

TABLE 7a--TAXABLE ASSESSED VALUE AND REAL MARKET VALUE BY PROPERTY CLASS
Tax Year 2019-20

County: **CLACKAMAS**

Taxable Assessed Value reported should be net of all exemptions, including veteran's exemptions.

Measure 5 Values should be net of all exemptions except veteran's exemptions.*

PROPERTY CLASS	Class	Number of Accounts	Taxable Assessed Value	Real Market Value*		Measure 5 Value*	Changed Property Ratio**
				Land	Improvements		
Unimproved Real Property							
1 Residential Land Only	1-0-0	9,415	297,814,002	702,869,958		533,931,330	0.643
2 Commercial / Industrial Land Only		925	118,770,787	376,667,820		258,549,432	0.635
3 Tract Land Only	4-0-0	1,657	109,236,943	824,899,193		202,543,412	0.636
4 Farm and Range Land	5-0-0						
5 Non-EFU Farm and Range Land	5-4-0	552	3,782,340	173,945,013		13,066,086	0.696
6 EFU Farm and Range Land	5-5-0	1,772	30,071,943	566,453,245		95,945,767	0.696
7 Highest and Best Use Forest Land Only	6-0-0						
8 Designated Forest Land Only	6-4-0	2,711	93,577,170	770,966,226		154,587,011	0.693
9 Multiple Housing Land Only	7-0-0	98	8,672,081	38,706,342		24,073,693	0.526
10 Recreation Land Only	8-0-0	1,764	43,974,753	234,800,166		81,270,412	0.610
11 Small Tract Forestland	6-6-0	397	4,758,978	111,733,459		9,460,101	0.693
12 Sub-total of Unimproved Properties		19,291	710,658,997	3,801,041,422		1,373,427,244	
Improved Real Property							
13 Residential Property	1-0-1	111,219	32,445,080,027	20,927,165,511	30,571,185,290	50,748,041,155	0.643
14 Comm. / Industrial (Cnty Resp.) Property		5,448	6,757,631,247	4,031,501,963	9,836,720,405	10,583,568,643	0.635
15 Industrial Property (DOR Resp.)	3-0-3	425	449,087,711	187,876,372	299,614,300	485,874,209	1.000
16 Tract Property	4-0-1	6,198	2,328,908,756	2,441,461,788	4,800,414,770	3,650,341,777	0.636
17 Farm and Range Property	5-0-1						0.000
18 Farm and Range Unzoned Property Spec. Assessed	5-4-1	2,047	643,144,789	826,472,052	690,734,830	940,313,245	0.696
19 Farm and Range Zoned Property Spec. Assessed	5-5-1	3,947	1,134,061,098	1,765,395,199	1,360,572,750	1,769,513,256	0.696
20 Highest and Best Use Forest Property	6-0-1						
21 Designated Forest Property	6-4-1	5,173	1,498,994,269	1,889,237,878	1,604,786,010	2,180,788,131	0.693
22 Multiple Housing Property (class 701 or 781)	7-x-1	1,065	2,712,806,591	1,278,212,953	4,101,193,630	5,123,202,211	0.526
23 Recreation Property	8-0-1	3,491	693,132,294	383,902,259	809,415,470	1,132,667,364	0.610
24 Small Tract Forestland	6-6-1	411	99,870,397	170,190,710	118,732,720	146,558,507	0.693
25 Miscellaneous Property	0-0-0	707	103,281,746	40,815,308	113,331,420	140,460,628	0.639
26 Sub-total of Improved Properties		140,131	48,865,998,925	33,942,231,993	54,306,701,595	76,901,329,126	
27 Personal Property		9,666	1,015,570,755		1,085,855,144	1,015,570,755	
28 Machinery & Equipment		198	691,171,156		705,893,980	691,218,010	1.000
Manufactured Structures							
29 Real Property (Land plus Improvements)	0-0-9	1,318	41,482,597		53,002,450	53,002,450	0.643
30 Personal Property (Land plus Improvements)	0-1-9	4,564	176,722,751		222,456,870	222,456,870	0.643
31 Sub-total of Manufactured Structures		5,882	218,205,348		275,459,320	275,459,320	
32 Other Property: _____ Property Class							
33 Utilities		1,894	1,639,756,600		1,651,478,066	1,651,478,066	
34 GRAND TOTAL		177,062	53,141,361,781	37,743,273,415	58,025,388,105	81,908,482,521	
35 County Median Real Market Value for all Residential Improved Properties				391,407			