

PERCENTAGE OF ESTATES IN POLICY RANGES
From Homes Sales to Estates in the Policy Ranges

REAL PROPERTY

				Total	Average	Median
Policy Price Ranges	\$ 0 - \$200000	\$200,001 - \$750000	\$750,001 - \$5,000,000			
WVMLS 2024 Residential (4 Counties)	100	1.44%	6,287	91%	538	7.77%
RMLS 2024 Residential (21 Counties, some overlap)	1,865	5.63%	26,136	79%	5127	15.48%
Subtotal 25 Counties	1,965	4.91%	32,423	81%	5665	14.14%
86% of Population Population Adjusted Total	2,285	4.91%	37,701	81%	6,587	14.14%
Death rate in homeowner group		0.26%				46,573
Potential Estates with Real Property	6		98		17	
ROGUE VALLEY REALTORS						
Jackson County	54	2.08%	2,324	90%	217	8.36%
Josephine County	49	4.71%	923	89%	68	6.54%
Subtotal 2 Counties	103		3,247		285	
Total 27 Counties	2,068	4.73%	35,670	82%	5950	13.62%
91% of Population Represented in 27 Counties.						43,688
Adjusted Total	2,273		39,198		6,538	100%
MEDIAN REAL PROPERTY PLUS						
PERSONAL PROPERTY						
WVMLS Median Home Sold Price	\$160,000		\$435,000		\$899,900	
WVMLS Average Home Sold Price	\$149,947		\$453,040		\$1,007,832	
RMLS Median Home Sold Price	\$125,000		\$466,000		\$925,000	
RMLS Average Home Sold Price	\$120,952		\$473,279		\$1,076,718	
Personal Property						
75% of Real Property						
Median for WVMLS area	\$120,000.00		\$326,250.00		\$674,925.00	
Median for RMLS area	\$93,750.00		\$349,500.00		\$693,750.00	
Estimated Median Estate Value						

Excluding Other Investments	\$280,000.00	\$761,250.00	\$1,574,825.00	\$787,500
WMLS	\$218,750.00	\$815,500.00	\$1,618,750.00	\$861,000
RMLS				
Estimated Potential Estates in Policy Brackets	1142	2.5%	19993	42.9%
Excluding Other Investments			25438	54.6%
Death rate in homeowner group		0.26%		46573
Potential Estates with Real Property	3		66	100%
Per Year based on median numbers in policy value range		52		121

	RMLS	WWMLS	CASCADES EAST	LINCOLN	RVR
2024 Population By County					
Multnomah	800,227	800,227			
Washington	611,389	611,389			
Clackamas	426,567	426,557			
Lane	382,771	382,771			
Marion	347,798		347,798		
Jackson	220,999			220,999	\$413,750
Deshutes	208,612				\$400,000
Linn	130,848		130,848		
Douglas	111,129			111,129	
Yamhill	109,682			109,682	
Benton	97,720			97,720	
Polk	88,799			88,799	
Josephine	87,416			87,416	
Umatilla	81,030			81,030	
Klamath	69,878			69,878	
Coos	65,270			65,270	
Columbia	53,639			53,639	
Lincoln	51,153				51,153
Clatsop	41,785			41,785	
Malheur	31,419			31,419	
Crook	26,366				26,366
Tillamook	27,574			27,574	
Wasco	26,444			26,444	
Union	26,052				26,052
Jefferson	25,447				25,447
Hood River	24,357			24,357	
Curry	23,597			23,597	
Baker	16,746				16,746
Morrow	12,791			12,791	
Lake	8,221			8,221	
Wallowa	7,497				7,497
Hanney	7,463				7,463
Grant	7,205				7,205
Gilliam	2,108			2,108	
Sherman	1,927			1,927	
Wheeler	1,483				1,483
State of Oregon	4,263,409			2,911,795	665,165
					68%
					16%
					100%

URBAN INSTITUTE	
Oregon Households	1,801,203
Percentage of Population	42%
Persons Per Household	2.4
Rate of Home Ownership	63%
Homeowners	1,134,758
Estimated Sales WVMLS/RMLS	46,573
Estimate WVMLS/RMLS/R/R	48,009
OREGON HEALTH AUTHORITY	
2024 Total Deaths	41901
Death Per Population	1%
Deaths Per Household	17,702
Deaths Per Homeownership	11,152
	0.42%
	0.26%

TESTIMONY IN SUPPORT OF HIGHER REAL AND PERSONAL PROPERTY VALUES FOR SIMPLE ESTATES:

Rising home values almost eliminate “simple estates”.

Here are some approximate numbers of homeowners' estates in the Policy Brackets, based on available data and assumptions. The most significant assumption is that one's home may be the most significant asset in one's estate. The second key assumption is that valuing personal property at 75% of real property (a factor used by insurance actuaries) accurately represents personal property in estates. The analysis uses population data from the Oregon Blue Book, Household and Homeownership data from the Urban Institute, and death data from the Oregon Health Authority, home sales data from WVMLS and RMLS with consideration of additional data from RVRLMS. The median of the real property plus personal property data was so close to the upper limit of the Policy class, the number of cases in the policy range were split between the policy brackets to state the results. All the data was for 2024.

REAL PROPERTY				
Policy Range Real Property	\$0 to \$200,000	\$200,000- \$750,000	\$750,000 +	Total
Estimated 2024 Number of Sales	2,285	37,701	6587	46,573
Percent Estimated Sales	5%	81%	14%	100%
Median Home Sale WVMLS RMLS	\$160,000 \$125,000	\$435,000 \$466,000	\$899,900 \$925,000	
REAL PROPERTY & PERSONAL PROPERTY				
Median Home + Personal Property (75%) WVMLS RMLS	\$280,000 \$218,000	\$761,250 \$815,500	\$1,574,825 \$1,618,750	
ESTIMATED	ESTATES	2024		
Estimated Potential Estates in Policy Brackets	1,142	19,993	25,438	46,573
Estimated Percentage Estates in Policy Brackets	2.5%	42.9%	54.6%	100%
Estates based on Death Rate in Homeowner Group (0.26%)	3	52	66	121

Drafting Comments: Line 13, "combined fair market value of real property and manufactured home"—A de-titled manufactured home with real property is considered "real property" in the marketplace, and should be included in the calculation for "not more than \$750,000 attributable to real property." To distinguish manufactured homes in parks from personal property, use the phrase "not more than \$200,000 is attributable to the fair market value of the manufactured home."

Line 19, **The sole distributee of the decedent's estate is the sole devisee under the decedent's will...** This amendment will narrow the effect of the bill to estates with only a single heir. Will this restriction largely defeat the purpose of the bill?

The Policy Issues:

Can Households who have created estates worth more than \$275,000 be trusted to manage their estates? I would assume so. Others would not. Heirs, executors, or personal representatives who require assistance with testate or intestate matters, as well as the processing and closure of an estate, are likely to seek the services of an attorney.

Should the determination of whether an estate is simple be based on the financial characteristics of the estate or the number of heirs? The financial characteristics seem more objective, the social characteristics more of a perception.

Do these policy price brackets effectively distinguish a simple estate from a non-simple estate?

Whether an estate is simple or not simple, heirs and Personal Representatives will inventory the estate. Whether an estate is simple or not, the liabilities of the estate will have to be settled. Should an estate with a \$500,000 home and a \$495,000 loan be valued at \$500,000 or \$5,000 to determine whether or not it is simple?

The asset-to-liability ratio of an estate may better indicate its simplicity. If an estate has real property, personal property and liquid assets, and no long term or current liabilities, it seems it would be simple. If the estate has real and personal property and liquid assets exceeding its liabilities, it seems the estate may be simple. An estate with liabilities exceeding its assets is unlikely to be simple.

Will the policy brackets lower costs for processing estates, or change the burden on courts for probating estates? In the absence of the restrictive limitations mentioned in the **Drafting Comments** above, it is probable that the category of "simple estates" will be revived within the new policy frameworks. It also depends upon how people manage the assets in their estates, creating non-probate assets or trusts, for example.

Are the numbers discovered above reasonable or reliable? Only some outcome analysis of actual estates will tell. The category of assets described as "non-probate assets" will likely further reduce the probable numbers in the lower policy brackets. Are there other resources that can better inform the likely effect of these policy brackets? Presumably the courts could provide data under the current and new definitions.

Perhaps the only way to determine whether there is a beneficial effect is to try the change and monitor the results. I believe the proposed legislation without limiting amendments noted above is worthy the study.

Either with this legislation or with future legislation, I would encourage considering adding the variable of "liabilities of the estate" to find the formula that best distinguishes simple from not simple estates and serves the citizens and the public interests in estate administration.

In conclusion, I would encourage you to support SB 15 as introduced. I encourage support of SB 15 to adopt the higher real property and personal property values without regard to the number of heirs of the estate.

Respectfully submitted,

Kathleen Dewoina

Professional Real Estate Broker