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Foreword

Appraisal Methods for Real Property

This manual provides county assessors and their staffs with the basic information and procedures to set up and maintain a mass appraisal program for property tax purposes. A well-run appraisal program benefits and serves all those who pay property taxes in Oregon.

The International Association of Assessing Officers defines mass appraisal as:

“. . . the systematic appraisal of groups of properties as of a given date using standardized procedures and statistical testing.”

By following the guidelines in this manual, it is possible to achieve accurate, persuasive, and defensible appraisals to use as the basis for property tax assessment. The cost of estimating property value using other methods would be prohibitive and not in the best interest of the public.

This manual reflects laws and Department of Revenue (DOR) policies that were current at the time of publication. In addition to other DOR publications, we have utilized the following sources to produce this manual:

Property Assessment Valuation, Second Edition, IAAO, 1996

The Appraisal of Real Estate, Twelfth Edition, The Appraisal Institute, 2001

The Dictionary of Real Estate Appraisal, Third Edition, The Appraisal Institute, 1998