

Changed Property Ratio

The changed property ratio is used to calculate the MAV of an exception. The assessor calculates the CPR by dividing the average MAV of all unchanged properties in the county and in the same property class by the average RMV of all unchanged properties in the county in the same property class. The county may combine property classes to calculate a CPR if there is not enough unchanged property in a class to arrive at an accurate ratio. See OAR 150-308.156.

The RMV of the exception is then multiplied by the CPR to calculate the MAV for the exception. The purpose of multiplying the RMV of the exception by the CPR is to bring the MAV of new (changed) property to the same general assessment level as unchanged property.

Minor Construction Example:

Minor construction is an improvement to either land or buildings that has an RMV of \$10,000 or less in any single assessment year, or an accumulation of \$25,000 or less for five assessment years. Minor construction cannot be added to the assessment roll unless the cumulative value of all major and minor construction exceeds \$25,000 during a five-year period. *If the \$25,000 limit is exceeded, the value of the construction is multiplied by the current year CPR and added to any existing MAV.* The assessor is required to track minor construction from year to year to determine if the \$25,000 threshold has been exceeded or if five years have passed since the minor construction occurred.

