

Proportion of Homes Assessed over 50%

Analysis of tentative 2025 assessed values and 2024 sales.

Sale Bin	Count	Median Sale Price	Mean Sale Price	Median Assessed Value	Mean Assessed Value	Median Ratio	Mean Ratio	Ratio above 50%, Count	Ratio above 50%, Percentage
1	615	\$25,000	\$23,212	18,100	18,380	75.9%	100.0%	516	83.9%
2	615	\$38,000	\$37,879	24,400	24,479	64.4%	64.8%	448	72.8%
3	615	\$50,000	\$48,725	27,100	27,570	55.7%	56.7%	380	61.8%
4	615	\$60,000	\$59,501	28,100	29,031	47.8%	48.9%	279	45.4%
5	615	\$70,000	\$70,261	30,200	30,724	42.8%	43.8%	215	35.0%
6	614	\$82,000	\$82,614	30,400	32,043	37.1%	38.8%	125	20.4%
7	614	\$100,000	\$100,049	33,750	35,939	33.6%	35.9%	88	14.3%
8	614	\$125,000	\$124,666	38,300	41,012	30.3%	33.0%	73	11.9%
9	614	\$160,000	\$160,744	44,200	48,263	27.8%	30.2%	57	9.3%
10	614	\$250,000	\$289,215	60,350	81,075	25.8%	28.6%	68	11.1%

Notes:

- Includes class 401 property with a sale in 2024 marked as arm's length by the Assessor
- Partial sales data available for November and December 2024
- 2025 tentative tax roll has many fewer class 401 properties than 2024 (210512 in 2025 compared to 229279 in 2024)
- Sales marked "03-ARM'S LENGTH" includes about 35% of all class 401 property transfers