



Homebook

Property Address:

12830 NW Laidlaw Rd.
Portland, OR 97229

Compliments of:

Dave Van Nus
Portland House Hunters
1235 SE Morrison St.
Portland, OR 97214





Property Profile Report

12830 NW LAIDLAW RD PORTLAND, OR 97229

Ownership Information

Owner Name:

JOHN K WICKHAM

BARBARA WICKHAM

Mailing Address:

12830 NW LAIDLAW RD PORTLAND, OR 97229

Property Description

County: Washington

Map / Tax Lot: 1N121DA/10600

Map Grid: 595-B1

Account Num: R594501

Census: 0315.10

Property ID: R594501

Owner Occ.: Yes

Land Use: 5411-SPECIALLY ASSESSED - UNZONED

FARMLAND - IMPROVED - RESIDENTIAL

Subdivision: MAP NO: 1N121DA

Legal Description:

ACRES 1.11, UNZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

Property Characteristics

Property Type: AGRICULTURAL

Building SF: 2,368

Pool: No

House Style:

Living Area SF: 2,368

Deck SF:

Year Built: 1945

Square Feet: 2,368

Deck Desc:

Bedrooms: 4

1st Floor SF: 1,888

Patio SF:

Bathrooms: 2.00

2nd Floor SF: 480

Patio Desc:

Heat: EBB

3rd Floor SF:

Foundation: CONCRETE FOOTING

Cooling:

Attic SF:

Exterior: FRAME

Lot Size: 48,352

Bsmnt SF:

Ext. Finish: WOOD

Acres: 1.11

Fin Bsmt SF:

Interior: DRYWALL

Garage Type:

Garage SF:

Roof Style: HIP

Fireplaces:

Bsmnt Type:

Roof Cover: COMP SHNGL

Assessment Information

Real Market Value: \$ 545,330

Taxes: \$ 4,176.61

Land Value: \$ 371,950

Imp. Value: \$ 173,380

Total Assessed Value: \$ 263,690

Levy Code: 05218

M-5 Rate: .0157

Tax Year: 16-17

Previous Sale Information

Sale Amount:	\$ 215,000	Sale Date:	06/20/2001
Document Num:	2001059469		

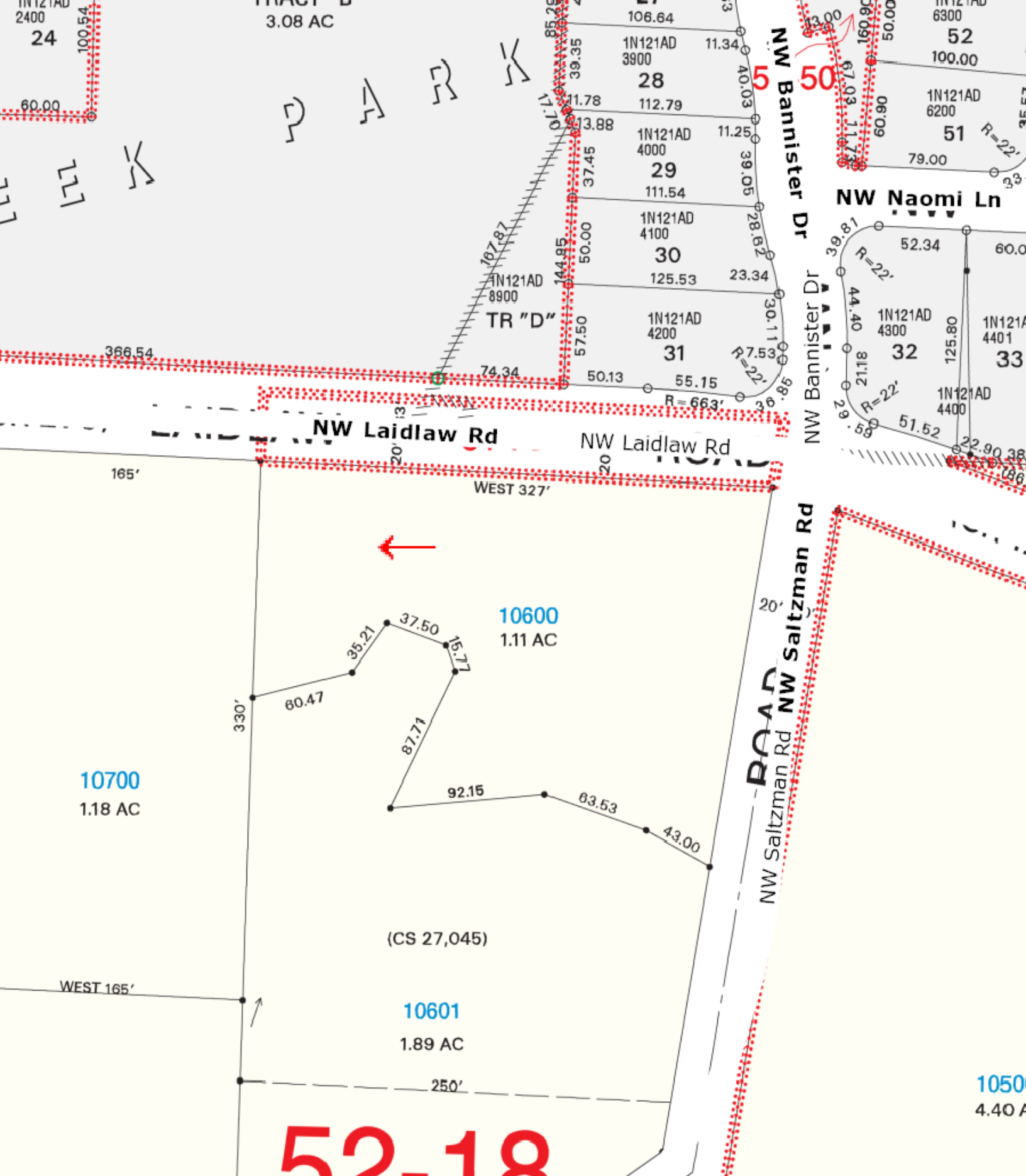
Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
6/20/2001	\$ 215,000		Dw	2001059469	/
6/19/2001	\$ 215,000				/
8/28/1992	\$ 131,500		Dw	1992059932	92059932/

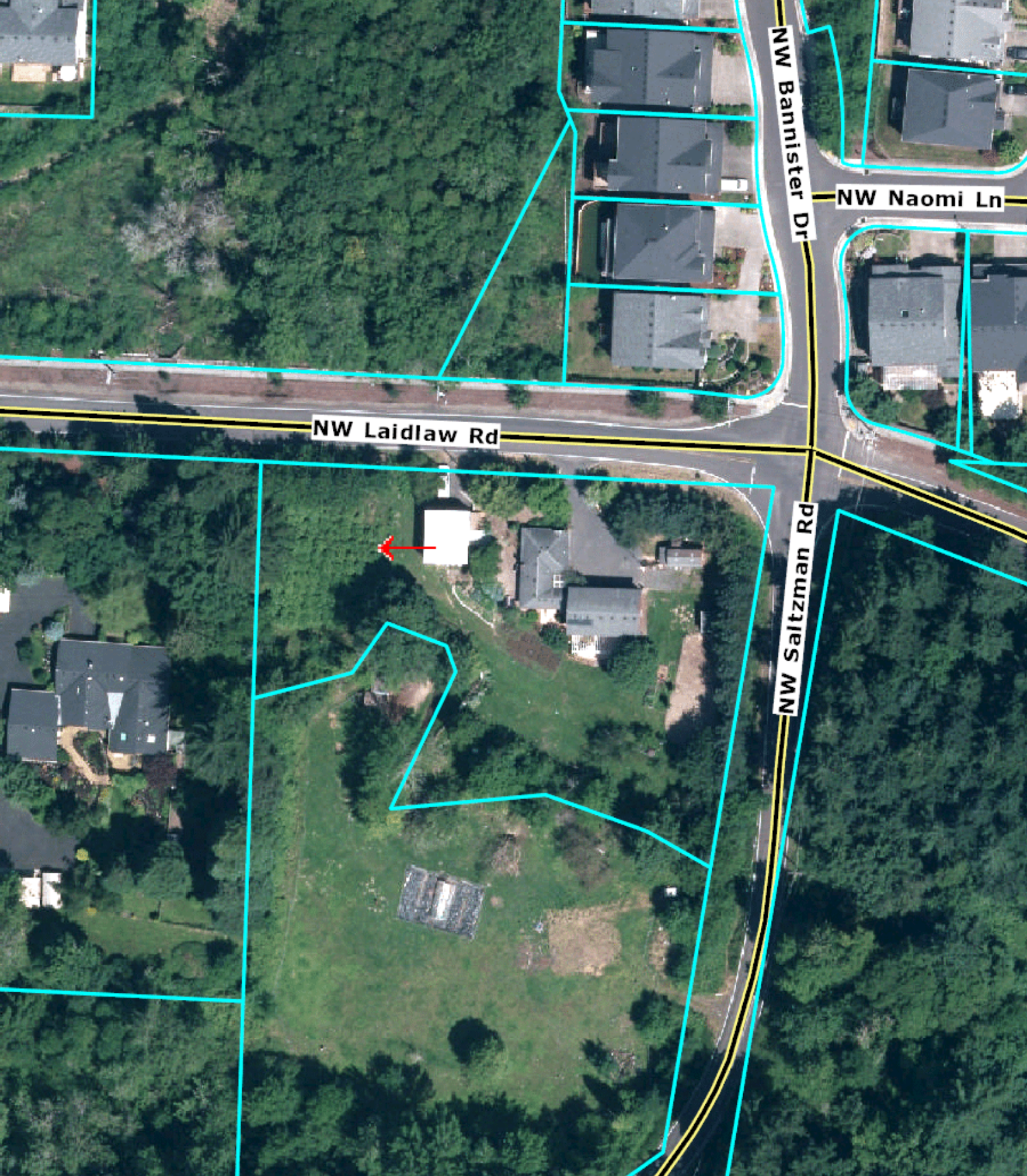
This information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said Services may be discontinued. No liability is assumed for any errors in this report.

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Accuracy of the information may vary by county.*

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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7/1/16 TO 6/30/17 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION	MAP: 1N121DA-10600	ACCOUNT NO: R594501
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SITUS: 12830 NW LAIDLAW RD,

MORTGAGE CODE : CLG-PTU

2016-2017 CURRENT TAX BY DISTRICT:

COLLEGE-PORTLAND COMMUNITY	74.57
ESD-NW REGIONAL	40.56
SCH-BEAVERTON	1,237.50
SCH-BEAVERTON-LOL AFTER	329.61
EDUCATION TAXES:	\$1,682.24
WASHINGTON COUNTY	592.88
REG-METRO SERVICE DISTRICT	25.47
PORT-PORTLAND	18.48
FIRE-TV FIRE & RESCUE	402.18
CLEAN WATER SERVICES	0.00
ENHANCED SHERIFF PATROL	167.84
ENHANCED SHERIFF PATROL LOL	179.31
URBAN ROAD MAINT DIST	64.76
REG-METRO-AFTER 1/1/2013	25.31
FIRE-TV FIRE & RESCUE-AFTER 1	118.66
WASHINGTON COUNTY LOL AFTER 1	168.76
GENERAL GOVERNMENT TAXES:	\$1,763.65
BOND-METRO SERVICE DIST	53.90
BOND-SCH-BEAVERTON	521.45
BOND-TV FIRE & RESCUE AFTER	32.33
BOND-WASHINGTON COUNTY AFTER	18.70
BOND-PCC-AFTER	104.34
BOND AND MISC TAX:	\$730.72
2016-17 TAX (Before Discount)	\$4,176.61

LEGAL DESCRIPTION	CODE AREA: 052.18
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ACRES 1.11, UNZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

VALUES:	LAST YEAR	THIS YEAR
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MARKET & SPECIAL USE VALUES:		
LAND-RMV PORTION	318,880	371,950
SPEC USE PORTION	400	410
STRUCTURE:	162,750	173,380
TOTAL VALUE	482,030	545,740

TAXABLE VALUES:		
ASSESSED VALUE	256,020	263,690

PROPERTY TAXES:	\$4,010.09	\$4,176.61
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APPEAL DEADLINE	January 3, 2017
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See Back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay	11/15/16	125.30	\$4,051.31
In Full	11/15/16	55.69	\$2,728.72
2/3	11/15/16	NONE	\$1,392.21
1/3			
MAKE PAYABLE TO: Washington County Tax			
Online - https://ecomm.co.washington.or.us/propertytax			
Pay By Phone: 1(888) 510-9274			

DELINQUENT TAXES:	NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*). Delinquent Tax Total is included in payment options to the left.)	
TOTAL (After Discount):	\$4,051.31

Many factors can affect the amount of your tax bill.

If you live in a taxing district that has new voter approved Bonds or Local Option Levies, your property taxes may increase more than 3% If you made any major renovations or changes to your property prior to the assessment date of January 1, your property taxes may increase more than 3%.
For additional information please refer to the Press Release at www.co.washington.or.us/AssessmentTaxation or you can call the county offices at (503) 846-8741.

▼ Tear Here	All Payments Processed Upon Receipt SEE BACK OF STATEMENT FOR INSTRUCTIONS	▼ Tear Here
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2016-2017 Property Tax Statement	WASHINGTON COUNTY, OREGON	ACCOUNT NO: R594501
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☐ Mailing address change on back of stub.

ENTER AMOUNT PAID	
IF YOU ARE RESPONSIBLE FOR THE TAX	Due Date: 11/15/2016

MORTGAGE REQUEST TAX STATEMENT

Our records indicate that a mortgage company has requested your property tax information. This usually indicates that your lender has agreed to pay your property tax bill. If you do not have an agreement with your mortgage company to pay your taxes, you are responsible for timely payment of your property taxes, and this statement serves as your billing statement.

Make Payable To:
Washington County Tax
Property Tax Payment Center
P. O. Box 3587
Portland, OR 97208-3587

34000015945010000405131000027287200001392210

10
#25 Chicago title

AFTER RECORDING RETURN TO:

John K. Wickham
Barbara Wickham

12830 NW Laidlaw Road
Portland, OR 97229

Until a change is requested all tax
statements shall be sent to the following
address:

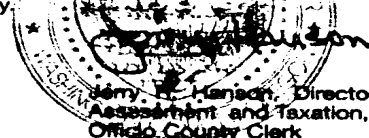
Same

Escrow No: 3400-22557-JG

Order No: 228661

STATE OF OREGON } SS
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument was received and recorded in book of records of said county.



Doc : 2001059469

Rect: 281424

242.00

06/20/2001 04:32:09pm

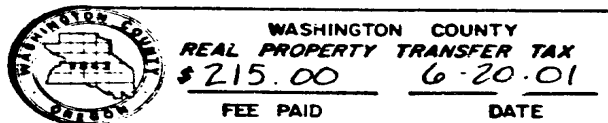
WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOHN G. HEBARD AND BERNE RACHAEL WREGE-HEBARD who acquired title as RACHAEL WREGE HEBARD, as tenants by the entirety

Grantor, conveys and warrants to JOHN K. WICKHAM AND BARBARA WICKHAM, Husband and Wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

(Continued)



This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

ENCUMBRANCES:

The assessment roll and the tax roll disclose that the premises have been specially assessed as Farm Use Land. The power of assessment of the Unified Sewerage Agency. Rights of the public and of governmental bodies in and to that portion of the premises lying below the high water mark of an unnamed creek. Any adverse claims based upon the assertion that the unnamed creek which form the Southerly boundary line of the herein described premises has changed in location. (Continued)
The true consideration for this conveyance is \$215,000.00

Dated June 19, 2001; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JOHN G. HEBARD

BERNE RACHAEL WREGE-HEBARD

STATE OF OREGON, County of Washington) ss.

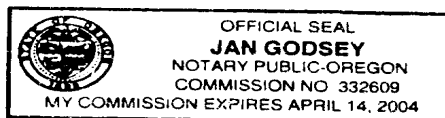
This instrument was acknowledged before me on June 19, 2001

by John G. Hebard - Berne Rachael Wrege-Hebard

This instrument was acknowledged before me on _____, _____
by _____ as _____
of _____

Notary Public for Oregon

My commission expires: 4/14/2004



LEGAL DESCRIPTION

A tract of land situated in the Southeast one-quarter of Section 21, Township 1 North, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, being described as follows:

Commencing at the East one-quarter corner of said Section 21; thence, along the North line of the Southeast one-quarter of said Section 21, North 90°00'00" West, 996.76 feet; thence along the West line of that tract of land conveyed by Deed to John G. Hebard and Rachael Wrege Hebard, described in Deed Document No. 92059932, Washington County Deed Records, South 0°47'32" East, 20.00 feet to a point on the South right of way line of N.W. Laidlaw Road (County Road No. 276), being the true point of beginning; thence along the South right of way line, South 90°00'00" East, 304.11 feet to a point of intersection with the Westerly right of way line of N.W. Saltzman Road (County Road No. 284); thence along said Westerly right of way line, being 20.00 feet from centerline when measured at right angles, South 7°00'40" West, 221.48 feet more or less to a point on the centerline of a creek; thence along the centerline of said creek the following nine courses; North 63°51'00" West, 43.00 feet more or less; North 73°34'00" West, 63.53 feet more or less; South 82°12'00" West, 92.15 feet more or less; North 23°22'20" East, 87.71 feet more or less, North 23°09'30" West, 15.77 feet more or less; North 72°23'00" West, 37.50 feet more or less; South 33°18'30" West, 35.21 feet more or less; South 73°10'00" West, 60.47 feet more or less to a point on the West line of said Hebard tract; thence along said West line, North 0°47'32" West, 136.00 feet to the true point of beginning. Basis of boundary control and basis of bearings per Survey Number 27,045, Washington County Survey Records.

UTILITIES AND SERVICES

compliments of Lawyers Title

12830 NW Laidlaw Rd | Portland, OR 97229

Portland General Electric www.portlandgeneral.com	503.228.6322
NW Natural Gas www.nwnatural.com	503.226.4210
XFINITY/Comcast Cable www.comcast.net	888.824.8264
Frontier Communications www.frontier.com	800.921.8101
Mail United States Post Office www.usps.com	800.275.8777
Garbage Walker Garbage Service	503-531-6330
Water Tualatin Valley Water District www.tvwd.org	503.642.1511
Sewer Clean Water Services www.cleanwaterservices.org	503.681.3600

TRANSIT - Download the Mobile App TRI MET TICKETS on Android or Apple.
The official mobile ticketing app from Tri Met. Let's you purchase and use tickets and passes instantly on your phone.
Shows transit routes, stops, and arrival / departure times

FREE ENERGY SAVER KIT - Courtesy of Energy Trust of Oregon
www.energytrust.org/esaverkits
Your kit will include energy-saving products to help you reduce utility costs right away.

EVALUATION OF YOUR HOME'S CURRENT ENERGY -
Cash incentives to help you complete your energy-saving projects.
www.energytrust.org/residential/evaluate-your-home

ALL CONNECT - The most hassle-free way to hook up your Internet, TV, Electricity and more!
www.allconnect.com

DMV'S ONLINE CHANGE OF ADDRESS
<https://dmv.odot.state.or.us/cf/addresschange/>

Change of address - USPS
<https://moversguide.usps.com>



Neighbors

Wickham, John K & Barbara
12830 Nw Laidlaw Rd, Portland, OR 97229

APN: 1N121DA-10600
Washington County

WICKHAM, JOHN K & BARBARA
12830 NW LAIDLAW RD
PORTLAND OR 97229
APN: 1N121DA-10600 Tel: 503-439-9123
Bedrooms: 4 Bathrooms: 2
Square Feet: 2,368 SF Lot Size: 1.11 AC
Year Built: 1945 Garage:

FINDLEY HEIGHTS LLC
4605 NW SALTZMAN RD
PORTLAND OR 97229
APN: 1N121DB-00200 Tel:
Bedrooms: 1 Bathrooms: 1
Square Feet: 2,411 SF Lot Size: 14.38
Year Built: 1954 AC
Garage: D

NORFOLK, MILDRED GLORIA (LESTER)
REVOC LIVING TRUST
5560 NW 130TH AVE
PORTLAND OR 97229
APN: 1N121AD-03500 Tel: 503-645-2987
Bedrooms: 4 Bathrooms: 3
Square Feet: 3,636 SF Lot Size: 3.83 AC
Year Built: 1971 Garage: G

SCHMIDT FAMILY TRUST
4495 NW SALTZMAN RD
PORTLAND OR 97229
APN: 1N121DC-05200 Tel:
Bedrooms: Bathrooms:
Square Feet: 100 SF Lot Size: 14.34
Year Built: AC
Garage:

TAYLOR, DONALD BRUCE & LOIS ELAINE
(TRUSTEES)
13325 NW THOMPSON RD
PORTLAND OR 97229
APN: 1N121DC-05300 Tel:
Bedrooms: 3 Bathrooms: 2
Square Feet: 3,652 SF Lot Size: 2.34 AC
Year Built: 1910 Garage:

MALINOWSKI, JOHN & JANE
13432 NW SPRINGVILLE LN
PORTLAND OR 97229
APN: 1N121AB-00200 01 Tel:
Bedrooms: Bathrooms:
Square Feet: Lot Size: 2.6 AC
Year Built: Garage:

BIGIO, MICHAEL JEFFREY & KRISTINE
3670 NW SALTZMAN RD
PORTLAND OR 97229
APN: 1N128AA-00300 Tel:
Bedrooms: 3 Bathrooms: 2
Square Feet: 4,350 SF Lot Size: 1.4 AC
Year Built: 1924 Garage: C

ANDERSON, MARK & BEVERLEY LIVING
TRUST
13935 NW EVERGREEN ST
PORTLAND OR 97229
APN: 1N128BA-00900 Tel:
Bedrooms: 3 Bathrooms: 2
Square Feet: 2,153 SF Lot Size: 1.91 AC
Year Built: 1963 Garage: G

WALLABE FARMS LLC
13655 NW THOMPSON RD
PORTLAND OR 97229
APN: 1N128BA-01600 Tel:
Bedrooms: 2 Bathrooms: 1
Square Feet: 1,296 SF Lot Size: 5.54 AC
Year Built: 1986 Garage:

PREBLE, WALLACE L AND ELIZABETH W
13805 NW THOMPSON RD
PORTLAND OR 97229
APN: 1N128BA-06200 Tel:
Bedrooms: 4 Bathrooms: 3
Square Feet: 4,732 SF Lot Size: 4.6 AC
Year Built: 1978 Garage: G

KINSLEY, CURTIS D
12175 NW WEST RD
PORTLAND OR 97229
APN: 1N127BC-00600 Tel:
Bedrooms: 3 Bathrooms: 3
Square Feet: 3,016 SF Lot Size: 2.37 AC
Year Built: 1985 Garage: M

CLASSIC AMERICAN HOMES LLC,
12035 NW WEST RD
PORTLAND OR 97229
APN: 1N127BD-01800 Tel:
Bedrooms: 4 Bathrooms: 3
Square Feet: 2,046 SF Lot Size: 1.53 AC
Year Built: 1960 Garage: U

GUNNESS, JOAN

3565 NW SOUTH RD

PORTLAND OR 97229

APN: 1N127AB-10200

Bedrooms: 1

Square Feet: 884 SF

Year Built: 1920

Tel:

Bathrooms: 1

Lot Size: 2.42 AC

Garage:



Demographics

Wickham, John K & Barbara
12830 Nw Laidlaw Rd, Portland, OR 97229

APN: 1N121DA-10600
Washington County

Population	ZIP 97229	National
2000	41,915	281,421,906
2009	54,331	309,731,508
2014	60,593	324,062,684
Growth Rate	2.8 %	1.0 %

Households	ZIP 97229	National
2000	15,496	105,480,101
2009	19,873	116,523,156
2014	22,110	122,109,448
Household Growth Rate	2.7 %	1.1 %

Families	ZIP 97229	National
2000	11,488	71,787,347
2009	14,589	77,956,117

Age Distribution	ZIP 97229	National
0-4	7.9 %	6.8 %
5-9	8.2 %	6.7 %
10-14	8.4 %	6.6 %
15-19	6.9 %	7.1 %
20-24	4.3 %	6.9 %
25-44	28.6 %	27.0 %
45-64	27.9 %	26.0 %
65-84	7.1 %	10.9 %

Median Age	ZIP 97229	National
2009	36.9	36.9
Male Ratio	49.4 %	49.2 %

Household Income	ZIP 97229	National
% < \$25K	7.6 %	20.9 %
% \$25K-50K	14.1 %	24.4 %
% \$50K-100K	30.0 %	35.3 %
% \$100K-150K	22.9 %	11.7 %

Median Household Income	ZIP 97229	National
2009	\$96,070.00	\$54,719.00
2014	\$100,560.00	\$56,938.00

Household Income Centile	ZIP 97229	National
National	96.0 %	

BEAVERTON SD 48J

16550 SW MERLO RD
BEAVERTON , OR 97006-5152
TEL: 503-591-8000

- Grade Span PK- 12
- Pupil Teacher Ratio: 18.8:1
- Total Enrollment: 38,120
- Number of High School Graduates: 2,535
- Number of Teachers: 2025.4
- Number of Teacher Aids: 396.3
- Number of Guidance Counselors: 64.7
- Number of School Administrators: 89.0
- Number of Schools : 55

About School Report

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.



Private Schools

Wickham, John K & Barbara
12830 Nw Laidlaw Rd, Portland, OR 97229

APN: 1N121DA-10600
Washington County

THE GODDARD SCHOOL .44 mile from subject property

4086 NW SALTZMAN ROAD
PORTLAND, OR 97229-2424
503-617-9040
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:11.0
- Full Time Equivalent Administrators: 2

Grade Membership		
PK	KDGN	Total
60	22	82

MONTESSORI SCHOOL OF BEAVERTON 1.10 miles from subject property

11065 NW CRYSTAL CREEK LANE
PORTLAND, OR 97229-4295
503-439-1597
Gender: Coed

- Prekindergarten - Grade 6
- Nonsectarian
- Student Teacher Ratio: 1:17.2
- Full Time Equivalent Administrators: 7.8

Grade Membership								
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
54	28	22	17	20	23	13	11	188

PRINCE OF PEACE LUTHERAN PRESCHOOL & KDGN 1.89 miles from subject property

14175 NW CORNELL ROAD
PORTLAND, OR 97229-5406
503-645-1211
Gender: Coed

- Prekindergarten - Kindergarten
- Lutheran Church - Missouri Synod
- Student Teacher Ratio: 1:18.8
- Full Time Equivalent Administrators: 1.6

Grade Membership		
PK	KDGN	Total
220	30	250

ST PIUS X SCHOOL 1.93 miles from subject property

1260 NW SALTZMAN ROAD
PORTLAND, OR 97229-5642
503-644-3244
Gender: Coed

- Kindergarten - Grade 8
- Roman Catholic
- Student Teacher Ratio: 1:17.3
- Full Time Equivalent Administrators: 15.9

Grade Membership									
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
30	30	31	34	30	30	29	30	31	275

CHILDREN'S VILLAGE 1.97 miles from subject property

1045 NW 123RD AVENUE
PORTLAND, OR 97229-5601
503-526-0100
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:5.0
- Full Time Equivalent Administrators: 1

Grade Membership		
PK	KDGN	Total
20	5	25

EDUPLIN SPANISH IMMERSION CHRISTIAN SCHOOL**2.43 miles from subject property**

9920 NW CORNELL ROAD
PORTLAND, OR 97229-5243
503-291-9182
Gender: Coed

- Prekindergarten - Kindergarten
- Christian (no specific denomination)
- Student Teacher Ratio: 1:8.3
- Full Time Equivalent Administrators: 0.6

Grade Membership

PK	KDGN	Total
12	5	17

KINDERCARE LEARNING CENTERS**2.55 miles from subject property**

165 SW CEDAR HILLS BLVD
PORTLAND, OR 97225-6982
503-641-6758
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:13.1
- Full Time Equivalent Administrators: 1.6

Grade Membership

PK	KDGN	Total
28	21	49

YMCA KINDERGARTEN**2.59 miles from subject property**

15650 NW BLUE RIDGE STREET
BEAVERTON, OR 97006-4801
503-466-1312
Gender: Coed

- Prekindergarten - Grade 4
- Christian (no specific denomination)
- Student Teacher Ratio: 1:17.6
- Full Time Equivalent Administrators: 2.5

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 4	Total
60	18	12	12	2	104

YOUNG LEARNERS PRESCHOOL**2.60 miles from subject property**

1889 NW 169TH PLACE
BEAVERTON, OR 97006-4849
503-645-9292
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:37.0
- Full Time Equivalent Administrators: 1

Grade Membership

PK	KDGN	Total
116	37	153

KINDERCARE LEARNING CENTER #1659**2.72 miles from subject property**

18275 NW WEST UNION ROAD
PORTLAND, OR 97229-2139
503-531-4046
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators: 1

Grade Membership

PK	KDGN	Total
28	10	38

FRENCH AMERICAN SCHOOL**2.84 miles from subject property**

8500 NW JOHNSON STREET
PORTLAND, OR 97229-6780
503-292-7776
Gender: Coed

- Prekindergarten - Grade 8
- Nonsectarian
- Student Teacher Ratio: 1:8.2
- Full Time Equivalent Administrators: 46.5

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
73	36	36	45	46	45	33	48	41	53	456

NORTHWEST MONTESSORI SCHOOL

2.88 miles from subject property

515 SW 150TH AVENUE
BEAVERTON, OR 97006-5748
503-626-0457
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:2.6
- Full Time Equivalent Administrators: 1.9

Grade Membership

PK	KDGN	Total
14	5	19

CHIKUITOS SCHOOLS

2.94 miles from subject property

11675 SW BUTNER ROAD
PORTLAND, OR 97225-5705
503-641-7717
Gender: Coed

- Grade N/A - Grade N/A
- Nonsectarian
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: 7.1

Grade Membership

Total
62

EVERGREEN ACADEMY

3.13 miles from subject property

16180 SW REGATTA LANE
BEAVERTON, OR 97006-8942
503-533-9100
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:11.8
- Full Time Equivalent Administrators: 3.3

Grade Membership

PK	KDGN	Total
66	39	105

BRIGHT HORIZONS CHILDRENS LEARNING CENTER

3.20 miles from subject property

15150 SW KOLL PARKWAY # D
BEAVERTON, OR 97006-6025
503-643-4076
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:11.5
- Full Time Equivalent Administrators: 1.3

Grade Membership

PK	KDGN	Total
80	15	95

About School Report

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

FROM THE DISTRICT SUPERINTENDENT

Dear Parents and Community Members,

WE are committed to preparing all students for college- and career-readiness. Ensuring that our students can think critically and solve complex problems allows students to make choices about their future. The student test results in this report card mark a new baseline that helps all of us to know where students stand on their path to success. These results measure the academic goals laid out in our college and career ready standards aimed at preparing students with the skills and knowledge they need. In this report card, you'll see our students are performing above state averages, confirming that we're on the right track for setting all students up for success.

To continue our progress in preparing all students to be college- and career-ready, **WE** are focusing our efforts on seven strategies aligned to our four Pillars of Learning (**WE** Collaborate, **WE** Expect Excellence, **WE** Embrace Equity, and **WE** Innovate). The seven strategies are: standards-based

learning, educator effectiveness, AVID, culturally relevant practices, Future Ready schools, community partnership teams, and learning teams. To learn more about these strategies, go to:

<https://www.beaverton.k12.or.us/about-us/school-board/Pages/Strategic-Plan.aspx>

Class size note: In our middle schools, English and social studies are taught in a combined humanities course. Although not shown, median class sizes for humanities classes are similar to the class sizes for mathematics and science classes reported below. Median class sizes reported for English are primarily for a small number of intervention classes.

I appreciate your ongoing support for all of our students.

Thank you,

Superintendent | Don Grotting

DISTRICT PROFILE

ENROLLMENT AND DEMOGRAPHICS	Grades K - 3	Grades 4 - 5	Grades 6 - 8	Grades 9 - 12
Total Enrollment	12,651	6,455	9,434	11,655
Regular Attenders	90.1%	91.8%	86.7%	77.1%
Economically Disadvantaged	39%	40%	39%	37%
Students with Disabilities	11%	14%	14%	13%
English Learners	26%	27%	28%	27%
Different Languages Spoken	74	65	72	78

**, <5, and >95 are displayed when the data must be suppressed to protect student confidentiality.*

WITHIN-YEAR MOBILITY	Grades K - 3	Grades 4 - 5	Grades 6 - 8	Grades 9 - 12
Students in this District	13.6%	10.4%	8.8%	12.6%

STUDENT WELLNESS POLICY

The comprehensive District Wellness Policy reflects the Board's commitment to providing physical education/activity, healthy eating through nutrition education and serving healthy and appealing foods at District schools.

<http://www.beaverton.k12.or.us/home/departments/nutrition-services>

SEISMIC SAFETY RATING

For a detailed report for each school, please visit:

<http://www.oregongeology.org/sub/projects/rvs/activity-updates/status.html>

TEACHER PROFICIENCY

	2015-16
% of classes taught by highly qualified teachers	99.40%

RACIAL EQUITY IN HIRING

The Beaverton School District embraces a "grow our own" strategy for hiring teachers and administrators of color to more closely reflect student demographics. This is accomplished through a variety of school and university partnerships that identify diverse teacher candidates within our community.

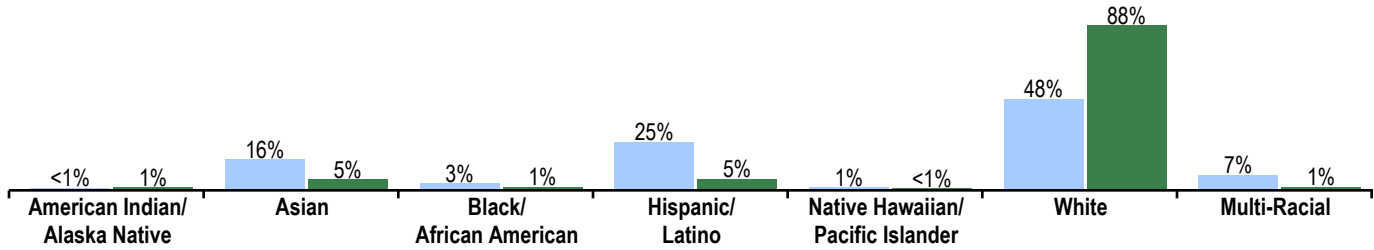
MEDIAN CLASS SIZE	Elementary		Middle		High		Combined	
	Dist.	OR	Dist.	OR	Dist.	OR	Dist.	OR
Self-Contained	24.0	25.0	--	--	--	--	--	--
Eng./Lang. Arts	26.0	22.0	10.0	25.0	28.0	25.0	28.0	16.0
Mathematics	28.0	21.0	28.0	26.0	29.0	24.0	27.0	14.0
Science	29.0	23.0	31.0	28.0	30.0	26.0	28.0	18.0
Social Studies	29.0	24.0	--	--	31.0	27.0	28.0	19.0

Combined schools have grade configurations not falling within the elementary, middle, and high categories (e.g., K-12 schools).

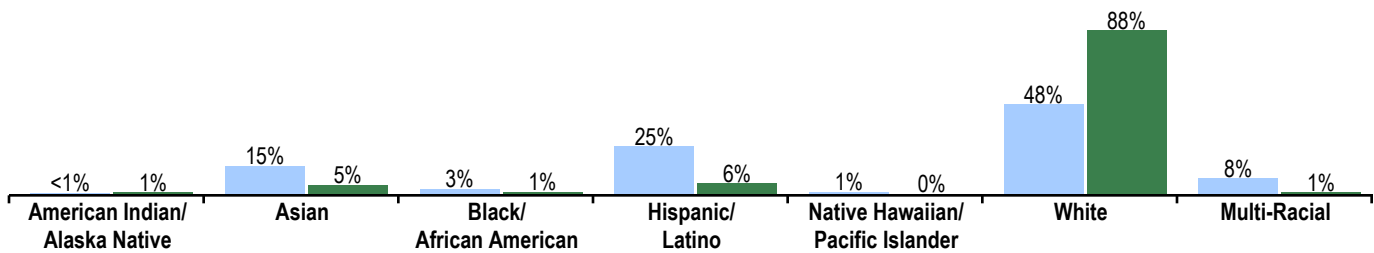
RACE/ETHNICITY OF STUDENTS AND STAFF 2015-16

Students Staff

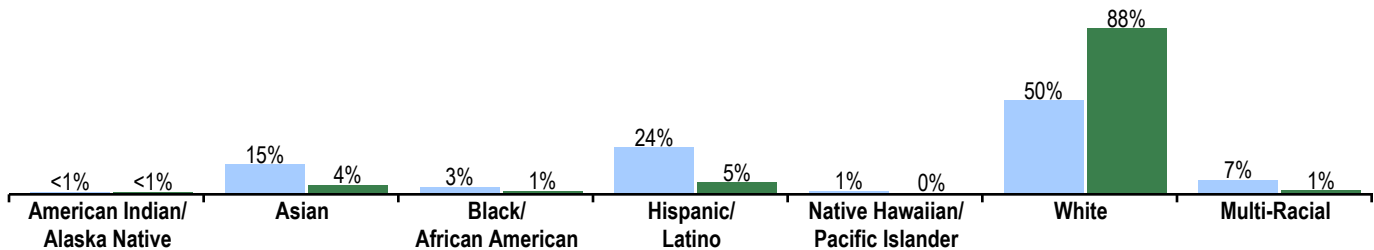
Grades K-3



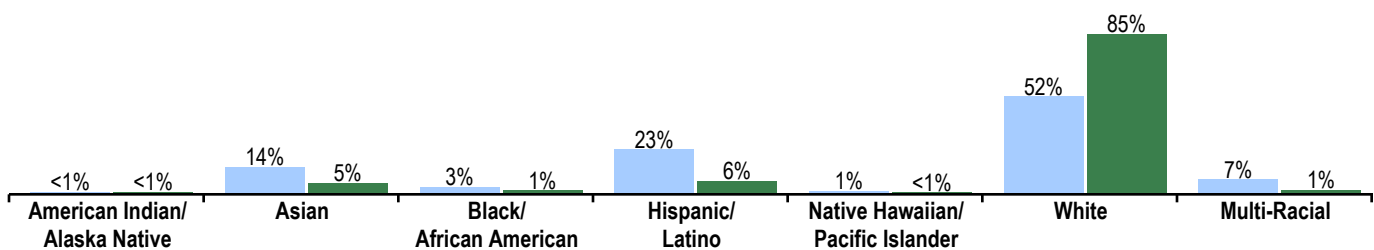
Grades 4-5



Grades 6-8



Grades 9-12



PER PUPIL SPENDING	2013-14	2014-15	2015-16
District	\$9,057	\$9,847	\$11,232
State	\$9,769	\$10,302	\$11,329

Oregon's quality education model (QEM) suggests adequate per pupil funding should be \$12,723 in 2015-16 (Statewide average). 2015-16 data reflect budgeted, not actual.

FUNDING SOURCES	% of Total
Local taxes and fees	41%
State funds	53%
Federal funds	6%

EXPULSIONS & SUSPENSIONS	Expulsions	Suspensions
Total Students	56	1,041
American Indian/Alaska Native	*	*
Asian	*	57
Black/African American	*	89
Hispanic/Latino	22	355
Multi-Racial	*	56
Native Hawaiian/Pacific Islander	*	17
White	25	462

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PROGRESS ARE STUDENTS MAKING ADEQUATE GAINS OVER TIME?

Performance of students enrolled in the district for a full academic year

Did at least 95% of students in this district take required assessments? ☐ Yes ☒ No, Interpret Results with Caution

Participation rate criteria are in place to ensure districts test all eligible students.

DISTRICT PERFORMANCE

The Smarter Balanced and alternate assessments have four performance levels where levels 3 and 4 are meeting the standard for school and district accountability.

See report cards from previous years to view historical OAKS performance data.

	District Performance (%)			District Performance (%)	Oregon Performance (%)	Like-District Average (%)
	2012-13	2013-14	2014-15	2015-16	2015-16	2015-16
English Language Arts						
				<div>Level 1</div>	<div>Level 2</div>	<div>Levels 3 & 4</div>
Students in grades 3 - 5			<div>64.2</div> <div>18.2</div> <div>17.6</div>	<div>65.7</div> <div>16.8</div> <div>17.6</div>	<div>52.4</div> <div>21.3</div> <div>26.3</div>	<div>55.0</div> <div>20.4</div> <div>24.6</div>
Students in grades 6 - 8		2014-15 was the first operational year of the new English language arts assessment.	<div>65.7</div> <div>19.1</div> <div>15.1</div>	<div>66.0</div> <div>18.8</div> <div>15.2</div>	<div>56.7</div> <div>23.5</div> <div>19.7</div>	<div>59.0</div> <div>22.3</div> <div>18.8</div>
Students in grade 11			<div>71.7</div> <div>15.8</div> <div>12.5</div>	<div>72.9</div> <div>15.3</div> <div>11.8</div>	<div>70.0</div> <div>17.4</div> <div>12.6</div>	<div>69.9</div> <div>17.3</div> <div>12.8</div>
Mathematics						
				<div>Level 1</div>	<div>Level 2</div>	<div>Levels 3 & 4</div>
Students in grades 3 - 5			<div>62.7</div> <div>22.2</div> <div>15.1</div>	<div>60.7</div> <div>22.4</div> <div>16.9</div>	<div>44.9</div> <div>28.5</div> <div>26.6</div>	<div>46.9</div> <div>27.2</div> <div>25.9</div>
Students in grades 6 - 8		2014-15 was the first operational year of the new mathematics assessment.	<div>57.4</div> <div>21.9</div> <div>20.7</div>	<div>56.7</div> <div>21.6</div> <div>21.7</div>	<div>42.8</div> <div>27.5</div> <div>29.7</div>	<div>44.9</div> <div>26.4</div> <div>28.7</div>
Students in grade 11			<div>46.1</div> <div>21.4</div> <div>32.5</div>	<div>47.3</div> <div>23.0</div> <div>29.7</div>	<div>34.2</div> <div>27.6</div> <div>38.2</div>	<div>35.2</div> <div>26.3</div> <div>38.5</div>
Science						
				<div>Did not meet</div>	<div>Met</div>	<div>Exceeded</div>
Students in grade 5	75.5 <div><div>24.9</div><div>50.6</div><div>24.5</div></div>	74.9 <div><div>25.7</div><div>49.2</div><div>25.1</div></div>	73.3 <div><div>23.0</div><div>50.3</div><div>26.7</div></div>	72.9 <div><div>23.8</div><div>49.1</div><div>27.1</div></div>	66.5 <div><div>15.7</div><div>50.8</div><div>33.5</div></div>	67.9 <div><div>16.9</div><div>51.0</div><div>32.1</div></div>
Students in grade 8	80.1 <div><div>26.2</div><div>54.0</div><div>19.9</div></div>	70.5 <div><div>13.4</div><div>57.1</div><div>29.5</div></div>	60.5 <div><div>11.6</div><div>48.8</div><div>39.5</div></div>	62.3 <div><div>9.0</div><div>53.4</div><div>37.7</div></div>	63.8 <div><div>11.6</div><div>52.2</div><div>36.2</div></div>	64.8 <div><div>12.9</div><div>51.9</div><div>35.2</div></div>
Students in grade 11	68.5 <div><div>17.5</div><div>51.0</div><div>31.5</div></div>	80.8 <div><div>14.6</div><div>66.2</div><div>19.2</div></div>	82.2 <div><div>14.3</div><div>68.0</div><div>17.8</div></div>	91.2 <div><div>12.2</div><div>79.0</div><div>8.8</div></div>	60.0 <div><div>7.5</div><div>52.5</div><div>40.0</div></div>	57.9 <div><div>8.1</div><div>49.8</div><div>42.1</div></div>

Visit www.ode.state.or.us/go/data for additional assessment results.

*, <5, and >95 are displayed when the data must be suppressed to protect student confidentiality.

OUTCOMES WHAT ARE STUDENTS ACHIEVING IN HIGH SCHOOL?

FRESHMEN ON-TRACK TO GRADUATE

Students who earned 25% of the credits required for a regular diploma by the end of their freshman year.

Freshmen on track to graduate within 4 years

District Performance (%)	District Performance (%)	Oregon Performance (%)	Like-District Average (%)
2012-13	2013-14	2014-15	2015-16

NA	79.5	84.4	86.6	83.5	85.2
----	------	------	------	------	------

Note: Graduation methodology changed in 2013-14.

GRADUATION RATE

Students earning a standard diploma within four years of entering high school.

Overall graduation rate

District Performance (%)	District Performance (%)	Oregon Performance (%)	Like-District Average (%)
2011-12	2012-13	2013-14	2014-15

77.5	77.2	79.7	81.3	73.8	75.7
------	------	------	------	------	------

COMPLETION RATE

Students earning a regular, modified, extended, or adult high school diploma or completing a GED within five years of entering high school.

Overall completion rate

86.3	86.1	86.1	87.4	81.6	83.2
------	------	------	------	------	------

DROPOUT RATE

Students who dropped out during the school year and did not re-enroll.

Overall dropout rate

2.5	2.7	2.7	3.4	4.3	3.6
-----	-----	-----	-----	-----	-----

CONTINUING EDUCATION

Students continuing their education after high school.

Students who enrolled in a community college or four-year school within 16 months of graduation

District Performance (%)	District Performance (%)	Oregon Performance (%)	Like-District Average (%)
2010-11	2011-12	2012-13	2013-14

72.4	72.4	76.9	73.9	59.4	61.4
------	------	------	------	------	------

*, <5, and >95 are displayed when the data must be suppressed to protect student confidentiality.

STUDENT GROUP OUTCOMES

	District Performance (%)	Oregon Performance (%)	Like-District Average (%)		District Performance (%)	Oregon Performance (%)	Like-District Average (%)		District Performance (%)	Oregon Performance (%)	Like-District Average (%)
Economically Disadvantaged				American Indian/Alaska Native				Native Hawaiian/Pacific Islander			
On Track	74.5	76.1	77.8	On Track	81.8	73.3	77.9	On Track	75.0	79.9	80.9
Graduation	68.5	66.4	67.4	Graduation	71.4	55.0	56.0	Graduation	70.0	63.2	64.2
Completion	77.8	76.2	77.5	Completion	80.0	67.4	73.3	Completion	70.0	76.6	73.8
Dropout	4.7	4.3	3.9	Dropout	8.1	8.6	6.7	Dropout	2.9	5.9	6.2
English Learners				Asian				White			
On Track	78.2	79.8	81.3	On Track	>95	>95	>95	On Track	90.3	85.1	86.8
Graduation	70.3	66.9	67.7	Graduation	94.1	87.5	88.0	Graduation	84.5	76.0	78.7
Completion	74.9	73.4	74.1	Completion	95.3	91.2	91.7	Completion	91.6	83.8	86.1
Dropout	5.3	5.0	4.4	Dropout	0.9	1.3	1.6	Dropout	2.5	3.9	3.1
Students with Disabilities				Black/African American				Female			
On Track	64.6	68.6	70.7	On Track	77.8	78.6	84.7	On Track	89.2	86.8	88.5
Graduation	62.1	52.7	53.4	Graduation	72.7	62.6	66.3	Graduation	82.8	77.8	79.4
Completion	74.8	64.3	64.6	Completion	75.0	72.5	76.3	Completion	90.0	84.7	86.4
Dropout	5.2	5.8	4.8	Dropout	5.4	6.2	5.7	Dropout	2.8	3.6	3.1
Migrant				Hispanic/Latino				Male			
On Track	74.1	78.5	76.7	On Track	72.3	77.8	78.9	On Track	84.1	80.3	82.2
Graduation	68.2	65.9	66.8	Graduation	65.9	67.4	67.9	Graduation	79.8	70.1	72.1
Completion	62.9	72.5	74.5	Completion	72.7	74.9	75.4	Completion	84.9	78.7	80.2
Dropout	1.4	5.1	3.8	Dropout	6.4	5.3	4.7	Dropout	3.9	4.9	4.1
Talented and Gifted				Multi-Racial							
On Track	>95	>95	>95	On Track	92.5	83.0	85.7	On-Track data are based on the 2015-16 school year; all other data are based on the 2014-15 school year.			
Graduation	95.9	93.2	92.5	Graduation	86.2	72.7	74.5				
Completion	99.0	96.9	97.5	Completion	89.4	79.4	79.0				
Dropout	0.4	0.6	0.6	Dropout	3.6	4.7	4.3				

*, <5, and >95 are displayed when the data must be suppressed to protect student confidentiality.

CURRICULUM & LEARNING ENVIRONMENT

SCHOOL READINESS	Elementary Schools	Middle Schools	High Schools
	<p>4th and 5th graders reporting:</p> <ul style="list-style-type: none"> · feeling safe, welcomed and accepted at school: 89% · at least one adult at school really cares about them: 88% · not being bullied at or on the way to or from school: 51% · setting goals for their learning: 92% · they are on track to meet their learning goals: 94% 	<p>7th graders reporting:</p> <ul style="list-style-type: none"> · feeling safe, welcomed and accepted at school: 85% · at least one adult at school really cares about them: 85% · not being bullied at or on the way to or from school: 56% · setting goals for their learning: 88% · they are on track to meet their learning goals: 90% 	<p>Students in grades 9 - 12 reporting:</p> <ul style="list-style-type: none"> · feeling safe, welcomed and accepted at school: 91% · at least one adult at school really cares about them: 90% · not being bullied at or on the way to or from school: 74% · setting goals for their learning: 88% · they are on track to meet their learning goals: 84% <p>School-Based Health Center (SBHC)</p>
ACADEMIC SUPPORT	Elementary Schools	Middle Schools	High Schools
	<ul style="list-style-type: none"> · ELL program, special education services, Talented and Gifted program · Anti-bullying curriculum, Positive Behavior Intervention and Support · Intervention teacher · Education Plan and Profile 	<ul style="list-style-type: none"> · ELL program, special education services, Talented and Gifted program · Anti-bullying curriculum, Positive Behavior Intervention and Support · Intervention teacher · Education Plan and Profile, Advisory · AVID, After school program, Summer transition for incoming 6th graders 	<ul style="list-style-type: none"> · ELL program, special education services, Talented and Gifted program · Education Plan and Profile, Advisory, AVID, College and Career Center, Link Crew · 9th grade math and science intervention classes, summer school
ACADEMIC ENRICHMENT	Elementary Schools	Middle Schools	High Schools
	<ul style="list-style-type: none"> · Music, Art Literacy, Arts4Learning · Full Day Kindergarten · Two Way Immersion, STEM Focus, After school program, IB Primary Years Programme, Expeditionary Learning 	<p>WORLD LANGUAGE COURSES Spanish, French</p> <p>SPECIAL PROGRAMS · SUMMA, Rachel Carson Environmental Program, IB Middle Years Programme, STEM Focus, Two-Way Immersion</p> <ul style="list-style-type: none"> · 8th graders college ready on Aspire test: Reading 53%, Math 44%, Science 48% 	<p>WORLD LANGUAGE COURSES Spanish, French, German, Japanese, Mandarin, American Sign Language</p> <p>HONORS & DUAL-ENROLLMENT COURSES · Advanced Placement (AP)</p> <ul style="list-style-type: none"> · IB Diploma Programme · Dual credit courses (contact school) <p>SPECIAL PROGRAMS</p> <ul style="list-style-type: none"> · 85% of 11th graders take the ACT · 10th graders college ready on Aspire test: Reading 57%, Math 50%, Science 49% · Early College, Auto Tech, Health Careers, Field Biology

CURRICULUM & LEARNING ENVIRONMENT CONTINUED . . .

CAREER & TECHNICAL EDUCATION	Elementary Schools	Middle Schools	High Schools
		Does not apply	Career Pathways in Digital/Interactive Media, Drafting/Design Engineering, Architectural Drafting/Construction, Information Technology, Automotive Technology, Marketing, Health Occupations, Office Systems, Early Childhood Education, Hospitality & Tourism, Project Lead the Way, and Biomedical Studies. 92.4% of CTE Concentrators earned a regular diploma in 2014-15.
EXTRACURRICULAR ACTIVITIES	Elementary Schools	Middle Schools	High Schools
	Signal-to-Noise, Science Fair See school websites for other activities available to students.	Signal-to-Noise, Science Fair See school websites for other activities available to students. 7th graders reporting participating in at least one extracurricular activity: 71%	Signal-to-Noise, Science Fair See school websites for other activities available to students. Students in grades 9-12 reporting participating in at least one extracurricular activity: 68%

Data and information in the Curriculum and Learning Environment section were provided by local schools and districts, and were not verified by the Oregon Department of Education.

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WWW.LAWYERTITLEOREGON.COM

SCHOOL INFORMATION

SCHOOL DISTRICTS

CONTACT NUMBER

WEBSITES

BANKS	503-324-8591	www.banks.k12.or.us
BEAVERTON	503-672-3721	www.beaverton.k12.or.us
CANBY	503-266-7861/503-266-2064 Boundaries	www.canby.k12.or.us
CENTENNIAL	503-760-7990	www.centennial.k12.or.us
NORTH CLACKAMAS	503-653-6000/503-353 6119 Boundaries	www.nclack.k12.or.us
COLTON	503-824-3535/503-824-3534 Boundaries	www.colton.k12.or.us
DAVID DOUGLAS	503-252-2900	www.ddouglas.k12.or.us
ESTACADA	503-630-6871	www.esd108.org
FOREST GROVE	503-357-6171/503-359-8167 x221 Boundaries	www.fgsd.k12.or.us
GLADSTONE	503-655-2777	www.gladstone.k12.or.us
GRESHAM/BARLOW	503-618-2450	www.gresham.k12.or.us
HILLSBORO	503-844-1500/503-648-9123 Boundaries	www.hsd.k12.or.us
LAKE OSWEGO	503-534-2000/503-534-2490 Boundaries	www.loswego.k12.or.us
MCMINNVILLE	503-565-4000	www.msd.k12.or.us
MOLALLA RIVER	503-829-2359/503-829-2512 Boundaries	www.molallariv.k12.or.us
NEWBERG	503-554-5000/503-538-8365 Boundaries	www.newberg.k12.or.us
OREGON CITY	503-657-4283/503-657-2471 Boundaries	www.orecity.k12.or.us
OREGON TRAIL	503-668-5541	www.oregontrailschools.com
PARKROSE	503-408-2100	www.parkrose.k12.or.us
PORTLAND	503-916-2000/503-916-3262 Boundaries	www.pps.k12.or.us
REYNOLDS	503-661-7200/503-492-4921 Boundaries	www.reynolds.k12.or.us
SHERWOOD	503-625-8100/503-625-8107 Boundaries	www.sherwood.k12.or.us
TIGARD/TUALATIN	503-431-4000	www.ttsd.k12.or.us
WEST LINN/WILSONVILLE	503-673-7000/503-673-7034 Boundaries	www.wlww.k12.or.us
WOODBURN	503-981-9555	www.woodburn.k12.or.us



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