



A Property Profile Of:
22670 SW YANKTON PL
TUALATIN, OR 97062

Prepared By:
Dave Van Nus
Integrity Homes Team

A Service Provided By:
Lawyers Title Insurance Corporation

THIS TITLE INFORMATION HAS BEEN FURNISHED FREE OF CHARGE BY LAWYERS TITLE INSURANCE CORPORATION IN CONFORMANCE WITH THE RULES ESTABLISHED BY INSURANCE COMMISSIONERS WHO URGE YOU TO SHOP FOR THE BEST SERVICE AVAILABLE AND COMPARE CHARGES AND FEES FOR TITLE INSURANCE AND OTHER SERVICES ASSOCIATED WITH THE SALE OR PURCHASE OF A HOME. ALTHOUGH CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS INFORMATION, IT IS FURNISHED AS A PUBLIC SERVICE AND LAWYERS TITLE INSURANCE CORPORATION ASSUMES NO LIABILITY IN ITS COMPLETENESS OR ACCURACY.

22670 SW YANKTON PL TUALATIN, OR 97062

Ownership Information

Owner Name:

JASON SCROGGIN

ALICIA SCROGGIN

Mailing Address:

22670 SW YANKTON PL TUALATIN, OR 97062

Property Description

County: Washington

Map / Tax Lot: 2S135BC/10900

Account Num: R2147105

Census:

Property ID: R2147105

Owner Occ.: Yes

Land Use: 1010-RESIDENTIAL IMPROVED

Subdivision: SPRINGWATER

Legal Description:

SPRINGWATER, LOT 10, ACRES .14

Property Characteristics

Property Type:	SINGLE FAMILY	Building SF:	3,089	Pool:	No
House Style:		Living Area SF:	3,089	Deck SF:	
Year Built:		Square Feet:	3,089	Deck Desc:	
Bedrooms:	5	1st Floor SF:	1,234	Patio SF:	
Bathrooms:	4.00	2nd Floor SF:	1,855	Patio Desc:	AGGREGATE
Heat:	FA	3rd Floor SF:		Foundation:	CONCRETE FOOTING
Cooling:		Attic SF:		Exterior:	FRAME
Lot Size:	6,098	Bsmnt SF:		Ext. Finish:	WOOD
Acres:	0.14	Fin Bsmnt SF:		Interior:	DRYWALL
Garage Type:		Garage SF:		Roof Style:	HIP/GABLE
Fireplaces:		Bsmnt Type:		Roof Cover:	COMP SHNGL

Assessment Information

Real Market Value:	\$ 491,900	Taxes:	\$ 7,702.62
Land Value:	\$ 219,110	Imp. Value:	\$ 272,790
Total Assessed Value:	\$ 491,900	Levy Code:	02325
M-5 Rate:	16.7030	Tax Year:	17-18

Previous Sale Information

Sale Amount: \$ 409,000
Document Num: 2011082892

Sale Date: 11/22/2011

Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
11/22/2011	\$ 409,000	\$ 673,700	Dw	2011082892	/
11/15/2011	\$ 409,000	\$ 673,700			/

22670 SW YANKTON PL TUALATIN, OR 97062

Sale Amount: \$ 409,000
HPI Sale Amount: \$ 673,700
Square Feet: 3089
Bedrooms: 5

Sale Date: 11/22/2011
House Style:
\$ per Sq.Ft.: \$ 132
Bathrooms: 4.00

NEIGHBORHOOD SALES - SPRINGWATER

ADDRESS	SALE DATE	SALE AMT	HPI SALE AMT	DISTANCE	SQ FT	\$ SQ FT	BEDS	BATHS	AGE	STYLE
10400 SW COTTONWOOD ST	07/15/16	550,000	605,200	0.05	3,093	\$178	3	3.00	10	
22524 SW 104TH AVE	04/22/16	650,000	737,800	0.04	4,316	\$151	6	4.00	11	
22698 SW YANKTON PL	10/26/15	499,900	603,400	0.01	2,762	\$181	4	3.00	6	

PROPERTY ANALYSIS SUMMARY

	Subject	Sub Filing	Sub Division	City	County
Median Sq. Feet	3,089	3,263	3,263	2,197	1,798
Median Assessed Mkt Value	\$ 491,900	542,940	542,940	413,850	370,580
Median MRA				431,900	392,100
Median TTA		587,900	587,900	447,900	397,300
Num. of Properties		24	24	6,208	133,665
LTM Turnover		0.0%	0.0%	5.3%	6.1%

SALES SUMMARY
Sub. Filing: SPRINGWATER

	3 Months	6 Months	12 Months	24 Months	5 Year	10 Year
Median Sale Price				550,000	534,950	532,500
Median Price/Sq. Foot				151	161	160
Median Sq. Feet				3,093	3,231	3,246
Num. of Sales	0	0	0	2	12	20
Annualized Turnover	0.0%	0.0%	0.0%	4.2%	10.0%	8.3%

Subdivision: SPRINGWATER

	3 Months	6 Months	12 Months	24 Months	5 Year	10 Year
Median Sale Price				550,000	534,950	532,500
Median Price/Sq. Foot				151	161	160
Median Sq. Feet				3,093	3,231	3,246
Num. of Sales	0	0	0	2	12	20
Annualized Turnover	0.0%	0.0%	0.0%	4.2%	10.0%	8.3%

City: TUALATIN

	3 Months	6 Months	12 Months	24 Months	5 Year	10 Year
Median Sale Price	420,000	433,000	450,000	425,000	390,000	375,000
Median Price/Sq. Foot	209	212	208	201	183	170
Median Sq. Feet	1,876	2,141	2,181	2,170	2,201	2,245
Num. of Sales	47	139	330	752	1,674	2,504
Annualized Turnover	3.0%	4.5%	5.3%	6.1%	5.4%	4.0%

County: Washington

	3 Months	6 Months	12 Months	24 Months	5 Year	10 Year
Median Sale Price	380,000	387,000	390,000	377,500	339,995	316,000
Median Price/Sq. Foot	217	218	213	205	184	170
Median Sq. Feet	1,726	1,744	1,790	1,796	1,806	1,820
Num. of Sales	1,283	3,678	8,132	17,743	40,112	59,192
Annualized Turnover	3.8%	5.5%	6.1%	6.6%	6.0%	4.4%

RECENT SALES CRITERIA

This search was performed with the following criteria:

Radius in Miles:	1
Sales not older than:	6
Number of Comparables:	10
House Style:	Any
Subdivision:	on
Square Foot Range:	15

SUMMARY OF RECENT SALES

	Subject	High	Average	Low
Price:		\$ 542,000	\$ 498,333	\$ 468,000
Price / Sq Ft:		\$ 180	\$ 173	\$ 167
Square Footage:	3,089	3,250	2,887	2,689
Bedrooms:	5	5	4	3
Bathrooms:	4	4	3	3
Basement SF:				
Garage SF:				
Year Built:		2005	1996	1990

Number of Comparables: 3

Comparable Sales

1.	Distance: 0.29	Sale Date: 11/29/17	Sale Amt: \$ 542,000
	Address: 10864 SW BROWN ST	House Style:	
	Sub Division: LAKE FOREST NO.3	Year Blt: 2005	
	Lot Size: 6,098	Acres: 0.140 AC	SQ FT: 3,250
	Bed: 5	Bath: 4.00	\$ SQ FT: \$167
	Garage:	Car:	Age: 13
	Bsmt SF:	Fin SF:	Pool: 0
	Parcel: 2S134AD14100	Map:	SEC: 34 TWN: 2S RNG: 1W QTR: AD
2.	Distance: 0.35	Sale Date: 11/21/17	Sale Amt: \$ 468,000
	Address: 22000 SW HEDGES DR	House Style:	
	Sub Division: HEDGES CREEK	Year Blt: 1990	
	Lot Size: 11,326	Acres: 0.260 AC	SQ FT: 2,723
	Bed: 4	Bath: 3.00	\$ SQ FT: \$172
	Garage:	Car:	Age: 28
	Bsmt SF:	Fin SF:	Pool: 0
	Parcel: 2S126CC05300	Map:	SEC: 26 TWN: 2S RNG: 1W QTR: CC
3.	Distance: 0.30	Sale Date: 11/09/17	Sale Amt: \$ 485,000
	Address: 22140 SW TAYLORS DR	House Style:	
	Sub Division: HEDGES CREEK NO.2	Year Blt: 1993	
	Lot Size: 7,405	Acres: 0.170 AC	SQ FT: 2,689
	Bed: 3	Bath: 3.00	\$ SQ FT: \$180
	Garage:	Car:	Age: 25

Bsmt SF:

Fin SF:

Pool:

0

Parcel:

2S135BA02900

Map:

SEC: 35 TWN: 2S RNG: 1W QTR: BA

Elementary School

Edward Byrom Elementary School

21800 SW 91ST AVE

Distance: 0.77 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-4300

Student/Teacher Ratio: 22.6

Grades: KG-05

Expenditures per Student:

Enrollment: 525

Student Ethnicity

Caucasian	381
African American	2
Asian	16
Hispanic	89
Native American	4

Students by Grade

Pre-K:	Grade 4: 74	Grade 9:
K: 77	Grade 5: 100	Grade 10:
Grade 1: 89	Grade 6:	Grade 11:
Grade 2: 79	Grade 7:	Grade 12:
Grade 3: 106	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 89

Students eligible for reduced price lunch: 11

Tualatin Elementary School

20405 SW 95TH AVE

Distance: 1.45 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-4800

Student/Teacher Ratio: 20.9

Grades: KG-05

Expenditures per Student:

Enrollment: 578

Student Ethnicity

Caucasian	312
African American	7
Asian	13
Hispanic	202
Native American	1

Students by Grade

Pre-K:	Grade 4: 93	Grade 9:
K: 70	Grade 5: 106	Grade 10:
Grade 1: 105	Grade 6:	Grade 11:
Grade 2: 108	Grade 7:	Grade 12:
Grade 3: 96	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 261

Students eligible for reduced price lunch: 40

Bridgeport Elementary School

5505 SW BORLAND RD

Distance: 2.75 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-4200

Student/Teacher Ratio: 18.1

Grades: KG-05

Expenditures per Student:

Enrollment: 486

Student Ethnicity

Caucasian	201
African American	4
Asian	6
Hispanic	238
Native American	1

Students by Grade

Pre-K:	Grade 4: 82	Grade 9:
K: 82	Grade 5: 83	Grade 10:
Grade 1: 88	Grade 6:	Grade 11:
Grade 2: 88	Grade 7:	Grade 12:
Grade 3: 63	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program:

248

Students eligible for reduced price lunch:

29

Archer Glen Elementary School

16155 SW SUNSET BLVD

Distance: 2.92 miles

District: Sherwood Sd 88J

Phone: (503) 825-5100

Student/Teacher Ratio: 23.7

Grades: KG-05

Expenditures per Student:

Enrollment: 465

Student Ethnicity

Caucasian	411
African American	1
Asian	4
Hispanic	26
Native American	5

Students by Grade

Pre-K:	Grade 4: 74	Grade 9:
K: 78	Grade 5: 87	Grade 10:
Grade 1: 73	Grade 6:	Grade 11:
Grade 2: 89	Grade 7:	Grade 12:
Grade 3: 64	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program:

72

Students eligible for reduced price lunch:

13

J Clyde Hopkins Elementary School

21920 SW SHERWOOD BLVD

Distance: 2.94 miles

District: Sherwood Sd 88J

Phone: (503) 825-5200

Student/Teacher Ratio: 20.3

Grades: PK-05

Expenditures per Student:

Enrollment: 496

Student Ethnicity

Caucasian 361
African American 6
Asian 16
Hispanic 77
Native American 2

Students by Grade

Pre-K: 2 Grade 4: 84 Grade 9:
K: 68 Grade 5: 88 Grade 10:
Grade 1: 84 Grade 6: Grade 11:
Grade 2: 94 Grade 7: Grade 12:
Grade 3: 76 Grade 8:

Magnet School: Charter School: N

Students eligible for federal free lunch program: 144

Students eligible for reduced price lunch: 30

Middle School

Hazelbrook Middle School

11300 SW HAZELBROOK RD

Distance: 2.61 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-5100

Student/Teacher Ratio: 25.2

Grades: 06-08

Expenditures per Student:

Enrollment: 1027

Student Ethnicity

Caucasian 605
African American 12
Asian 29
Hispanic 305
Native American 4

Students by Grade

Pre-K: Grade 4: Grade 9:
K: Grade 5: Grade 10:
Grade 1: Grade 6: 320 Grade 11:
Grade 2: Grade 7: 362 Grade 12:
Grade 3: Grade 8: 345

Magnet School: Charter School: N

Students eligible for federal free lunch program: 365

Students eligible for reduced price lunch: 52

Sherwood Middle School

21970 SW SHERWOOD BLVD

Distance: 2.88 miles

District: Sherwood Sd 88J

Phone: (503) 825-5400

Student/Teacher Ratio: 24.8

Grades: 06-08

Expenditures per Student:

Enrollment: 685

Student Ethnicity

Caucasian 568
African American 3
Asian 14

Students by Grade

Pre-K: Grade 4: Grade 9:
K: Grade 5: Grade 10:
Grade 1: Grade 6: 215 Grade 11:

Hispanic	65	Grade 2:	Grade 7: 235	Grade 12:
Native American	4	Grade 3:	Grade 8: 235	

Magnet School:	Charter School:	N
Students eligible for federal free lunch program:		117
Students eligible for reduced price lunch:		24

Inza R Wood Middle School

11055 SW WILSONVILLE RD

Distance: 3.94 miles

District: West Linn - Wilsonville Sd 3J

Phone: (503) 673-7500

Student/Teacher Ratio: 19.8

Grades: 06-08

Expenditures per Student:

Enrollment: 713

Student Ethnicity

Caucasian	499
African American	9
Asian	25
Hispanic	129
Native American	5

Students by Grade

Pre-K:	Grade 4:	Grade 9:
K:	Grade 5:	Grade 10:
Grade 1:	Grade 6: 217	Grade 11:
Grade 2:	Grade 7: 268	Grade 12:
Grade 3:	Grade 8: 228	

Magnet School:	Charter School:	N
Students eligible for federal free lunch program:		194
Students eligible for reduced price lunch:		54

Lakeridge Middle School

4700 SW JEAN RD

Distance: 3.96 miles

District: Lake Oswego Sd 7J

Phone: (503) 534-2343

Student/Teacher Ratio: 23.3

Grades: 06-08

Expenditures per Student:

Enrollment: 754

Student Ethnicity

Caucasian	609
African American	7
Asian	42
Hispanic	41
Native American	1

Students by Grade

Pre-K:	Grade 4:	Grade 9:
K:	Grade 5:	Grade 10:
Grade 1:	Grade 6: 240	Grade 11:
Grade 2:	Grade 7: 261	Grade 12:
Grade 3:	Grade 8: 253	

Magnet School:	Charter School:	N
Students eligible for federal free lunch program:		93
Students eligible for reduced price lunch:		16

Laurel Ridge Middle School

21416 SW COPPER TERRACE

Distance: 3.96 miles

District: Sherwood Sd 88J

Phone: (503) 825-5800

Student/Teacher Ratio: 24.1

Grades: 06-08

Expenditures per Student:

Enrollment: 544

Student Ethnicity

Caucasian	451
African American	6
Asian	19
Hispanic	38
Native American	6

Students by Grade

Pre-K:	Grade 4:	Grade 9:
K:	Grade 5:	Grade 10:
Grade 1:	Grade 6: 193	Grade 11:
Grade 2:	Grade 7: 185	Grade 12:
Grade 3:	Grade 8: 166	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 61

Students eligible for reduced price lunch: 13

High School

Tualatin High School

22300 SW BOONES FERRY RD

Distance: 0.43 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-5600

Student/Teacher Ratio: 23.8

Grades: 09-12

Expenditures per Student:

Enrollment: 1825

Student Ethnicity

Caucasian	1,188
African American	32
Asian	119
Hispanic	405
Native American	9

Students by Grade

Pre-K:	Grade 4:	Grade 9: 462
K:	Grade 5:	Grade 10: 495
Grade 1:	Grade 6:	Grade 11: 420
Grade 2:	Grade 7:	Grade 12: 420
Grade 3:	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 493

Students eligible for reduced price lunch: 74

Sherwood High School

16956 SW MEINECKE RD

Distance: 3.29 miles

District: Sherwood Sd 88J

Phone: (503) 825-5500

Student/Teacher Ratio: 25.7

Grades: 09-12

Expenditures per Student:

Enrollment: 1535

Student Ethnicity

Caucasian	1,293
African American	18
Asian	29
Hispanic	110
Native American	10

Students by Grade

Pre-K:	Grade 4:	Grade 9: 409
K:	Grade 5:	Grade 10: 382
Grade 1:	Grade 6:	Grade 11: 356
Grade 2:	Grade 7:	Grade 12: 356
Grade 3:	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 188

Students eligible for reduced price lunch: 57

Tigard High School

9000 SW DURHAM RD

Distance: 3.38 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 431-5400

Student/Teacher Ratio: 24.9

Grades: 09-12

Expenditures per Student:

Enrollment: 1976

Student Ethnicity

Caucasian	1,286
African American	50
Asian	165
Hispanic	362
Native American	11

Students by Grade

Pre-K:	Grade 4:	Grade 9: 511
K:	Grade 5:	Grade 10: 489
Grade 1:	Grade 6:	Grade 11: 487
Grade 2:	Grade 7:	Grade 12: 487
Grade 3:	Grade 8:	

Magnet School:

Charter School: N

Students eligible for federal free lunch program: 605

Students eligible for reduced price lunch: 93

Charter School

Sherwood Charter School

23264 SW MAIN ST

Distance: 2.80 miles

District: Sherwood Sd 88J

Phone: (503) 925-8007

Student/Teacher Ratio: 19.8

Grades: KG-08

Expenditures per Student:

Enrollment: 215

Student Ethnicity

Students by Grade

Caucasian	190	Pre-K:	Grade 4: 23	Grade 9:
African American	1	K: 23	Grade 5: 23	Grade 10:
Asian	6	Grade 1: 25	Grade 6: 26	Grade 11:
Hispanic	6	Grade 2: 23	Grade 7: 25	Grade 12:
Native American	1	Grade 3: 23	Grade 8: 24	

Magnet School: Charter School: Y

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Multi - Sensory Instruction Teaching Children Hands -

19550 SW 90TH COURT

Distance: 4.33 miles

District: Tigard - Tualatin Sd 23J

Phone: (503) 639-5757

Student/Teacher Ratio: 18.9

Grades: KG-08

Expenditures per Student:

Enrollment: 249

Student Ethnicity

Caucasian	179
African American	3
Asian	25
Hispanic	21
Native American	4

Students by Grade

Pre-K:	Grade 4: 52	Grade 9:
K: 20	Grade 5: 26	Grade 10:
Grade 1: 25	Grade 6: 26	Grade 11:
Grade 2: 25	Grade 7: 26	Grade 12:
Grade 3: 24	Grade 8: 25	

Magnet School: Charter School: Y

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Oregon City Service Learning Academy

995 SOUTH END RD

Distance: 7.94 miles

District: Oregon City Sd 62

Phone: (503) 785-8445

Student/Teacher Ratio: 23.6

Grades: 07-12

Expenditures per Student:

Enrollment: 165

Student Ethnicity

Caucasian	112
African American	2
Asian	1
Hispanic	33
Native American	10

Students by Grade

Pre-K:	Grade 4:	Grade 9: 21
K:	Grade 5:	Grade 10: 34
Grade 1:	Grade 6:	Grade 11: 62
Grade 2:	Grade 7: 0	Grade 12: 62
Grade 3:	Grade 8: 0	

Magnet School: Charter School: Y

Students eligible for federal free lunch program: 111
Students eligible for reduced price lunch: 20

Private Schools

Elementary School

St Francis School

15643 SW OREGON ST

Distance: 2.69 miles

District:

Phone: (503) 625-0497

Student/Teacher Ratio: 17.4

Grades: KG-08

Expenditures per Student:

Enrollment: 190

Student Ethnicity

Caucasian	175
African American	5
Asian	0
Hispanic	10
Native American	0

Students by Grade

Pre-K:	Grade 4: 25	Grade 9:
K: 20	Grade 5: 19	Grade 10:
Grade 1: 20	Grade 6: 22	Grade 11:
Grade 2: 23	Grade 7: 17	Grade 12:
Grade 3: 24	Grade 8: 20	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

The Childrens Hour Academy

17650 SW 65TH AVE

Distance: 3.53 miles

District:

Phone: (503) 635-2139

Student/Teacher Ratio: 5.1

Grades: PK-02

Expenditures per Student:

Enrollment: 84

Student Ethnicity

Caucasian	39
African American	1
Asian	3
Hispanic	3
Native American	0

Students by Grade

Pre-K: 38	Grade 4:	Grade 9:
K: 39	Grade 5:	Grade 10:
Grade 1: 4	Grade 6:	Grade 11:
Grade 2: 3	Grade 7:	Grade 12:
Grade 3:	Grade 8:	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Stafford Academy

21065 SW STAFFORD RD

Distance: 3.61 miles

District:

Phone: (503) 638-8765

Student/Teacher Ratio: 10.2

Grades: PK-06

Expenditures per Student:

Enrollment: 89

Student Ethnicity

Caucasian	52
African American	2
Asian	2
Hispanic	0
Native American	0

Students by Grade

Pre-K:	33	Grade 4:	5	Grade 9:
K:	19	Grade 5:	7	Grade 10:
Grade 1:	9	Grade 6:	1	Grade 11:
Grade 2:	9	Grade 7:		Grade 12:
Grade 3:	6	Grade 8:		

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

St Paul Lutheran School

17500 SW CEDERVIEW WAY

Distance: 3.66 miles

District:

Phone: (503) 625-6648

Student/Teacher Ratio: 6.8

Grades: PK-05

Expenditures per Student:

Enrollment: 105

Student Ethnicity

Caucasian	27
African American	0
Asian	0
Hispanic	1
Native American	0

Students by Grade

Pre-K:	75	Grade 4:	1	Grade 9:
K:	12	Grade 5:	2	Grade 10:
Grade 1:	8	Grade 6:		Grade 11:
Grade 2:	4	Grade 7:		Grade 12:
Grade 3:	3	Grade 8:		

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Gaarde Christian School

11265 SW GAARDE ST

Distance: 4.37 miles

District:

Phone: (503) 639-5336

Student/Teacher Ratio: 11.0

Grades: PK-08

Expenditures per Student:

Enrollment: 195

Student Ethnicity

Caucasian	83
African American	2
Asian	6
Hispanic	8
Native American	3

Students by Grade

Pre-K:	93	Grade 4:	8	Grade 9:
K:	32	Grade 5:	10	Grade 10:
Grade 1:	17	Grade 6:	7	Grade 11:
Grade 2:	8	Grade 7:	6	Grade 12:
Grade 3:	13	Grade 8:	1	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Middle School

St Francis School

15643 SW OREGON ST

Distance: 2.69 miles

District:

Phone: (503) 625-0497

Student/Teacher Ratio: 17.4

Grades: KG-08

Expenditures per Student:

Enrollment: 190

Student Ethnicity

Caucasian	175
African American	5
Asian	0
Hispanic	10
Native American	0

Students by Grade

Pre-K:		Grade 4:	25	Grade 9:
K:	20	Grade 5:	19	Grade 10:
Grade 1:	20	Grade 6:	22	Grade 11:
Grade 2:	23	Grade 7:	17	Grade 12:
Grade 3:	24	Grade 8:	20	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Gaarde Christian School

11265 SW GAARDE ST

Distance: 4.37 miles

District:

Phone: (503) 639-5336

Student/Teacher Ratio: 11.0

Grades: PK-08

Expenditures per Student:

Enrollment: 195

Student Ethnicity

Caucasian	83
-----------	----

Students by Grade

Pre-K:	93	Grade 4:	8	Grade 9:
--------	----	----------	---	----------

African American	2	K:	32	Grade 5: 10	Grade 10:
Asian	6	Grade 1:	17	Grade 6: 7	Grade 11:
Hispanic	8	Grade 2:	8	Grade 7: 6	Grade 12:
Native American	3	Grade 3:	13	Grade 8: 1	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

St Anthony School

12645 SW PACIFIC HWY

Distance: 4.98 miles

District:

Phone: (503) 639-4179

Student/Teacher Ratio: 14.9

Grades: PK-08

Expenditures per Student:

Enrollment: 374

Student Ethnicity

Caucasian	207
African American	9
Asian	30
Hispanic	5
Native American	28

Students by Grade

Pre-K:	47	Grade 4:	38	Grade 9:
K:	32	Grade 5:	34	Grade 10:
Grade 1:	41	Grade 6:	38	Grade 11:
Grade 2:	35	Grade 7:	34	Grade 12:
Grade 3:	32	Grade 8:	43	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Our Lady of the Lake School

716 A AVE

Distance: 6.92 miles

District:

Phone: (503) 636-2121

Student/Teacher Ratio: 9.8

Grades: KG-08

Expenditures per Student:

Enrollment: 221

Student Ethnicity

Caucasian	210
African American	0
Asian	6
Hispanic	3
Native American	0

Students by Grade

Pre-K:		Grade 4:	30	Grade 9:
K:	18	Grade 5:	30	Grade 10:
Grade 1:	20	Grade 6:	23	Grade 11:
Grade 2:	17	Grade 7:	28	Grade 12:
Grade 3:	31	Grade 8:	24	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

St Stephens Academy

7275 SW HALL BLVD

Distance: 7.71 miles

District:

Phone: (503) 646-4617

Student/Teacher Ratio: 11.9

Grades: KG-12

Expenditures per Student:

Enrollment: 172

Student Ethnicity

Caucasian	154
African American	3
Asian	9
Hispanic	2
Native American	0

Students by Grade

Pre-K:	Grade 4: 18	Grade 9: 10
K: 18	Grade 5: 17	Grade 10: 7
Grade 1: 18	Grade 6: 14	Grade 11: 8
Grade 2: 18	Grade 7: 16	Grade 12: 8
Grade 3: 17	Grade 8: 11	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

High School

Horizon Christian High School

23370 SW BOONES FERRY RD

Distance: 0.59 miles

District:

Phone: (503) 612-6521

Student/Teacher Ratio: 12.2

Grades: 09-12

Expenditures per Student:

Enrollment: 141

Student Ethnicity

Caucasian	120
African American	3
Asian	10
Hispanic	3
Native American	1

Students by Grade

Pre-K:	Grade 4:	Grade 9: 36
K:	Grade 5:	Grade 10: 29
Grade 1:	Grade 6:	Grade 11: 37
Grade 2:	Grade 7:	Grade 12: 37
Grade 3:	Grade 8:	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Westside Christian High School

4565 CARMAN DR

Distance: 5.24 miles

District:

Phone: (503) 697-4711

Student/Teacher Ratio: 14.0

Grades: 09-12

Expenditures per Student:

Enrollment: 246

Student Ethnicity

Caucasian	220
African American	4
Asian	17
Hispanic	1
Native American	0

Students by Grade

Pre-K:	Grade 4:	Grade 9: 53
K:	Grade 5:	Grade 10: 54
Grade 1:	Grade 6:	Grade 11: 58
Grade 2:	Grade 7:	Grade 12: 58
Grade 3:	Grade 8:	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

St Stephens Academy

7275 SW HALL BLVD

Distance: 7.71 miles

District:

Phone: (503) 646-4617

Student/Teacher Ratio: 11.9

Grades: KG-12

Expenditures per Student:

Enrollment: 172

Student Ethnicity

Caucasian	154
African American	3
Asian	9
Hispanic	2
Native American	0

Students by Grade

Pre-K:	Grade 4: 18	Grade 9: 10
K: 18	Grade 5: 17	Grade 10: 7
Grade 1: 18	Grade 6: 14	Grade 11: 8
Grade 2: 18	Grade 7: 16	Grade 12: 8
Grade 3: 17	Grade 8: 11	

Magnet School:

Charter School:

Students eligible for federal free lunch program:

Students eligible for reduced price lunch:

Population

Total Population:	24,152		Male: 12,053		Female: 12,099					
	<u>0-5</u>	<u>6-11</u>	<u>12-14</u>	<u>15-18</u>	<u>19-24</u>	<u>25-34</u>	<u>35-44</u>	<u>45-59</u>	<u>60-64</u>	<u>65+</u>
Male:	1,116	1,228	563	749	927	2,072	2,173	2,337	314	574
Female:	1,170	1,057	569	802	896	1,940	2,308	2,362	237	868
%:	9.5	9.5	4.7	6.4	7.5	16.6	18.6	19.5	2.3	6.0

Income

Avg. Household: \$ 72,312			Med. Household: \$ 57,180			Per Capita: \$ 27,319				
<u><\$15k</u>	<u>\$15-24K</u>	<u>\$25-34K</u>	<u>\$35-39K</u>	<u>\$40-49K</u>	<u>\$50-74K</u>	<u>\$75-99K</u>	<u>\$100-149K</u>	<u>150+K</u>		
6.4%	7.2%	13.1%	4.3%	10.7%	22.4%	14.7%	13.4%	7.9%		

Housing

Total Households:	9,651	Median Value: \$ 198,100	Median Rent: \$ 695
Owner Occupied:	54.6%	Renter Occupied:	39.6%
SFR Detached:	52.5%	SFR Attached:	5.8%
Multi-Family 2-4:	7.7%	Multi-Family 5-19:	17.5%
Multi-Family 20+:	13.1%		

Education

<u><9th Grade</u>	<u>Some HS</u>	<u>HS Diploma</u>	<u>Associate's</u>	<u>Bachelor's</u>	<u>Graduate</u>
2.5%	4.7%	18.8%	6.8%	27.0%	10.3%

Employment

Working Age: 1,482	Labor Force: 54.7%	Military: 0.0%
Employed: 47.2%	Unemployed: 7.6%	

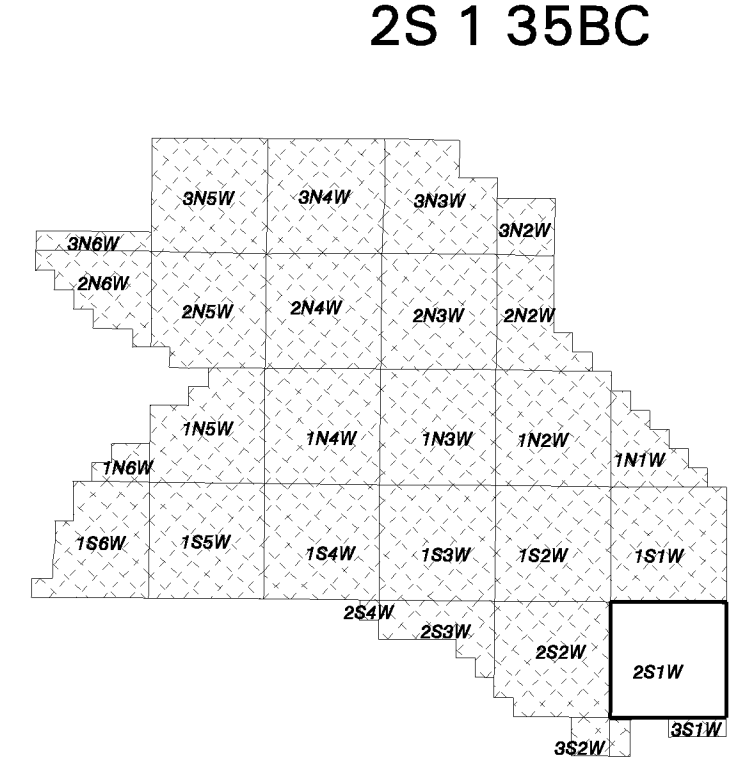
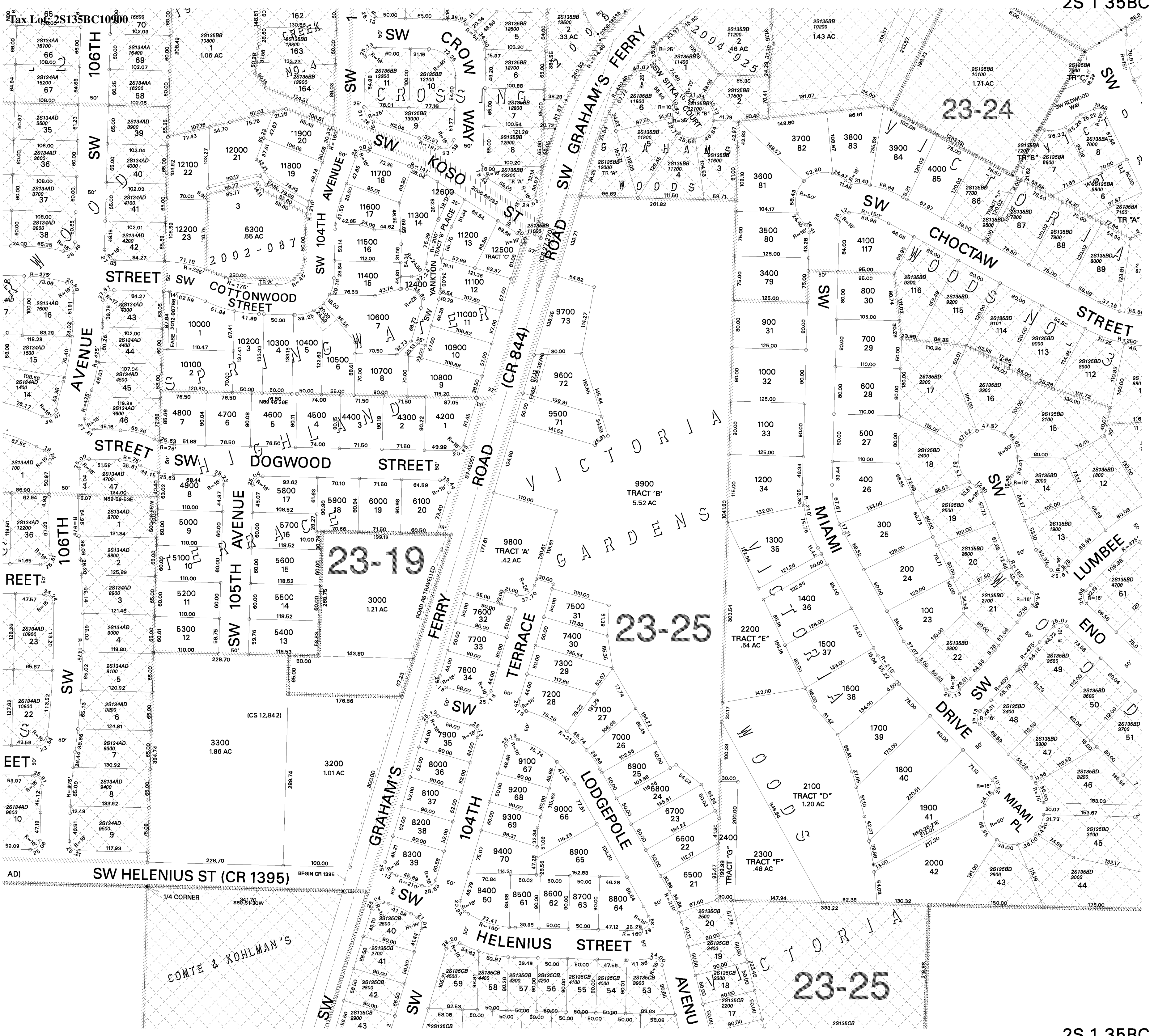
Employment By Industry

Agrig./Forest/Mining: 0.9%	Construction: 6.6%
Manufacturing: 16.8%	Wholesale/Retail: 18.1%
Transportation/Warehouse: 4.0%	Utilities: 0.7%
Fin./Insur./Real Estate: 10.6%	Professional/Science/Management: 13.3%
Education: 6.5%	Healthcare/Social Assistance: 8.2%
Arts/Entertain./Rec.: 6.4%	Other Services: 3.1%
Public Administration: 2.1%	

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.

Accuracy of the information may vary by county.

Copyright © 2018 ValueCheck, Inc.



WASHINGTON COUNTY OREGON
 SW1/4 NW1/4 SECTION 35 T2S R1W W.M.
 SCALE 1" = 100'

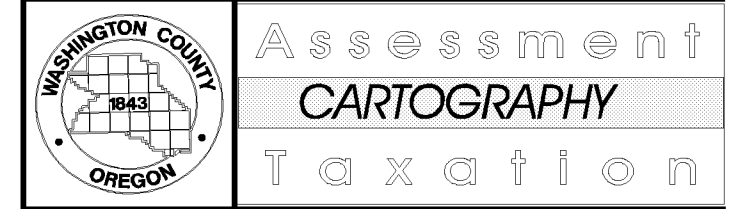
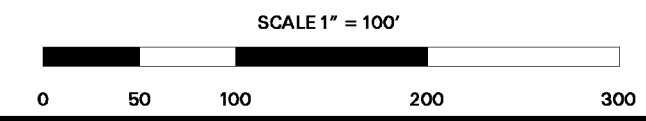
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
CB	CA	DB	DA
C		D	
CC	CD	DC	DD

SECTION 35

Cancelled Taxlots For: 2S135BC
 2900,3100,2500,2600,2700,2800,6200,6400,12300,



PLOT DATE: February 24, 2015
 FOR ASSESSMENT PURPOSES
 ONLY - DO NOT RELY ON
 FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
 2S 1 35BC