

Washington County - History Changed Property Ratio (CPR)

The Changed Property Ratio (CPR) is annually calculated using accounts in the current Washington County Certified Roll by dividing the Average Maximum Assessed Value by the Average Real Market Value for all unchanged property within each property class. The CPR is used to adjust the market value of changed property to the average level of assessment for each property class.

Property classes are established under ORS 308.215(1) and OAR 150-308.310 (Rev. 77-2017)

Property Class	2024/25	2023/24
1-Residential	0.539	0.529
2-Commercial / Local Industrial	0.603	0.575
3-Industrial, State Appraised*	1.000	1.000
4-Rural Residential	0.544	0.519
5-Farm	0.544	0.519
6-Forest	0.544	0.519
7-Apartment	0.333	0.288
Personal Property	1.000	1.000
Machinery & Equip.	1.000	1.000

*Typically manufacturing or treatment facilities, and have Real Market Value greater than \$1million. State appraised industrial property remains in property class 3. (ORS 306.126)