wells on each property with an average well depth of 280' deep (per local drillers).
- Sanitation is generally provided by a private onsite standard septic system. Its known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the most typical system as shown below. Columbia County Land Development Services impose transportation & park SDC fees, which are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for up to the 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Western Oregon Electric)	\$6,896	\$8,222	\$19,548	\$10,875
Well Drilling & Pump System 280' @\$65	\$18,500	\$18,500	\$18,500	\$18,500
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
TOTAL	\$56,992	\$58,318	\$59,644	\$60,971

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Rural Vernonia OSD	
Single Family Dwelling	\$57,000
Multi-Family – Duplex	\$58,300
Multi-Family – Triplex	\$69,600
Multi-Family – Fourplex	\$61,000

Maintenance Area 4, City of Rainier On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the City of Rainier. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.

Power costs are provided by the local governing utility company Clatskanie PUD. Clatskanie PUD offers a line credit for new installations that generally cover the costs.

All the necessary SDC fees associated with water & sewer are charged at initial development of a site.

Multi-family properties in Rainier generally opt not to separately meter for water and sewer, but do opt for a separate meter for electric. It should be noted that contractors indicated no real increase in excavation costs for up to a typical 4 unit multi-family home. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Clatskanie PUD)	\$100	\$100	\$100	\$100
Sanitary services SDC + connection	\$2,745	\$5,490	\$8,235	\$10,980
Water SDC + connection	\$1,420	\$1,420	\$1,420	\$1,420
TOTAL	\$15,265	\$18,010	\$20,755	\$23,500

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Rainier OSD	
Single Family Dwelling	\$15,300
Multi-Family – Duplex	\$18,000
Multi-Family – Triplex	\$20,800
Multi-Family – Fourplex	\$23,500

Maintenance Area 4, Rural Rainier On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Rainier. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs are provided by the local governing utility company Columbia River PUD (CRPUD) and are based on CRPUD's flat rate fee schedule.
- Water is generally provided by drilled domestic water wells on each property at an average well depth of 280' deep (per local drillers).
- Sanitation is generally provided by a private onsite standard septic system. Its known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the typical system as shown below. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Columbia River PUD)	\$4,282	\$5,267	\$6,268	\$7,270
Well Drilling & Pump System 280' @\$65	\$18,500	\$18,500	\$18,500	\$18,500
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
TOTAL	\$54,378	\$55,363	\$56,364	\$57,366

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Rural Rainier OSD	
Single Family Dwelling	\$54,400
Multi-Family – Duplex	\$55,400
Multi-Family – Triplex	\$56,400
Multi-Family – Fourplex	\$57,400

Maintenance Area 4, City of Prescott On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Rainier. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs are provided by the local governing utility company, Columbia River PUD (CRPUD), and are based on CRPUD's flat rate fee schedule.
- Water is provided by a community water source in Prescott.
- Sanitation is generally provided by a private onsite standard septic system. It is known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the typical system as shown below. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Columbia River PUD)	\$4,282	\$5,267	\$6,268	\$7,270
Community Water Hook Up	\$500	\$1,000	\$1,500	\$2,000
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
TOTAL	\$36,378	\$37,863	\$39,364	\$40,866

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Prescott OSD	
Single Family Dwelling	\$36,040
Multi-Family – Duplex	\$38,090
Multi-Family – Triplex	\$39,040
Multi-Family – Fourplex	\$41,090

Maintenance Area 5, City of Clatskanie On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the City of Clatskanie. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.
- Power costs are provided by the local governing utility company Clatskanie PUD. Clatskanie PUD offers a line credit for new installations that generally cover the costs.
- All the necessary SDC fees associated with water & sewer are charged at initial development of a site.
- Multi-family properties in this area generally opt not to separately meter for water and sewer, but do separately meter for electric. It should be noted that contractors indicated no real increase in excavation costs for up to a typical 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Clatskanie)	\$100	\$100	\$100	\$100
Sanitary services SDC + connection	\$1,500	\$2,250	\$3,000	\$3,750
Water SDC + connection	\$1,250	\$1,900	\$2,550	\$3,200
TOTAL	\$13,850	\$15,250	\$16,650	\$18,050

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Clatskanie OSD	
Single Family Dwelling	\$13,900
Multi-Family – Duplex	\$15,300
Multi-Family – Triplex	\$16,700
Multi-Family – Fourplex	\$18,100

Maintenance Area 5, Rural Clatskanie On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Clatskanie. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner or developer for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs are provided by the local governing utility company Clatskanie PUD. Clatskanie PUD offers a line credit for new installations that generally cover the costs.
- Water is generally provided by drilled domestic water wells on each property at an average well depth of 280' deep (per local drillers).
- Sanitation is generally provided by a private onsite standard septic system. Its known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the typical system as shown below. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Clatskanie PUD)	\$100	\$100	\$100	\$100
Well Drilling & Pump System 280' @\$65	\$18,500	\$18,500	\$18,500	\$18,500
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
TOTAL	\$50,196	\$50,196	\$50,196	\$50,196

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Rural Clatskanie OSD	
Single Family Dwelling	\$50,200
Multi-Family – Duplex	\$50,200
Multi-Family – Triplex	\$50,200
Multi-Family – Fourplex	\$50,200

Maintenance Area 5, Fishhawk Lake On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Clatskanie (Fishhawk Lake). The categories listed below are market related costs and supplemental development charges (SDC) required by the owner or developer for site development of a new structure.

- Excavation costs include clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs estimates are provided by the local governing utility company West Oregon Electric Co-op (WOEC).
- Water & sewer are provided by a community system operated by Fishhawk homeowners association. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Western Oregon Electric)	\$6,896	\$8,222	\$9,548	\$10,875
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
Fishhawk Community Water/Sewer Hook Up	\$2,000	\$2,000	\$2,000	\$2,000
TOTAL	\$29,019	\$30,345	\$31,671	\$32,998

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Fishhawk Lake OSD	
Single Family Dwelling	\$29,000
Multi-Family – Duplex	\$30,300
Multi-Family – Triplex	\$31,700
Multi-Family – Fourplex	\$33,000

Maintenance Area 6, City of Columbia City On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the City of Columbia City. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner, or developer, for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of 5-10k square foot lot.
- Power costs are provided by the local governing utility company, Columbia River PUD (CRPUD), these cost estimates are based on CRPUD's flat rate fee schedule.
- All the necessary SDC fees associated with; water, sewer, parks, streets, and storms are SDC fees that are charged only at initial development of a site.
- Multi-family properties in this area generally opt to have each unit separately metered for water and sewer, because of the cost of water & sewer rates. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$11,000	\$11,000	\$11,000	\$11,000
Power (Columbia River PUD)	\$1,740	\$1,880	\$2,030	\$2,190
Water SDC + connection	\$5,477	\$10,954	\$16,431	\$21,908
Sanitary services SDC + connection	\$5,840	\$11,680	\$17,520	\$23,360
Parks SDC	\$2,019	\$4,038	\$6,057	\$8,076
Storm Drainage SDC	\$389	\$464	\$696	\$928
Transportation SDC	\$4,575	\$5,604	\$8,406	\$11,208
School Construction Excise Tax (CET)	\$2,340	\$2,600	\$3,640	\$4,680
TOTAL	\$33,380	\$48,220	\$65,780	\$83,350

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 City of Columbia City OSD	
Single Family Dwelling	\$33,400
Multi-Family – Duplex	\$48,200
Multi-Family – Triplex	\$65,800
Multi-Family – Fourplex	\$83,400

Maintenance Area 6, Rural Saint Helens On-Site Development (OSD) Study

Analysis

The cost figures below are cost estimates associated with the development of a residential structure within the rural areas of Warren, Scappoose, & St Helens. The categories listed below are market related costs and supplemental development charges (SDC) required by the owner or developer for site development of a new structure.

- Excavation costs include; clearing, driveway, excavation, backfill, grading, & utility trenching. The site development cost is based on an overall typical site of less than an acre.
- Power costs are provided by the local governing utility company, Columbia River PUD (CRPUD), and are based on CRPUD's flat rate fee schedule.
- Water is generally provided by drilled domestic water wells on each property at an average well depth of 280' deep (per local drillers).
- Sanitation is generally provided by a private onsite standard septic system. Its known that other alternative septic systems are utilized throughout the county, but the standard septic system is reported to be the typical system as shown below. Columbia County Land Development Services imposes transportation & parks SDC fees, that are charged at initial development of the site.
- Multi-family properties in the rural areas are limited, with the assumption that they are only separately metered for electric and not water & sewer. It should be noted that contractors indicated no real increase in excavation costs for the typical up to 4 unit multi-family. These cost figures have been acquired and refreshed annually to keep up with market related development costs of residential dwellings.

Description	SFD	Duplex	Triplex	Fourplex
Excavation	\$17,100	\$17,100	\$17,100	\$17,100
Power (Columbia River PUD)	\$4,282	\$5,267	\$6,268	\$7,270
Well Drilling & Pump System 280' @\$65	\$18,500	\$18,500	\$18,500	\$18,500
Sanitation (Standard Septic) w/permits	\$11,473	\$11,473	\$11,473	\$11,473
LDS Transportation SDC	\$2,273	\$2,273	\$2,273	\$2,273
LDS Parks SDC	\$750	\$750	\$750	\$750
School Construction Excise Tax (CET)	\$2,304	\$2,560	\$3,584	\$4,608
TOTAL	\$56,682	\$57,923	\$59,948	\$61,974

Conclusions

The collected cost data is deemed to be credible and reliable indicators of on site development costs for residential dwellings. For 2019, the new OSD costs are listed below.

2019 Rural Saint Helens OSD	
Single Family Dwelling	\$56,700
Multi-Family – Duplex	\$57,900
Multi-Family – Triplex	\$59,900
Multi-Family – Fourplex	\$62,000

2019 Local Cost Modifiers (LCM) Analysis and Conclusions

Countywide Local Cost Modifier (LCM) Study for Conventional Dwellings

This study establishes a modifier to be applied to construction costs found in the 2005 Cost Factors for Residential Buildings, to adjust the factors for conventional dwellings to the base appraisal date of 1/1/18.

Analysis

This analysis for the 2019 LCM set up year was based on sales of homes built in 2017. The initial raw data included 99 properties to review for use in the study. After an initial review of these properties, many were removed from this study for the following reasons:

- Sales of properties that included carriage houses, farm buildings, or additional structures.
- Sales of properties that had notable value influences due to topography, views, etc.
- Sales of properties in areas that there were not enough vacant land sales to establish a land schedule.
- Sales of properties where it was difficult to accurately determine the quality of construction as compared to our cost factor book and class benchmarks.
- Cost of new homes where the owners were the general contractor.

Of the remaining 46 sales, 25 were properties where the new home and land were marketed and sold together, and 21 were homes where the owner had previously purchased the land and hired a general contractor to build. Sales that included land were time trended to the base appraisal date of January 1, 2018. All sites were field inspected by appraisers to verify class and gather data on the cost to build, if appropriate.

For the 25 homes that sold with the land, the land and OSD are calculated using the new factors from our land and OSD studies, and then subtracted from the time trended sale price of the property to extract the value of the dwelling. This residual value is then compared to a replacement cost new (RCN) calculated from the 2005 Residential Cost Factor Book. The ratio between the residual value and the RCN is an indicated Local Cost Modifier (LCM). The average LCM using this method was 1.29. For the 21 homes that were the contractor's total cost to build on the buyer's land, the ratio between the contractor's cost and the RCN is an indicated LCM. The average LCM using this method was 1.29.

Conclusions

The overall LCM mean calculated at 1.29; the sales extraction and the cost method both indicated an LCM of 1.29.

The 2019 Conventional Dwelling LCM to be applied to the 2005 Residential Cost Factor Book is 1.29.

Countywide Local Cost Modifier (LCM) Study Manufactured Dwellings

This study establishes a modifier to be applied to construction costs found in the 2004 Cost Factors for Manufactured Structures, to adjust the factors for manufactured dwellings to the base appraisal date of 1/1/18.

Analysis

This analysis for the 2019 MS LCM set up year was based on sales of manufactured homes built in 2017 that were sited in Columbia County. These homes were placed throughout the county and site visited to verify classing and confirm building cost data for analyzation. There were a total of 12 usable properties for analysis based on constructions costs. No sales were available for extraction analysis at this time. The indicated LCM's for the 12 homes ranged from 1.07 to 1.84, with a mean of 1.45.

Conclusions

The overall mean of 1.45 is consistent with the prior year LCM of 1.47.

The 2019 Manufactured Dwelling LCM to be applied to the 2004 Cost Factors for Manufactured Structures is 1.45.

Countywide Local Cost Modifier (LCM) Study for Floating Property

The Oregon Department of Revenue does not provide a separate cost factor book to be used on floating property, however, the primary difference between conventional dwellings and floating homes is the foundation structure, so the same factor book is used. The costs to build a floating home are much higher than to build a home on land, so the calculated LCM is expected to reflect those higher costs. This study establishes a modifier to be applied to construction costs found in the 2005 Cost Factors for Residential Buildings to adjust the factors for floating property to the base appraisal date of 1/1/18.

Analysis

This analysis for the floating property LCM uses sales of new floating homes from 2016 and 2017. Due to a lack of sales in Columbia County, the majority of sales used were from Multnomah County. The sales were all time adjusted to the base appraisal date of January 1, 2018. There were 9 sales that occurred in Multnomah County and 2 sales that occurred in Columbia County. An appropriate quality class was determined for each of the floating homes. All 11 of the sales have been included in the analysis and the time adjusted sales price was compared with the calculated cost from the 2005 Cost Factors for Residential Buildings. The Multnomah County sales indicated an average LCM of 2.73 and the Columbia County sales indicated an average LCM of 2.89. With all 11 sales combined the overall average LCM was 2.76. The weighted LCM mean between the 2 Columbia County sales and 9 Multnomah County Sales was also 2.76.

Conclusions

Based on the data available, it was determined that the mean is the most reliable indicator for the floating property LCM at 2.76.

The 2019 Floating Property LCM to be applied to the 2005 Cost Factors for Residential Buildings is 2.76.

Countywide Local Cost Modifier (LCM) for Farm Buildings

This study establishes a modifier to be applied to construction costs found in the 2009 Cost Factors for Farm Buildings, to adjust the factors for farm buildings to the base appraisal date of 1/1/18. The majority of farm buildings in Columbia County are general purpose pole frame type buildings.

Analysis

A sales extraction method for determining a Farm Building LCM was not done, properties are not generally sold with a new pole building. The best method of determining a local cost modifier for these types of buildings is by collecting data on the actual market cost to build. This analysis for the 2019 Farm LCM set up year was based on reported cost of Farm buildings that were built by contractors in Columbia County. These farm buildings were scattered throughout the county and site visited to verify classing and confirm building cost data for analyzation. There were a total of 10 usable properties for analysis based on owner reported constructions costs. The majority of the cost data above is reflective of class 4, 5 and 6 general purpose buildings. Other type of farm buildings were considered, but specialty type buildings were considered difficult to accurately gather costs for comparison.

Conclusions

The data consists of construction costs associated with building farm buildings in Columbia County. The LCM ranged from 1.34 to 1.85 with a mean of 1.58. This data appears to show an increase of approximately 10% from the prior year. It's recommended that the mean LCM of 1.58 be used for the 2019 setup.

The 2019 Farm Building LCM to be applied to the 2009 Cost Factors for Farm Buildings is 1.58.

Notes

2019 Depreciation Schedules Analysis and Conclusions

Countywide Depreciation Study for Conventional Single Family Dwellings

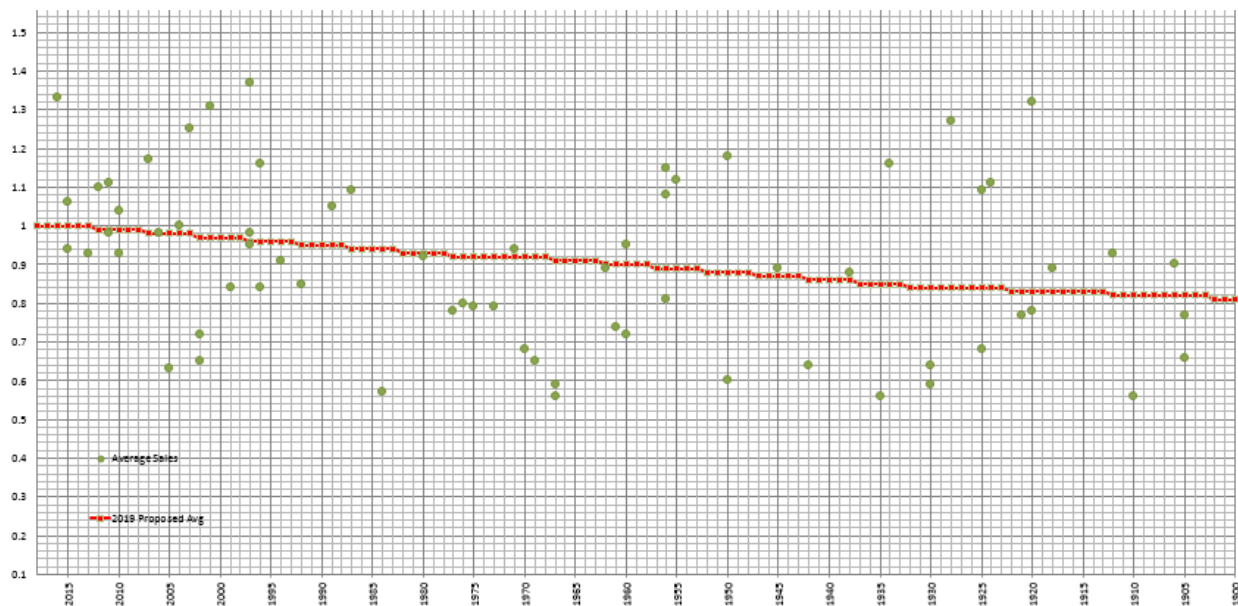
Analysis

There were a total of 869 sales of conventional single family dwellings during the past year. The first step in evaluating the sales was to narrow down the results to a more manageable number. Sales of properties that were eliminated included:

- Sales with dwellings in better or worse than average condition for their physical age.
- Sales of properties that had notable value influences due to topography, views, etc.
- Sales of properties in areas that there were not enough vacant land sales to establish a land schedule.
- Sales of properties with a high percentage of additional structures or accessory improvements where it would be difficult to adequately determine and extract the contributory value of these improvements.

The remaining 124 accounts were site inspected to verify quality class and condition of improvements for use in the depreciation study. An indicated depreciation of the dwelling was calculated for each sale by subtracting the scheduled land value and OSD from the time adjusted sale price. The residual value was divided by the calculated RCN (including the LCM) to determine the 'percent good' of the dwelling for its age. The data was further analyzed by class and location to determine if there was any difference, but there was no obvious pattern indicating any difference in depreciation by class or by area. These percentages were then graphed to determine the average depreciation by year built.

Countywide Conventional Single Family Dwelling Depreciation Sales Graph



Conclusions

The data collected and analyzed for the 2019 Depreciation Study showed significant change from the prior year depreciation schedule, which appears to be the result of high market demand for housing in the county. Based on the data it's recommended to apply the newly developed depreciation schedule for 2019.

Countywide Conventional Single Family Dwelling Depreciation Schedule for 2019

Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent
2018	100		1985	94		1953	88		1921	83
2017	100		1984	94		1952	88		1920	83
2016	100		1983	93		1951	88		1919	83
2015	100		1982	93		1950	88		1918	83
2014	100		1981	93		1949	88		1917	83
2013	99		1980	93		1948	87		1916	83
2012	99		1979	93		1947	87		1915	83
2011	99		1978	92		1946	87		1914	83
2010	99		1977	92		1945	87		1913	82
2009	99		1976	92		1944	87		1912	82
2008	98		1975	92		1943	86		1911	82
2007	98		1974	92		1942	86		1910	82
2006	98		1973	92		1941	86		1909	82
2005	98		1972	92		1940	86		1908	82
2004	98		1971	92		1939	86		1907	82
2003	97		1970	92		1938	85		1906	82
2002	97		1969	92		1937	85		1905	82
2001	97		1968	91		1936	85		1904	82
2000	97		1967	91		1935	85		1903	81
1999	97		1966	91		1934	85		1902	81
1998	96		1965	91		1933	84		1901	81
1997	96		1964	91		1932	84		1900	81
1996	96		1963	90		1931	84		1899	81
1995	96		1962	90		1930	84		1898	81
1994	96		1961	90		1929	84		1897	80
1993	95		1960	90		1928	84		1896	70
1992	95		1959	90		1927	84		1895	60
1991	95		1958	89		1926	84		1894	50
1990	95		1957	89		1925	84		1893	40
1989	95		1956	89		1924	84		1892	30
1988	94		1955	89		1923	83		1891	20
1987	94		1954	89		1922	83		1890	10
1986	94									

Countywide Effective Year Built Based on Condition For Conventional Single Family Dwellings
and Multi Family Dwellings for 2019

Poor	Fair	Avg	Good	Exc
1995	2005	2018	2018	2018
1990	2005	2017	2017	2018
1985	2000	2016	2016	2018
1980	2000	2015	2015	2018
1980	2000	2014	2015	2018
1975	1995	2013	2015	2018
1975	1995	2012	2015	2015
1970	1995	2011	2015	2015
1970	1990	2010	2015	2015
1965	1990	2009	2015	2015
1965	1990	2008	2015	2015
1960	1985	2007	2015	2015
1960	1985	2006	2010	2015
1955	1985	2005	2010	2015
1955	1980	2004	2010	2015
1950	1980	2003	2010	2015
1950	1980	2002	2010	2015
1950	1975	2001	2005	2015
1945	1975	2000	2005	2015
1945	1975	1999	2005	2015
1945	1970	1998	2005	2015
1940	1970	1997	2005	2015
1940	1970	1996	2000	2010
1940	1965	1995	2000	2010
1935	1965	1994	2000	2010
1935	1965	1993	2000	2010
1935	1960	1992	2000	2010
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1930	1955	1987	1995	2010
1930	1955	1986	1995	2010
1930	1955	1985	1995	2010
1930	1955	1984	1995	2010
1930	1955	1983	1995	2010
1930	1955	1982	1995	2010
1930	1955	1981	1995	2010
1930	1955	1980	1995	2010
1930	1955	1979	1995	2010
1930	1955	1978	1995	2010
1930	1955	1977	1995	2010
1925	1950	1976	1990	2005
1925	1950	1975	1990	2005

Poor	Fair	Avg	Good	Exc
1925	1950	1974	1990	2005
1925	1950	1973	1990	2005
1925	1950	1972	1990	2005
1925	1950	1971	1990	2005
1925	1950	1970	1990	2005
1925	1950	1969	1990	2005
1925	1950	1968	1990	2005
1925	1950	1967	1990	2005
1920	1945	1966	1985	2000
1920	1945	1965	1985	2000
1920	1945	1964	1985	2000
1920	1945	1963	1985	2000
1920	1945	1962	1985	2000
1920	1940	1961	1985	2000
1920	1940	1960	1985	2000
1920	1940	1959	1985	2000
1920	1940	1958	1985	2000
1920	1940	1957	1985	2000
1920	1935	1956	1980	2000
1920	1935	1955	1980	2000
1920	1935	1954	1980	2000
1920	1935	1953	1980	2000
1920	1935	1952	1980	1995
1915	1930	1951	1975	1995
1915	1930	1950	1975	1995
1920	1930	1949	1975	2000
1920	1930	1948	1975	2000
1920	1930	1947	1975	2000
1920	1930	1946	1970	2000
1920	1930	1945	1970	2000
1920	1930	1944	1970	2000
1920	1930	1943	1970	2000
1920	1930	1942	1970	2000
1915	1925	1941	1970	1995
1915	1925	1940	1970	1995
1915	1925	1939	1970	1995
1915	1925	1938	1970	1995
1915	1925	1937	1970	1995
1915	1920	1936	1965	1995
1915	1920	1935	1965	1995
1915	1920	1934	1965	1995
1915	1920	1933	1965	1995
1915	1920	1932	1965	1995

Poor	Fair	Avg	Good	Exc
1910	1920	1931	1965	1990
1910	1915	1930	1965	1990
1910	1915	1929	1965	1990
1910	1915	1928	1965	1990
1910	1915	1927	1965	1990
1910	1915	1926	1960	1990
1910	1915	1925	1960	1990
1910	1915	1924	1960	1990
1910	1915	1923	1960	1990
1910	1915	1922	1960	1990
1910	1915	1921	1955	1990
1910	1910	1920	1955	1990
1910	1910	1919	1955	1990
1910	1910	1918	1955	1990
1910	1910	1917	1955	1990
1910	1910	1916	1950	1990
1910	1910	1915	1950	1990
1910	1910	1914	1950	1990
1910	1910	1913	1950	1990
1910	1910	1912	1950	1990
1910	1910	1911	1950	1990
1910	1910	1910	1950	1990
1909	1909	1909	1950	1990
1908	1908	1908	1950	1990
1907	1907	1907	1945	1985
1906	1906	1906	1945	1985
1905	1905	1905	1945	1985
1904	1904	1904	1945	1985
1903	1903	1903	1945	1985
1902	1902	1902	1940	1980
1901	1901	1901	1940	1980
1900	1900	1900	1940	1980
1899	1899	1899	1940	1980
1898	1898	1898	1940	1980
1897	1897	1897	1935	1975
			Resid	M-F
Override		1896	70%	50%
Override		1895	60%	50%
Override		1894	50%	50%
Override		1893	40%	40%
barely livable		1892	30%	30%
storage value		1891	20%	20%
salvage value		1890	10%	10%

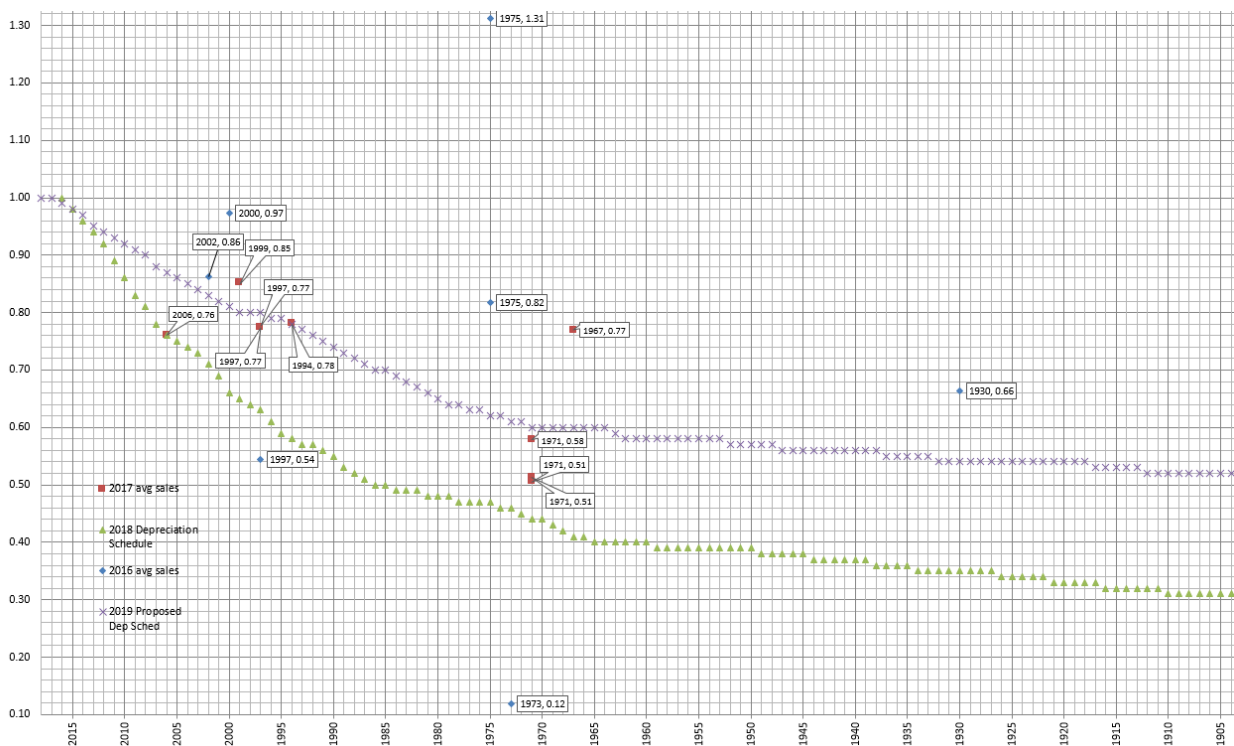
Note: Highlighted year is actual year built. Appraiser selects effective year based on condition for physical year in order to calculate depreciation.

Countywide Depreciation Study for Multi-Family Dwellings

Analysis

The objective for the multi-family depreciation study is to find the percent good for average condition multi-family properties that sold from 1/1/17-12/31/17. There were a total of 9 useable multi family residence sales in 2017. In order to find the percent good we took the 9 useable sales in average condition and valued each of them as new, from the 2005 cost factor for residential building book provided by the DOR. Each plex was valued to find the RCN (replacement cost new), these sales were entered into a spreadsheet which contained the above information. Each sale was time trended to the base appraisal date of 1/1/18, subtracted any concessions or farm building values from the sale price and divided the RCN amount by the residual to find the percent good. Once the percent good for each sale was determined, it was then plotted onto the graph and compared to last years depreciation line. To further support our depreciation schedule we time trended 8 useable 2016 sales. After plotting all 17 useable sales it showed that the current 2018 multi-family depreciation schedule was low and the data provided credible support for a new depreciation schedule.

Countywide Multi-Family Dwellings Depreciation Sales Graph



Conclusions

The data provided supports the creation of a new 2019 multifamily depreciation schedule for the base appraisal date of 1/1/18.

Countywide Multi-Family Dwelling Depreciation Schedule for 2019

Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent
2018	100		1985	70		1953	58		1921	54
2017	100		1984	69		1952	57		1920	54
2016	99		1983	68		1951	57		1919	54
2015	98		1982	67		1950	57		1918	54
2014	97		1981	66		1949	57		1917	53
2013	95		1980	65		1948	57		1916	53
2012	94		1979	64		1947	56		1915	53
2011	93		1978	64		1946	56		1914	53
2010	92		1977	63		1945	56		1913	53
2009	91		1976	63		1944	56		1912	52
2008	90		1975	62		1943	56		1911	52
2007	88		1974	62		1942	56		1910	52
2006	87		1973	61		1941	56		1909	52
2005	86		1972	61		1940	56		1908	52
2004	85		1971	60		1939	56		1907	52
2003	84		1970	60		1938	56		1906	52
2002	83		1969	60		1937	55		1905	52
2001	82		1968	60		1936	55		1904	52
2000	81		1967	60		1935	55		1903	52
1999	80		1966	60		1934	55		1902	51
1998	80		1965	60		1933	55		1901	51
1997	80		1964	60		1932	54		1900	51
1996	79		1963	59		1931	54		1899	51
1995	79		1962	58		1930	54		1898	51
1994	78		1961	58		1929	54		1897	51
1993	77		1960	58		1928	54		1896	50
1992	76		1959	58		1927	54		1895	50
1991	75		1958	58		1926	54		1894	50
1990	74		1957	58		1925	54		1893	40
1989	73		1956	58		1924	54		1892	30
1988	72		1955	58		1923	54		1891	20
1987	71		1954	58		1922	54		1890	10
1986	70									

Countywide Effective Year Built Based on Condition For Conventional Single Family Dwellings
and Multi Family Dwellings for 2019

Poor	Fair	Avg	Good	Exc
1995	2005	2018	2018	2018
1990	2005	2017	2017	2018
1985	2000	2016	2016	2018
1980	2000	2015	2015	2018
1980	2000	2014	2015	2018
1975	1995	2013	2015	2018
1975	1995	2012	2015	2015
1970	1995	2011	2015	2015
1970	1990	2010	2015	2015
1965	1990	2009	2015	2015
1965	1990	2008	2015	2015
1960	1985	2007	2015	2015
1960	1985	2006	2010	2015
1955	1985	2005	2010	2015
1955	1980	2004	2010	2015
1950	1980	2003	2010	2015
1950	1980	2002	2010	2015
1950	1975	2001	2005	2015
1945	1975	2000	2005	2015
1945	1975	1999	2005	2015
1945	1970	1998	2005	2015
1940	1970	1997	2005	2015
1940	1970	1996	2000	2010
1940	1965	1995	2000	2010
1935	1965	1994	2000	2010
1935	1965	1993	2000	2010
1935	1960	1992	2000	2010
1930	1960	1991	1995	2010
1930	1960	1990	1995	2010
1930	1960	1989	1995	2010
1930	1960	1988	1995	2010
1930	1955	1987	1995	2010
1930	1955	1986	1995	2010
1930	1955	1985	1995	2010
1930	1955	1984	1995	2010
1930	1955	1983	1995	2010
1930	1955	1982	1995	2010
1930	1955	1981	1995	2010
1930	1955	1980	1995	2010
1930	1955	1979	1995	2010
1930	1955	1978	1995	2010
1930	1955	1977	1995	2010
1925	1950	1976	1990	2005
1925	1950	1975	1990	2005

Poor	Fair	Avg	Good	Exc
1925	1950	1974	1990	2005
1925	1950	1973	1990	2005
1925	1950	1972	1990	2005
1925	1950	1971	1990	2005
1925	1950	1970	1990	2005
1925	1950	1969	1990	2005
1925	1950	1968	1990	2005
1925	1950	1967	1990	2005
1920	1945	1966	1985	2000
1920	1945	1965	1985	2000
1920	1945	1964	1985	2000
1920	1945	1963	1985	2000
1920	1945	1962	1985	2000
1920	1940	1961	1985	2000
1920	1940	1960	1985	2000
1920	1940	1959	1985	2000
1920	1940	1958	1985	2000
1920	1940	1957	1985	2000
1920	1935	1956	1980	2000
1920	1935	1955	1980	2000
1920	1935	1954	1980	2000
1920	1935	1953	1980	2000
1920	1935	1952	1980	1995
1915	1930	1951	1975	1995
1915	1930	1950	1975	1995
1920	1930	1949	1975	2000
1920	1930	1948	1975	2000
1920	1930	1947	1975	2000
1920	1930	1946	1970	2000
1920	1930	1945	1970	2000
1920	1930	1944	1970	2000
1920	1930	1943	1970	2000
1920	1930	1942	1970	2000
1915	1925	1941	1970	1995
1915	1925	1940	1970	1995
1915	1925	1939	1970	1995
1915	1925	1938	1970	1995
1915	1925	1937	1970	1995
1915	1920	1936	1965	1995
1915	1920	1935	1965	1995
1915	1920	1934	1965	1995
1915	1920	1933	1965	1995
1915	1920	1932	1965	1995

Poor	Fair	Avg	Good	Exc
1910	1920	1931	1965	1990
1910	1915	1930	1965	1990
1910	1915	1929	1965	1990
1910	1915	1928	1965	1990
1910	1915	1927	1965	1990
1910	1915	1926	1960	1990
1910	1915	1925	1960	1990
1910	1915	1924	1960	1990
1910	1915	1923	1960	1990
1910	1915	1922	1960	1990
1910	1915	1921	1955	1990
1910	1910	1920	1955	1990
1910	1910	1919	1955	1990
1910	1910	1918	1955	1990
1910	1910	1917	1955	1990
1910	1910	1916	1950	1990
1910	1910	1915	1950	1990
1910	1910	1914	1950	1990
1910	1910	1913	1950	1990
1910	1910	1912	1950	1990
1910	1910	1911	1950	1990
1910	1910	1910	1950	1990
1909	1909	1909	1950	1990
1908	1908	1908	1950	1990
1907	1907	1907	1945	1985
1906	1906	1906	1945	1985
1905	1905	1905	1945	1985
1904	1904	1904	1945	1985
1903	1903	1903	1945	1985
1902	1902	1902	1940	1980
1901	1901	1901	1940	1980
1900	1900	1900	1940	1980
1899	1899	1899	1940	1980
1898	1898	1898	1940	1980
1897	1897	1897	1935	1975
			Resid	M-F
Override		1896	70%	50%
Override		1895	60%	50%
Override		1894	50%	50%
Override		1893	40%	40%
barely livable		1892	30%	30%
storage value		1891	20%	20%
salvage value		1890	10%	10%

Note: Highlighted year is actual year built. Appraiser selects effective year based on condition for physical year in order to calculate depreciation.

Countywide Depreciation Study for Real Property Manufactured Dwellings

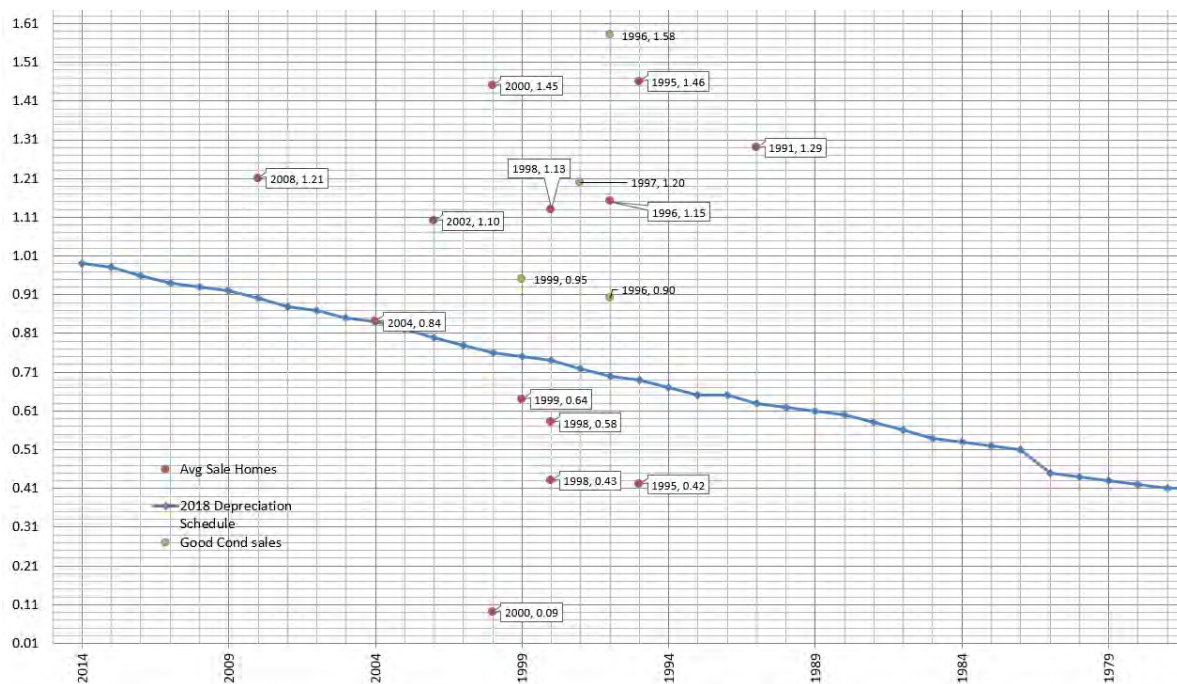
Analysis

There were a total of 72 sales of real property manufactured dwellings during the past year of which only 25 were assessed in average condition. These properties were site inspected to verify class and condition of improvements for use in this depreciation study. The inspections resulted in reducing the number of usable sales to 17. Sales of properties that were eliminated from this total included:

- Sales with dwellings in better or worse than average condition for their physical age.
- Sales of properties that had notable value influences due to topography, views, etc.
- Sales of properties in areas that there were not enough vacant land sales to establish a land schedule.
- Sales of properties with a high percentage of additional structures or accessory improvements where it would be difficult to adequately determine and extract the contributory value of these improvements.

For these 17 accounts, an indicated depreciation of the manufactured dwelling was calculated for each sale by subtracting the scheduled land value and OSD from the time adjusted sale price. The residual value was divided by the calculated RCN (including the LCM) to determine the 'percent good' of the dwelling for its age. These percentages were then graphed with the previous year depreciation to determine if the current depreciation schedule needed adjustments.

Countywide Real Property Manufactured Dwellings Depreciation Sales Graph



Conclusions

When the line from last prior year Real MS Depreciation schedule was applied to the graph, the current data fell within that line. Therefore, the conclusion is drawn that the depreciation schedule for 2018 appears to remain accurate for this year. Based on this analysis, the depreciation schedule from 2018 will continue to be used for 2019.

Countywide Real Property Manufactured Dwelling Depreciation Schedule for 2019

Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent
2018	100		2004	84		1990	62		1976	41
2017	100		2003	82		1989	61		1975	36
2016	100		2002	80		1988	60		1974	32
2015	100		2001	78		1987	58		1973	27
2014	99		2000	76		1986	56		1972	23
2013	98		1999	75		1985	54		1971	18
2012	96		1998	74		1984	53		1970	17
2011	94		1997	72		1983	52		1969	9
2010	93		1996	70		1982	51		1968	9
2009	92		1995	69		1981	45		1967	9
2008	90		1994	67		1980	44		1966	9
2007	88		1993	65		1979	43		1965	9
2006	87		1992	64		1978	42		1964	9
2005	85		1991	63		1977	41		1963	9

Countywide Effective Year Built Based on Condition For Real and Personal Property
Manufactured Dwellings for 2019

Poor	Fair	Avg	Good	Exc
2008	2012	2018	2018	2018
2006	2012	2017	2017	2017
2006	2010	2016	2016	2016
2006	2010	2015	2015	2015
2006	2010	2014	2015	2015
2006	2010	2013	2013	2015
2000	2006	2012	2013	2015
1996	2006	2011	2013	2015
1990	2000	2010	2013	2015
1990	2000	2009	2013	2015
1990	2000	2008	2013	2015
1990	2000	2007	2013	2014
1986	1996	2006	2010	2014
1986	1996	2005	2010	2014
1986	1996	2004	2010	2014
1986	1996	2003	2010	2014
1986	1996	2002	2010	2014
1982	1990	2001	2006	2010
1982	1990	2000	2006	2010
1982	1990	1999	2006	2010
1982	1990	1998	2006	2010
1982	1990	1997	2006	2010
1982	1986	1996	2000	2010
1982	1986	1995	2000	2010
1982	1986	1994	2000	2010
1976	1986	1993	2000	2010
1976	1982	1991	1996	2006

Poor	Fair	Avg	Good	Exc
1976	1982	1990	1996	2006
1976	1982	1989	1996	2006
1970	1982	1988	1996	2006
1970	1982	1987	1996	2006
1970	1976	1986	1990	2000
1970	1976	1985	1990	2000
1970	1976	1984	1990	2000
1970	1976	1983	1990	2000
1966	1976	1982	1990	2000
1966	1970	1981	1982	1990
1966	1970	1980	1982	1990
1966	1970	1979	1982	1990
1966	1970	1978	1982	1990
1966	1970	1977	1982	1990
1966	1966	1976	1980	1986
1966	1966	1975	1980	1986
1966	1966	1974	1980	1986
1966	1966	1973	1980	1986
1966	1966	1972	1980	1986
1966	1966	1971	1976	1982
1966	1966	1970	1976	1982
1966	1966	1969	1976	1982
1966	1966	1968	1976	1982
1966	1966	1967	1974	1982
1964	1964	1966	1974	1980
1963	1963	1965	1972	1980
1963	1963	1964	1972	1978
1963	1963	1963	1970	1978

Note: Highlighted year is actual year built. Appraiser selects effective year based on condition for physical year in order to calculate depreciation.

Countywide Depreciation Study for Personal Property Manufactured Dwellings

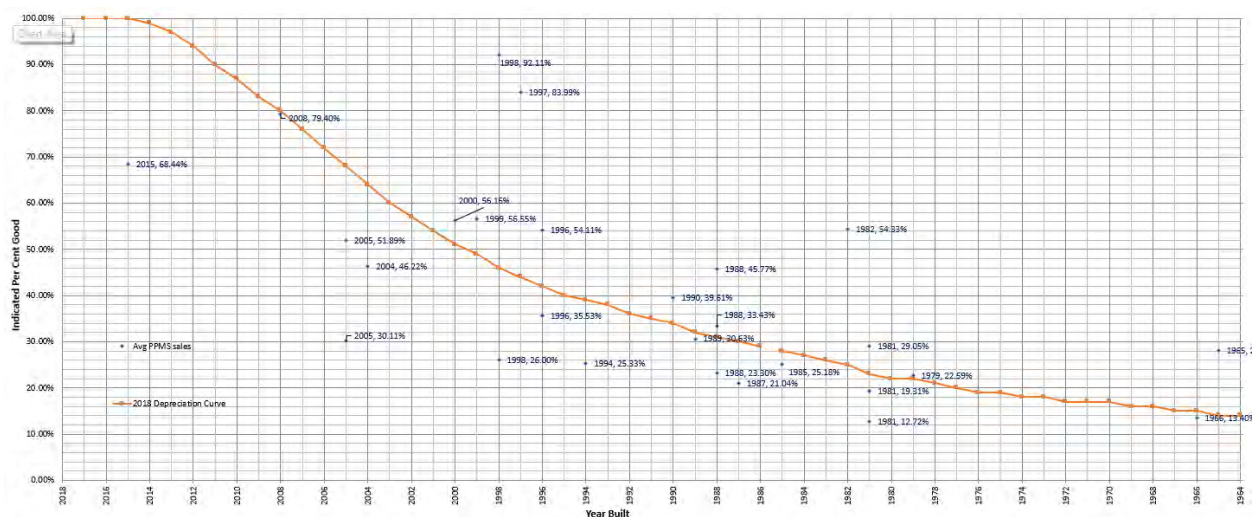
Analysis

There were a total of 72 sales of personal property manufactured dwellings during the past year of which 37 were useable for this study. Sales of properties that were eliminated from this total included:

- Sales with dwellings in better or worse than average condition for their physical age.
- Sales of properties with a high percentage of additional structures or accessory improvements where it would be difficult to adequately determine and extract the contributory value of these improvements.

These 37 accounts were site inspected to verify quality class and condition of improvements for use in the depreciation study. The time adjusted sales price was divided by the calculated RCN (including the LCM) to determine the 'percent good' of the dwelling for its age. These percentages were then graphed with the previous year depreciation to determine if the current depreciation schedule needed adjustments.

Countywide Personal Property Manufactured Dwellings Depreciation Sales Graph



Conclusions

When the line from last prior year Personal MS Depreciation schedule was applied to the graph, the current data fell within that line. Therefore, the conclusion is drawn that the depreciation schedule for 2018 appears to remain accurate for this year. Based on this analysis, the depreciation schedule from 2018 will continue to be used for 2019.

Countywide Personal Property Manufactured Dwelling Depreciation Schedule for 2019

Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent
2018	100		2004	64		1990	34		1976	19
2017	100		2003	60		1989	32		1975	19
2016	100		2002	57		1988	31		1974	18
2015	100		2001	54		1987	30		1973	18
2014	99		2000	51		1986	29		1972	17
2013	97		1999	49		1985	28		1971	17
2012	94		1998	46		1984	27		1970	17
2011	90		1997	44		1983	26		1969	16
2010	87		1996	42		1982	25		1968	16
2009	83		1995	40		1981	23		1967	15
2008	80		1994	39		1980	22		1966	15
2007	76		1993	38		1979	22		1965	14
2006	72		1992	36		1978	21		1964	14
2005	68		1991	35		1977	20		1963	14

Countywide Effective Year Built Based on Condition For Real and Personal Property Manufactured Dwellings for 2019

Poor	Fair	Avg	Good	Exc		Poor	Fair	Avg	Good	Exc		Poor	Fair	Avg	Good	Exc
2008	2012	2018	2018	2018		1982	1990	1999	2004	2010		1966	1970	1980	1982	1990
2006	2012	2017	2017	2017		1982	1990	1998	2004	2010		1966	1970	1979	1982	1990
2006	2010	2016	2016	2016		1982	1990	1997	2004	2010		1966	1970	1978	1982	1990
2004	2010	2015	2015	2015		1982	1990	1996	2004	2010		1966	1970	1977	1982	1990
2004	2010	2014	2014	2014		1982	1984	1995	2000	2010		1966	1970	1976	1982	1990
2004	2010	2013	2014	2014		1982	1984	1994	2000	2010		1966	1966	1975	1980	1986
2004	2010	2012	2012	2014		1982	1984	1993	2000	2010		1966	1966	1974	1980	1986
2000	2004	2011	2012	2014		1976	1984	1992	2000	2010		1966	1966	1973	1980	1986
1994	2004	2010	2012	2014		1976	1984	1991	2000	2010		1966	1966	1972	1980	1986
1990	2000	2009	2012	2014		1976	1982	1990	1994	2004		1966	1966	1971	1980	1986
1990	2000	2008	2012	2014		1976	1982	1989	1994	2004		1966	1966	1970	1974	1982
1990	2000	2007	2012	2014		1976	1982	1988	1994	2004		1966	1966	1969	1974	1982
1990	2000	2006	2012	2012		1970	1982	1987	1994	2004		1966	1966	1968	1974	1982
1984	1994	2005	2010	2012		1970	1982	1986	1994	2004		1966	1966	1967	1974	1982
1984	1994	2004	2010	2012		1970	1976	1985	1990	2000		1964	1964	1966	1974	1980
1984	1994	2003	2010	2012		1970	1976	1984	1990	2000		1964	1964	1965	1972	1980
1984	1994	2002	2010	2012		1970	1976	1983	1990	2000		1963	1963	1964	1972	1978
1984	1994	2001	2010	2012		1970	1976	1982	1990	2000		1963	1963	1963	1970	1978
1982	1990	2000	2004	2010		1966	1976	1981	1990	2000						

Note: Highlighted year is actual year built. Appraiser selects effective year based on condition for physical year in order to calculate depreciation.

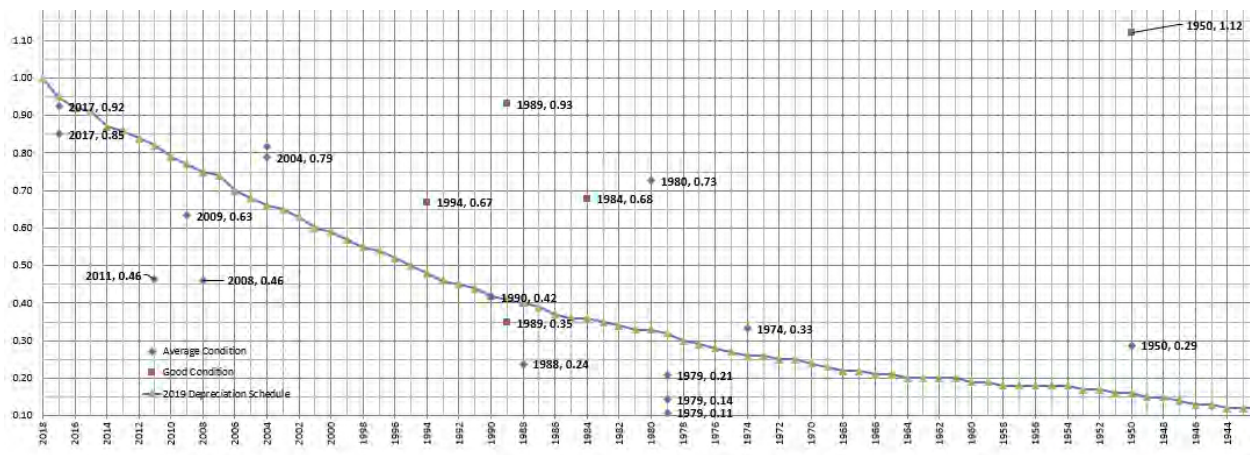
Countywide Depreciation Study for Floating Property

Analysis

There were only 12 useable sales of floating property that occurred during 2017, most of which were in average condition. Due to the limited sales, 12 additional floating properties that sold during 2015 and 2016 were included. All sales were time trended to the base appraisal date of 1/1/2018.

Each property was inspected to verify quality class and condition. Properties in better than average condition were not removed from the study, but rather included on the graph due to the limited number of sales available. The time adjusted sales price of each property was divided by the calculated RCN (including the LCM) to determine the 'percent good' of the dwelling for its age. These percentages were then graphed to identify a potential depreciation curve.

Countywide Floating Property Depreciation Sales Graph



Conclusions

Floating property has a much higher LCM than conventional dwellings, indicating a much higher cost of construction. However, they appear to depreciate much faster than conventional dwellings. Based on the supporting data, a new depreciation schedule for floating property has been developed.

Countywide Floating Property Depreciation Schedule for 2019

Eff Yr Built	2019 Percent	Eff Yr Built	2019 Percent	Eff Yr Built	2019 Percent	Eff Yr Built	2019 Percent
2018	100	1986	32	1954	18	1922	10
2017	100	1985	31	1953	17	1921	10
2016	95	1984	30	1952	17	1920	10
2015	85	1983	29	1951	16	1919	10
2014	80	1982	28	1950	16	1918	10
2013	75	1981	27	1949	15	1917	10
2012	70	1980	27	1948	15	1916	10
2011	65	1979	26	1947	14	1915	10
2010	58	1978	26	1946	13	1914	10
2009	57	1977	26	1945	13	1913	10
2008	56	1976	25	1944	12	1912	10
2007	55	1975	24	1943	12	1911	10
2006	54	1974	23	1942	12	1910	10
2005	52	1973	22	1941	12	1909	10
2004	50	1972	22	1940	11	1908	10
2003	49	1971	21	1939	11	1907	10
2002	48	1970	20	1938	11	1906	10
2001	47	1969	20	1937	11	1905	10
2000	46	1968	20	1936	11	1904	10
1999	45	1967	20	1935	11	1903	10
1998	43	1966	20	1934	11	1902	10
1997	42	1965	20	1933	10	1900	10
1996	41	1964	20	1932	10	1899	10
1995	40	1963	20	1931	10	1898	10
1994	40	1962	19	1930	10	1897	10
1993	39	1961	19	1929	10	1896	10
1992	39	1960	19	1928	10	1895	10
1991	38	1959	19	1927	10	1894	10
1990	37	1958	18	1926	10	1893	10
1989	35	1957	18	1925	10	1892	10
1988	34	1956	18	1924	10	1891	10
1987	33	1955	18	1923	10	1890	10

Countywide Effective Year Built Based on Condition for Floating Property for 2019

Poor	Fair	Avg	Good	Exc
2017	2017	2018	2018	2018
2016	2016	2017	2017	2017
2014	2015	2016	2017	2017
2012	2014	2015	2017	2017
2010	2013	2014	2017	2017
2004	2011	2013	2017	2017
1998	2009	2012	2016	2017
1997	2007	2011	2016	2017
1997	2005	2010	2016	2017
1996	2004	2009	2016	2016
1996	2003	2008	2015	2016
1995	2002	2007	2015	2016
1994	2002	2006	2015	2016
1992	2001	2005	2015	2016
1990	2001	2004	2014	2016
1989	2000	2003	2014	2016
1988	2000	2002	2014	2016
1987	1999	2001	2014	2016
1987	1998	2000	2013	2016
1986	1996	1999	2013	2015
1985	1994	1998	2013	2015
1985	1992	1997	2013	2015
1984	1991	1996	2013	2015
1983	1990	1995	2012	2015
1983	1989	1994	2012	2015
1982	1988	1993	2012	2015
1980	1987	1992	2012	2015
1978	1986	1991	2012	2015
1977	1986	1990	2011	2015
1976	1985	1989	2011	2014
1974	1985	1988	2010	2014
1972	1984	1987	2010	2014
1970	1984	1986	2009	2014
1968	1983	1985	2009	2014
1966	1982	1984	2008	2014
1964	1980	1983	2006	2014
1962	1978	1982	2004	2013
1960	1976	1981	2003	2013
1958	1975	1980	2002	2013
1956	1974	1979	2001	2013

Poor	Fair	Avg	Good	Exc
1954	1973	1978	2000	2013
1952	1972	1977	1999	2013
1950	1971	1976	1998	2013
1948	1970	1975	1997	2013
1946	1968	1974	1996	2013
1944	1965	1973	1995	2012
1942	1961	1972	1994	2012
1942	1957	1971	1993	2012
1942	1952	1970	1992	2012
1942	1950	1969	1991	2012
1941	1948	1968	1990	2012
1941	1947	1967	1989	2012
1941	1946	1966	1988	2012
1940	1945	1965	1987	2012
1940	1944	1964	1986	2012
1940	1944	1963	1985	2011
1940	1943	1962	1984	2011
1940	1943	1961	1983	2011
1940	1942	1960	1982	2011
1940	1942	1959	1981	2011
1940	1942	1958	1980	2011
1940	1941	1957	1980	2011
1940	1941	1956	1978	2011
1940	1940	1955	1978	2011
1940	1940	1954	1976	2011
1940	1940	1953	1976	2011
1940	1940	1952	1976	2011
1940	1940	1951	1976	2011
1940	1940	1950	1975	2011
1940	1940	1949	1975	2010
1940	1940	1948	1975	2010
1940	1940	1947	1974	2010
1940	1940	1946	1974	2010
1940	1940	1945	1973	2010
1940	1940	1944	1973	2010
1940	1940	1943	1973	2010
1940	1940	1942	1972	2010
1940	1940	1941	1972	2010
1940	1940	1940	1971	2010
1939	1939	1939	1971	2010

Poor	Fair	Avg	Good	Exc
1938	1938	1938	1971	2010
1937	1937	1937	1971	2010
1936	1936	1936	1971	2010
1935	1935	1935	1970	2010
1934	1934	1934	1970	2010
1933	1933	1933	1970	2010
1932	1932	1932	1970	2010
1931	1931	1931	1970	2010
1930	1930	1930	1970	2010
1929	1929	1929	1970	2010
1928	1928	1928	1970	2010
1927	1927	1927	1970	2010
1926	1926	1926	1970	2010
1925	1925	1925	1970	2010
1924	1924	1924	1970	2010
1923	1923	1923	1970	2010
1922	1922	1922	1970	2010
1921	1921	1921	1970	2010
1920	1920	1920	1970	2010
1919	1919	1919	1970	2010
1918	1918	1918	1970	2010
1917	1917	1917	1970	2010
1916	1916	1916	1970	2010
1915	1915	1915	1970	2010
1914	1914	1914	1970	2010
1913	1913	1913	1970	2010
1912	1912	1912	1970	2010
1911	1911	1911	1970	2010
1910	1910	1910	1970	2010
1909	1909	1909	1970	2010
1908	1908	1908	1970	2010
1907	1907	1907	1970	2010
1906	1906	1906	1970	2010
1905	1905	1905	1970	2010
1904	1904	1904	1970	2010
1903	1903	1903	1970	2010
1902	1902	1902	1970	2010
1901	1901	1901	1970	2010
1900	1900	1900	1970	2010

Note: Highlighted year is actual year built. Appraiser selects effective year based on condition for physical year in order to calculate depreciation.

Countywide Depreciation Study for Farm Buildings

Analysis

It is not feasible to use an extraction method to determine a market-based depreciation schedule for farm buildings. In most cases, these structures represent a minimal portion of the overall real market value of a property.

Conclusions

Farm buildings are depreciated using a straight-line depreciation method. The appraiser uses judgment in determining the effective age of the structure.

Countywide Farm Building Depreciation Schedule for 2019

Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent		Eff Yr Built	2019 Percent
2018	100		1986	68		1954	36		1922	10
2017	99		1985	67		1953	35		1921	10
2016	98		1984	66		1952	34		1920	10
2015	97		1983	65		1951	33		1919	10
2014	96		1982	64		1950	32		1918	10
2013	95		1981	63		1949	31		1917	10
2012	94		1980	62		1948	30		1916	10
2011	93		1979	61		1947	29		1915	10
2010	92		1978	60		1946	28		1914	10
2009	91		1977	59		1945	27		1913	10
2008	90		1976	58		1944	26		1912	10
2007	89		1975	57		1943	25		1911	10
2006	88		1974	56		1942	24		1910	10
2005	87		1973	55		1941	23		1909	10
2004	86		1972	54		1940	22		1908	10
2003	85		1971	53		1939	21		1907	10
2002	84		1970	52		1938	20		1906	10
2001	83		1969	51		1937	19		1905	10
2000	82		1968	50		1936	18		1904	10
1999	81		1967	49		1935	17		1903	10
1998	80		1966	48		1934	16		1902	10
1997	79		1965	47		1933	15		1901	10
1996	78		1964	46		1932	14		1900	10
1995	77		1963	45		1931	13		1898	10
1994	76		1962	44		1930	12		1897	10
1993	75		1961	43		1929	11		1896	10
1992	74		1960	42		1928	10		1895	10
1991	73		1959	41		1927	10		1894	10
1990	72		1958	40		1926	10		1893	10
1989	71		1957	39		1925	10		1892	10
1988	70		1956	38		1924	10		1891	10
1987	69		1955	37		1923	10			

Notes

2019 Land Adjustments Analysis and Conclusions

MA 01 and MA 06 (City) Adjustment Study for Premium Location

Analysis

The subdivisions in St. Helens and Columbia City that are considered by market perception to be superior than your typical city lot and block have been identified. The assumption is made that homes located in a recently platted subdivision with curbs, sidewalks, street lights, and have been developed with uniform standards are considered superior than most City of St. Helens typical Lot and Blocks. Some exceptions are taken into account such as Grey Cliffs which lacks curbs and sidewalks. However, Grey Cliffs market sales are superior to our base lots.

The sales in the identified premium locations were compiled. The extraction method was chosen to analyze the data to obtain a percentage adjustment. In attempt to isolate this percentage, property with improvements built in 2002 and newer were used. From that list, the subdivision location was identified. This resulted in a list of eight sales. The land, OSD and improvement value were extracted from the time adjusted sales price, leaving the premium location value as the residual. Of the eight sales, the residual value was divided by the land value. This resulted in a percentage representative of the additional value that the premium location adds to the overall value of the property. An average of these eight sales resulted in a 43% adjustment.

Sales in Premium Locations in MA 01 and MA 06 (city)										
Sale #	Adj Sale Price	Dep imp value	OSD	Residual Land Value	size (sq.ft.)	Land value from 2019 schedule	residual prem value	Residual ratio increase to base schedule	Land value with 1.43 prem adjust	Test ratio to account. Total account value
1	284,790	187,970	27,000	69,820	7009	58,135	11,685	0.2010	83,133	298,103
2	286,715	182,210	27,000	77,505	7589	60,385	17,119	0.2835	86,351	295,561
3	273,377	172,100	27,000	74,277	6782	57,254	17,023	0.2973	81,873	280,973
4	288,585	188,670	27,000	72,915	5943	53,553	19,362	0.3615	76,581	292,251
5	281,906	184,290	27,000	70,616	5049	49,369	21,247	0.4304	70,598	281,888
6	351,033	230,270	27,000	93,763	7527	60,145	33,618	0.5589	86,007	343,277
7	289,224	177,080	27,000	85,144	5261	50,361	34,783	0.6907	72,017	276,097
8	495,041	310,960	33,400	150,681	19950	91,012	59,669	0.6556	130,147	474,507
						Average prem residual		26,813		
						Average ratio		0.43		

Conclusions

Based on an overall average result of 43%, the premium adjustment for St. Helens and City of Columbia City is recommended to be 43% for the 2019 setup.

MA 02 City Adjustment for Premium Location

Analysis

Study areas (SA) 79 and 80 in the city of Scappoose are considered superior to your typical city lot and block or subdivision home within SA 00. The assumption is made that homes located in a recently platted subdivision with curbs, sidewalks, street lights, and have been developed with uniform standards are considered most similar to those in SA's 79 & 80. Therefore, this study consists of sales from SA 79, SA 80, and those homes in SA 00 that meet the above criteria.

All sales included in this analysis are for improved properties. There were 8 useable sales selected from SA 00, 5 useable sales from SA 79 and 2 useable sales from SA 80. The improved sales had a trended improvement RMV and OSD. Any adjustments were deducted out of the time trended sales price to leave the residual land value. The residual land value was averaged for the each study area. The difference between each SA's averages were looked at to see if there could be a lump sum value. The sales were also analyzed by lot size to confirm a lump sum. The data was inconclusive in both studies to determine a lump sum value. It was then determined to analyze the data to calculate a ratio. The process consisted of the land value differences in SA 00 divided by the total differences of SA 79 & 80. The data supported a ratio of a positive 10% adjustment to land in SA 79 and SA 80 for the premium location.

LOTS UNDER 10K SQ.FT.

Sale #	Lot size	Time adj Sales Price	Trended Imp Value	Adj	OSD	Land Residual
1	7980	\$380,000	\$269,540	0	\$28,000	\$82,460
2	7240	\$414,989	\$296,380		\$28,000	\$90,609
3	7557	\$434,911	\$267,800		\$28,000	\$139,111
Non Premium Residual Land Average:						\$104,060
1	7502	\$495,594	\$381,410	0	\$28,000	\$86,184
2	8588	\$488,293	\$347,380	0	\$28,000	\$112,913
3	7762	\$565,509	\$389,060	0	\$28,000	\$148,449
4	8114	\$385,352	\$249,790	0	\$28,000	\$107,562
Premium Residual Land Average:						\$113,777
Lump Sum Difference						\$9,717
Percent Difference						0.0934

LOTS OVER 10K SQ.FT.

Sale #	Lot size	Time adj Sales Price	Trended Imp Value	Adj	OSD	Land Residual
1	14974	\$435,914	\$280,560	0	\$28,000	\$127,354
2	10445	\$425,893	\$273,480	0	\$28,000	\$124,413
3	13193	\$408,155	\$227,670	500	\$28,000	\$151,985
Non Premium Residual Land Average:						\$134,584
1	13800	\$441,762	\$224,060	0	\$28,000	\$189,702
2	11683	\$586,051	\$397,790	0	\$28,000	\$160,261
3	15917	\$615,923	\$493,250	0	\$28,000	\$94,673
Premium Residual Land Average:						\$148,212
Lump Sum Difference						\$13,628
Percent Difference						0.1013

Conclusion

It is recommended to apply a premium location adjustment for study areas 79 and 80 of +10% for 2019.

MA 3 SA 03 Adjustment Study for Non-Elevated Homes in the Floodplain

Analysis

Since the prior year land schedule with the 2018 trend applied will be used for the 2019 year, no changes will be made to this adjustment in 2019.

Sales in MA 3 SA 03 with Non-Elevated Dwellings (2018 Setup Study)

Sale #	Time Adj. Sales Price	2018 Land Value	2018 OSD Value	Residual Impr Value	2018 DRC of Impr	Cost vs Sale Difference	Indicated % Adj.
1	197,902	29,330	27,000	141,572	154,171	(12,599)	-0.08
2	157,200	34,140	27,000	96,060	165,854	(69,794)	-0.42
3	128,674	26,890	27,000	74,784	88,725	(13,941)	-0.16
4	123,789	31,620	27,000	65,169	92,129	(26,960)	-0.29
5	124,516	26,890	27,000	70,626	76,262	(5,636)	-0.07
6	119,468	26,890	27,000	65,578	103,428	(37,850)	-0.37
Average Indicated % Adj:							-0.2317

Conclusions

The adjustment of -25% will be used on the depreciated replacement cost of the dwelling for all non-elevated dwellings in MA 3 SA 03. This adjustment is only applied to non-elevated dwellings in the floodplain area.

Countywide Adjustment Study for Topography

Analysis

The data collected was located in MA 6, but the extracted % difference is considered reasonable to be applied to the remaining MA areas. There were 5 usable sales available for analysis of topography adjustments. All sales analyzed were time trended to the base appraisal date of 1/1/17. Of the 5 usable sales 3 were considered minimal topography, with 2 considered severe topography. The minimal topography adjustment was ranging from 19 % to -16%. The severe topography adjustment was ranging from -58% to -61%. The data collected appears to support the percentage adjustments used during the previous year.

Conclusions

For the 2019 setup, the base land table for MA 06 remained the same however, the 2018 trend was applied. The percentage reductions for topography adjustments as seen below will remain the same. This percentage is to be applied to the entire land value unless otherwise noted in the appraisal.

Countywide Topography Adjustment		
Code	Description	Rate %
411	Topo- Minimal impact	-10%
412	Topo- Low Impact	-20%
413	Topo- Moderate Impact	-30%
415	Topo- Severe Impact	-40%

Maintenance Area 4 and 5 Adjustment Study for Views

Analysis

The data collected for extracting view adjustments for MA 4 and 5 was first analyzed individual by each maintenance & study area, but due to limited sales data of view properties, it was warranted to combine areas that are geographically similar (North County) in market perception. Both bare land sales and extraction/residual sales were also used. The extraction method was utilized by time adjusting the sales price then subtracting the depreciated improvement value, subtracting on site development (utilities) and subtracting the base land value from the 2018 land schedule for the remaining residual contributory value associated with a market view. Analyzation of these values were analyzed on a lump sum average and by a percentage of the land value. Historically, views were broken down into 4 different categories fair, good, very good and excellent. During analyzation of data the prior year it appeared that market perception is recognizing 2 view categories, Good and Excellent. There was a total of 37 sales with only 6 usable, the remaining being unusable. All sales analyzed were ranging close to 1/1/17 to 12/31/17 and time trended to the base appraisal date of 1/1/18. The unusable sales were considered unusable because the difficulty to adequately identify characteristics that appeared to effect value and or no longer had a market related view adjustment.

2019 North County MA 4 & 5 View

SALE #	MA	SA	DESC	Time Adj Sales Price	Dep Imp Value	OSD	Land/View Residual Value	Land Value	Residual Value for View	
1	04	41	excellent	249,469	147,277	54,400	47,792	12,077	35,715	
2	04	41	excellent	490,000	221,617	54,000	214,383	120,658	93,725	
3	04	41	excellent	236,833	-	-	236,833	120,865	115,968	
4	04	41	excellent	264,056	-	-	264,056	118,290	145,766	
5	04	00	good	210,882	105,298	15,300	90,284	44,299	45,985	
6	04	42	Good	151,365	-	-	151,365	144,790	6,575	
						Average Value for Good View				26,280
						Average Value for Excellent View				81,803

Maintenance Area 1, 2 and 6 Adjustment Study for Views

Analysis

Land schedules in MA areas 1, 2 and 6 indicated no change from the the prior year base appraisal date of 1/1/17 and since land sale data indicated no change in land values, it was considered reasonable to maintain the prior year view data and and adjustments for south county view. No 2017 sales data was analyzed for extraction of south county view adjustments.

Sales in MA 1, MA 2 and MA 6 with Fair to Good Views (2018 Setup Study)									
SALE #	MA	SA	DESCRIPTION	Time Adj Sales Price	Dep Impr Value	OSD	Land/View Residual Value	Schedule Land Value	Residual Value for View
1	06	01	VIEW - FAIR	151,834	61,641	30,000	60,193	47,250	12,943
2	06	01	VIEW - GOOD	363,488	224,482	30,000	109,006	71,924	37,082
3	06	01	VIEW - FAIR	266,812	145,704	30,000	91,108	47,250	43,858
4	02	21	VIEW - GOOD	640,375	334,739	54,000	251,636	182,592	69,044
5	06	61	VIEW - GOOD	674,434	279,892	54,000	340,542	225,563	114,979
6	06	61	VIEW - GOOD	299,754	95,979	54,000	149,775	141,737	8,038
7	02	21	VIEW - GOOD	545,100	255,961	54,000	235,139	115,816	119,323
							Average Value for View:		\$ 57,895
Sales in MA1, MA 2 and MA 6 with Very Good to Excellent Views (2018 Setup Study)									
SALE #	MA	SA	DESCRIPTION	Time Adj Sales Price	Dep Impr Value	OSD	Land/View Residual Value	Schedule Land Value	Residual Value for View
1	01	00	VIEW - EXCELLENT	441,632	325,691	27,000	88,941	50,136	38,805
2	01	00	VIEW - VERY GOOD	279,963	129,923	27,000	123,040	42,424	80,616
3	01	00	VIEW - VERY GOOD	544,243	282,593	27,000	234,650	77,681	156,969
4	01	00	VIEW - VERY GOOD	474,669	291,652	27,000	156,017	50,858	105,159
5	06	01	VIEW - VERY GOOD	430,568	322,565	30,000	78,003	59,660	18,343
6	06	01	VIEW - VERY GOOD	694,584	462,746	30,000	201,838	72,227	129,611
							Average Value for View:		\$ 88,250

Conclusions

It's recommended that the prior year view adjustments carry forward from the base appraisal date of 1/1/17 for the current base appraisal date of 1/1/18. The following view adjustment of \$60,000 be applied for Fair/Good views and \$90,000 be applied for Very Good/Excellent views for MA 1, 2 and 6 for 2019.

MA 1, MA 2 and MA 6 View Adjustments for 2018	
Fair/Good View	\$60,000
Very Good/Excellent View	\$90,000

Maintenance Area 4 Adjustment Study for City of Rainier Slide Area

Analysis

The slide area in Rainier is an area east of Fox Creek and South of Columbia River Highway. In addition, any piece of land within the city limits that has a slope of 20% or more west of Fox Creek. The City of Rainier is currently working on an overlay map of the slide area.

For undeveloped lots in the slide area, there is approximately \$500 worth of planners time and application fee to review the required 'Geological Technical Report' prior to building.

Several Geological Engineers were contacted to determine the cost of having a Geological Technical Study and Report done for a property within the slide area of Rainier. The average cost is \$8,525.

Conclusions

Following are the slide area adjustments that should be applied to all vacant properties in the slide area and to all older improved properties that appear to have problems due to being located within the slide area of Rainier.

MA 4 City of Rainier Slide Area Adjustments for 2019	
Rainier Slide – City Fees	\$500
Rainier Slide – Engineering Fees	\$8,525

MA 04 SA 47 Adjustment Study for Riverfront Properties

Analysis

The data collected for extracting a Riverfront location adjustment in MA 4 SA 47 was based on a sales comparison of 2 identical homes with one riverfront and the other an interior lot for a difference of \$54,000. Prior year setup analyzation of this adjustment indicated an adjustment of \$52,000, which when applying the ratio adjustment of 1.03 results in a trended adjustment of \$53,500. When analyzing current data and trended prior year data both indicate a slight increase to the SA 47 Riverfront location adjustment of ranging from \$53,500 to \$54,000.

2019 MA 4 SA 47 Riverfront Paired Sales Study

Sale #	Property Description	Time-Adj Sales Price
1	Interior Lot - Improved 1686 sf dwelling	237,530
2	Riverfront Lot - Improved 1686 sf dwelling	291,296
Sales Price Difference for Riverfront:		53,766

Conclusions

Based on the data available for analysis its recommended that the adjustment be increased slightly to \$54,000 for the 2019 setup, for a Riverfront adjustment of \$54,000.

2019 Adjustment Study for Over-Improved Properties

Analysis

During analysis of new construction homes and sales reviews of resale homes, it was noted that homes of a higher quality of construction (class 6, 7) are selling differently than they are being valued. Since the difference is not something that can be solved through the ratio study, an analysis of sales has been done to determine the adjustment that is needed to bring the values in line with the sales price. Sales from 1/1/2017 through 12/31/17 were looked at for usability. These sales were time adjusted to the 1/1/2018 base appraisal date. There were a total of 6 arm's length transaction sales that were used for this analysis.

2019 Over Improvement Study

SALE #	Total RMV	Time Adjusted Sales Price	Total Land Size (Acres)	Total Impr SQFT	Year Built	Ratio of Sales Price to RMV
1	1,200,360	1,007,200	9.61	4258	2005	0.8391
2	1,014,660	689,229	0.23	3854	1991	0.6793
3	1,206,800	664,090	0.18	5789	1999	0.5503
4	998,730	615,923	0.37	4269	2010	0.6167
5	830,240	625,086	0.14	3622	1993	0.7529
6	704,700	488,146	0.20	2222	2015	0.6927
Total RMV						5,955,490
Total Time Adj. Sales Price						4,089,674
Ratio of Sales Price to RMV						0.6867

Conclusion

Based on the above time adjusted sales, it is recommended to use a -30% over-improvement adjustment on all class 6 and 7 homes that are greater than 3500 square feet.

Other Adjustments Where a Study was Not Completed for 2019

Creek Adjustment

There is no measurable data at to support a percentage or fixed amount adjustment for this area identifiers at this time in the following areas.

MA 01 SA 00	MA 04 SA 00	MA 04 SA 44	MA 06 SA 01
MA 01 SA 30	MA 04 SA 40	MA 04 SA 45	MA 06 SA 21
MA 01 SA 31	MA 04 SA 41	MA 04 SA 47	MA 06 SA 31
MA 01 SA 43	MA 04 SA 42	MA 04 SA 56	MA 06 SA 44

Busy Street Adjustment

There is no measurable data at to support a percentage or fixed amount adjustment for this area identifiers at this time in the following areas.

MA 01 SA 00	MA 04 SA 00	MA 04 SA 44	MA 06 SA 01
MA 01 SA 30	MA 04 SA 40	MA 04 SA 45	MA 06 SA 21
MA 01 SA 31	MA 04 SA 41	MA 04 SA 47	MA 06 SA 31
MA 01 SA 43	MA 04 SA 42	MA 04 SA 56	MA 06 SA 44

Transmission Lines - Countywide

A 50% adjustment is made to the value of the portion of land that lays directly under a major transmission line easement. This adjustment is not based on market sales, but rather is made to recognize the limited use and negative market perception of land that lies beneath major transmission lines.

2 Parcels/Taxlot, 3 Parcels/Taxlot - Countywide

These adjustments are used on non-platted properties where the highest and best use of the property based on location, zoning and access is to divide the property through the partition plat process and sell each parcel individually.

2 Parcels/Taxlot adds 50% of the land value

3 Parcels/Taxlot adds 90% of the land value

Partition Costs - Countywide

This adjustment is added to all properties that have either a 2 or 3 Parcels per Taxlot adjustment. It reduces the total land value by the typical partitioning costs.

2019 Partition Costs adjustment is -\$10,870.

Appeal Adjustments

This adjustment is used on properties where the value has been reduced by the Board of Property Tax Appeals or by the Oregon Tax Court (either Magistrate or Regular Division), to maintain the same percentage of reduction over the 5 year adjudication period while continuing to recalculate the values using current setup factors.

Notes

Published By
Columbia County Assessor
230 Strand Street
Saint Helens, OR 97051
503-397-2240
www.co.columbia.or.us