

IN YEAR TIMEFRAME		NOT USED		TIME ADJUSTMENT TO		4/1/2022		PER MONTH		City of Portland - Kara Dougherty							
4/1/2023 TO 3/31/2024																	
Parcel Number	Sale Date	Sale Price	Conf	Libr/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Buildable Price Per Acre	Comments
0 to 1 Acres																	
060-029-000-210-21	12/16/2022	\$7,000	No	673/5286	\$16,279	0.53	0.1	0	0.43	0	\$7,000	0	0	0	7,000	16,279	
088-013-000-095-12	3/28/2023	\$10,000	No	674/5170	\$22,624	0.500	0.058	0.000	0.442	\$0	\$10,000	0	0	0	10,000	22,624	
140-200-000-048-00	7/18/2023	\$54,000	No	674/5170	\$56,842	0.950	0.020	0.000	0.950	\$0	\$54,000	0	0	0	54,000	56,842	
140-017-000-055-00	1/11/2023	\$4,500	No	676/7666	\$15,588	0.648	0.231	0	0.417	0	\$4,500	0	0	0	4,500	15,588	
2.239																	
77,500 \$34,614																	
1 to 1.5 Acres																	
060-017-000-030-23	6/27/2022	\$16,000	No	675/3981	\$18,433	1	0.132	0	0.868	0	\$16,000	0	0	0	16,000	18,433	
150-022-000-065-12	1/2/2023	\$15,000	No	673/7042	\$15,789	1.102	0.152	0	0.95	0	\$15,000	0	0	0	15,000	15,789	
140-036-000-065-80	1/11/2023	\$35,000	No	676/8213	\$35,389	1.177	0.128	0.000	0.899	\$0	\$35,000	0	0	0	35,000	35,389	
080-012-000-030-13	5/17/2022	\$30,000	No	674/8182	\$25,467	1.301	0.123	0.000	1.178	\$0	\$30,000	0	0	0	30,000	25,467	
140-024-000-060-40	9/12/2023	\$24,900	No	676/3574	\$22,554	1.240	0.136	0.000	1.104	\$0	\$24,900	0	0	0	24,900	22,554	
060-017-000-030-23	6/27/2022	\$16,000	No	675/3981	\$18,433	1.000	0.132	0.000	0.868	\$0	\$16,000	0	0	0	16,000	18,433	
140-036-000-065-80	1/11/2023	\$35,000	No	272818	\$38,000	1.250	0.000	0.000	1.250	\$0	\$35,000	0	0	0	35,000	38,000	
140-206-000-026-00	5/25/2022	\$51,500	No	265406	\$38,722	1.330	0.000	0.000	1.330	\$0	\$51,500	0	0	0	51,500	38,722	
140-006-000-100-52	3/17/2023	\$19,900	No	674/3317	\$17,595	1.251	0.120	0.000	1.131	\$0	\$19,900	0	0	0	19,900	17,595	
060-006-000-155-15	6/10/2022	\$19,000	No	671/3922	\$14,074	1.350	0.150	0.000	1.350	\$0	\$19,000	0	0	0	19,000	14,074	
140-006-000-100-52	3/17/2023	\$19,900	No	674/3317	\$17,595	1.251	0.120	0.000	1.131	\$0	\$19,900	0	0	0	19,900	17,595	
12,149																	
282,200 23,228																	
1.5 to 2 Acres																	
060-006-000-155-16	6/10/2022	\$16,500	No	671/3848	\$12,044	1.500	0.130	0.000	1.370	\$0	\$16,500	0	0	0	16,500	12,044	
140-036-000-055-11	3/10/2023	\$59,900	No	270950	\$35,029	1.710	0.000	0.000	1.710	\$0	\$59,900	0	0	0	59,900	35,029	
100-024-000-025-03	9/2/2022	\$22,000	No	672/2850	\$13,285	1.72	0.084	0	1.656	0	\$22,000	0	0	0	22,000	13,285	
120-036-000-050-06	6/25/2023	\$23,000	No	675/1758	\$12,764	1.999	0.197	0	1.802	0	\$23,000	0	0	0	23,000	12,764	
6,538																	
121,400 18,568																	
2 to 2.5 Acres																	
130-013-000-065-13	3/12/2024	\$29,900	No	677/7772	\$17,224	2.029	0.293	0.000	1.736	\$0	\$29,900	0	0	0	29,900	17,224	
130-013-000-065-14	2/16/2024	\$29,900	No	677/7599	\$17,557	2.030	0.327	0.000	1.703	\$0	\$29,900	0	0	0	29,900	17,557	
040-007-000-008-11	10/28/2022	\$30,000	No	673/1631	\$18,215	2	0.353	0	1.647	0	\$30,000	0	0	0	30,000	18,215	
020-017-000-150-20	3/27/2023	\$30,000	No	634/4645	\$14,511	2.289	0.169	0.000	2.120	\$0	\$30,000	0	0	0	30,000	14,511	
040-007-000-008-11	10/28/2022	\$30,000	No	673/1631	\$18,215	2.000	0.353	0.000	1.647	\$0	\$30,000	0	0	0	30,000	18,215	old N/V barn
8,853																	
149,800 16,921																	
2.5 to 3 Acres																	
070-034-000-050-05	7/25/2023	\$37,500	No	675/7120	\$14,775	2.538	0.000	0.000	2.538	\$0	\$37,500	0	0	0	37,500	14,775	
040-019-000-020-50	5/9/2022	\$27,500	No	670/9004	\$10,561	2.604	0.000	0.000	2.604	\$0	\$27,500	0	0	0	27,500	10,561	
060-004-000-055-00	11/9/2022	\$40,000	No	673/3738	\$15,236	2.900	0.290	0.000	2.610	\$0	\$40,000	0	0	0	40,000	15,236	
020-009-000-165-21	5/4/2022	\$37,500	No	670/4707	\$12,584	2.980	0.000	0.000	2.980	\$0	\$37,500	0	0	0	37,500	12,584	
100-032-000-005-10	11/8/2022	\$32,500	No	673/1178	\$13,282	2.986	0.539	0.000	2.447	\$0	\$32,500	0	0	0	32,500	13,282	
13,179																	
175,000 13,279																	
3 to 4 Acres																	
020-009-000-165-23	5/4/2022	\$37,500	No	670/4804	\$12,500	3.000	0.000	0.000	3.000	\$0	\$37,500	0	0	0	37,500	12,500	
130-036-000-081-20	11/16/2023	\$32,000	No	677/8063	\$11,661	3.045	0.152	0.000	2.893	\$0	\$32,000	0	0	0	32,000	11,661	
051-030-000-020-18	4/27/2023	\$45,000	No	674/8063	\$17,993	3.095	0.194	0.000	2.901	\$0	\$45,000	0	0	0	45,000	17,993	
051-022-000-045-19	3/27/2024	\$45,000	No	678/2195	\$14,263	3.330	0.175	0.000	3.155	\$0	\$45,000	0	0	0	45,000	14,263	
020-017-000-030-15	4/27/2022	\$21,500	No	670/7469	\$6,250	3.440	0.000	0.000	3.440	\$0	\$21,500	0	0	0	21,500	6,250	
070-026-000-070-31	6/17/2022	\$30,000	No	673/9603	\$9,378	3.492	0.293	0.000	3.199	\$0	\$30,000	0	0	0	30,000	9,378	
150-035-000-030-11	8/9/2022	\$46,000	No	672/2854	\$14,317	3.527	0.314	0.000	3.213	\$0	\$46,000	0	0	0	46,000	14,317	
100-025-000-038-40	4/26/2024	\$25,000	No	677/6418	\$7,521	3.549	0.225	0.000	3.324	\$0	\$25,000	0	0	0	25,000	7,521	
140-024-000-035-02	1/5/2023	\$50,000	No	675/3520	\$14,789	3.788	0.407	0.000	3.381	\$0	\$50,000	0	0	0	50,000	14,789	
120-004-000-120-00	10/26/2022	\$37,000	No	673/0302	\$9,714	3.950	0.141	0.000	3.809	\$0	\$37,000	0	0	0	37,000	9,714	
040-033-000-011-40	10/27/2022	\$42,000	No	673/1617	\$10,016	3.799	0.464	0.000	3.195	\$0	\$42,000	0	0	0	42,000	13,146	
35,110																	
411,000 11,706																	
4 to 5 Acres																	
020-003-000-050-02	5/12/2022	\$55,000	No	671/0985	\$14,897	4.063	0.371	0.000	3.692	\$0	\$55,000	0	0	0	55,000	14,897	
030-009-000-125-50	12/13/2022	\$40,000	No	672/9376	\$9,202	4.440	0.160	0.000	4.340	\$0	\$40,000	0	0	0	40,000	9,202	
080-031-000-065-28	1/9/2024	\$41,000	No	677/4748	\$9,688	4.533	0.301	0.000	4.232	\$0	\$41,000	0	0	0	41,000	9,688	
080-007-000-075-13	8/17/2023	\$35,000	No	675/8159	\$8,009	4.591	0.221	0.000	4.370	\$0	\$35,000	0	0	0	35,000	8,009	
051-012-000-110-22	2/17/2023	\$19,170	No	673/9232	\$4,496	4.644	0.380	0.000	4.264	\$0	\$19,170	0	0	0	19,170	4,496	
040-012-000-011-10	5/25/2022	\$52,000	No	671/1830	\$12,366	4.793	0.388	0.000	4.205	\$0	\$52,000	0	0	0	52,000	12,366	
25,063																	
242,170 9,662																	
5 to 7 Acres																	
140-035-000-065-03	7/13/2023	\$40,000	No	671/8818	\$10,435	5.999	0.249	0.000	5.750	\$0	\$40,000	0	0	0	40,000	10,435	
130-021-000-030-03	3/24/2022	\$40,000	No	672/3736	\$7,421	5.564	0.174	0.000	5.390	\$0	\$40,000	0	0	0	40,000	7,421	
11,140																	
100,000 8,977																	
7 to 10 Acres																	
051-022-000-045-22	7/25/2023	\$85,000	No	675/1900	\$12,126	7.400	0.390	0.000	7.010	\$0	\$85,000	0	0	0	85,000	12,126	Sold w/ 051-022-000-045-21
070-028-000-050-11	10/28/2022	\$98,000	No	677/2046	\$13,401	7.709	0.396	0.000	7.313	\$0	\$98,000	0	0	0	98,000	13,401	
140-022-000-025-30	2/28/2023	\$85,000	No	674/2398	\$10,177	8.607	0.255	0.000	8.352	\$0	\$85,000	0	0	0	85,000	10,177	
22,675																	
185,000 38,159																	
10 to 15 Acres																	
100-025-000-045-10	8/10/2022	\$40,000	No	672/0855	\$6,154	10.000	0.250	0.000	9.750	\$0	\$40,000	0	0	0	40,000	6,154	
060-170-000-005-10	2/18/2023	\$70,000	No	674/1274	\$5,920	12.710	0.886	0.000	11.824	\$0	\$70,000	0	0	0	70,000	5,920	
060-006-000-155-12	7/22/2022	\$85,000	No	671/8304	\$8,556	10.180	0.245	0.000	9.935	\$0	\$85,000	0	0	0	85,000	8,556	
040-021-000-016-30	8/21/2023	\$136,000	No	2774871	\$10,510												

OUT YEAR
TIMEFRA
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4/1/2022
TO

IN YEAR
TIMEFRA
ME
4/1/2023
TO

NOT USED TIME ADJUSTMENT TO 4/1/2022

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City of Portland - Kara Dougherty

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Buildable Price Per Acre	Comments	0	0	
0 to 1 Acres																				0	0
	300-075-000-005-01	05/22/22	\$240,000				0			0	\$182,436	\$57,564					\$57,564		1	4400	
	300-075-000-005-06	05/23/22	\$225,000				0			0	\$187,406	\$37,594					\$37,594				
	300-075-000-005-09	05/18/22	\$216,100				0			0	\$188,397	\$27,703					\$27,703				
	300-075-000-005-17	09/16/22	\$220,000				0			0	\$194,524	\$25,476					\$25,476				
	300-075-000-005-18	09/06/22	\$225,000				0			0	\$199,671	\$25,329					\$25,329				
	300-075-000-005-21	11/03/22	\$225,000				0			0	\$190,927	\$34,073					\$34,073				
	060-029-000-210-21	12/16/2023	\$7,000	No	673/5286	\$16,279	0.53	0.1	0	0.43	0	\$7,000	0	0	0	7,000	\$16,279				
	080-013-000-095-12	3/28/2023	\$10,000	No	674/5770	\$22,624	0.500	0.058	0.000	0.442	\$0	\$10,000	0	0	0	10,000	\$22,624				
	140-200-000-048-00	7/18/2023	\$54,000	No		\$56,842	0.950	0.000	0.000	0.950	\$0	\$54,000	0	0	0	54,000	\$56,842				
	140-200-000-048-00	7/18/2023	\$54,000	No		\$56,842	0.950	0.000	0.000	0.950	\$0	\$54,000	0	0	0	54,000	\$56,842				
	160-017-000-055-00	11/17/2023	\$6,500	No	676/7666	\$15,588	0.648	0.231	0	0.417	0	\$6,500	0	0	0	6,500	\$15,588				
										3.189						131,500	\$34,174	Buy \$34,100			
	300-075-000-005-02	44952	280500				0				189204	90796							90796		

