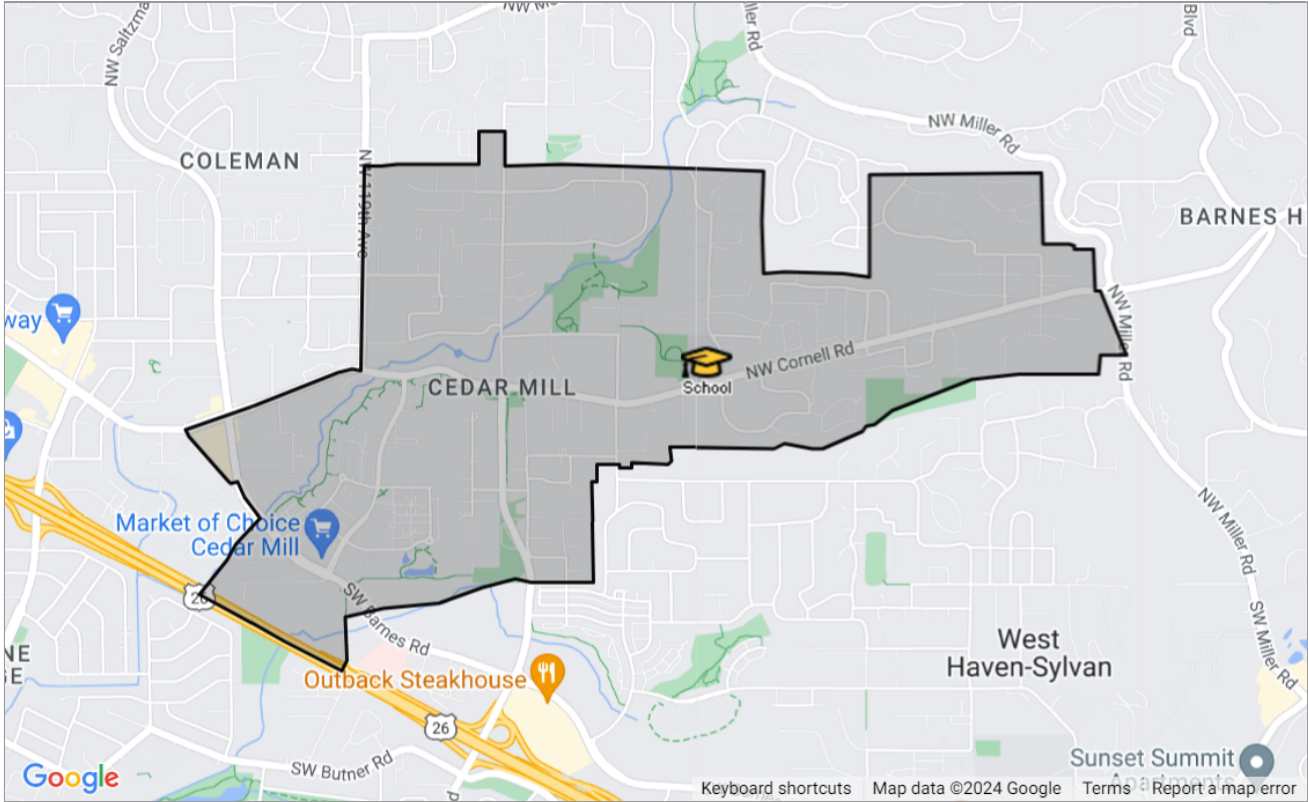




SCHOOL REPORT

Cedar Mill Elementary School

Portland, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

Main: shawn@shawn-realty.com

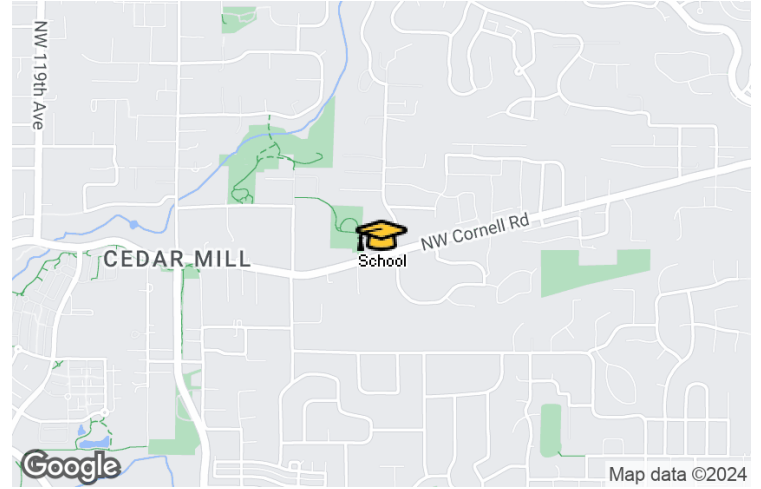
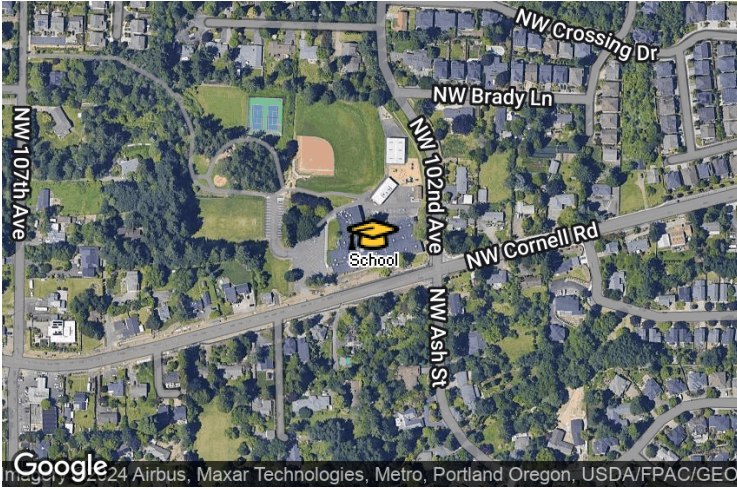
Broker: Shawn-Realty.com

Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229



School: Cedar Mill Elementary School



School Details

Name
Cedar Mill Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Beaverton School District

Address
10265 Nw Cornell Rd,
Portland, OR 97229

Phone
(503) 356-2050

School Facts

Overall Grade

A

Total Enrollment

375

Students per Teacher

20:1

Students in Free Lunch Program

6%

Academic Grade

A

Average GPA

-

Math Proficiency

67%

Reading Proficiency

77%

Gifted Students

12%

AP Enrollments

-

Graduation Rate

-

Average ACT Score

-

Average SAT Score

-

Teacher Grade

A

Average Teacher Salary

\$69,922

Teachers in 1st or 2nd Year

8%

Beaverton School District

A

39,253

18:1

37%

A-

3.54 (out of 8319 responses)

68%

76%

-

-

89%

28 (out of 1835 responses)

1,320 (out of 1785 responses)

A

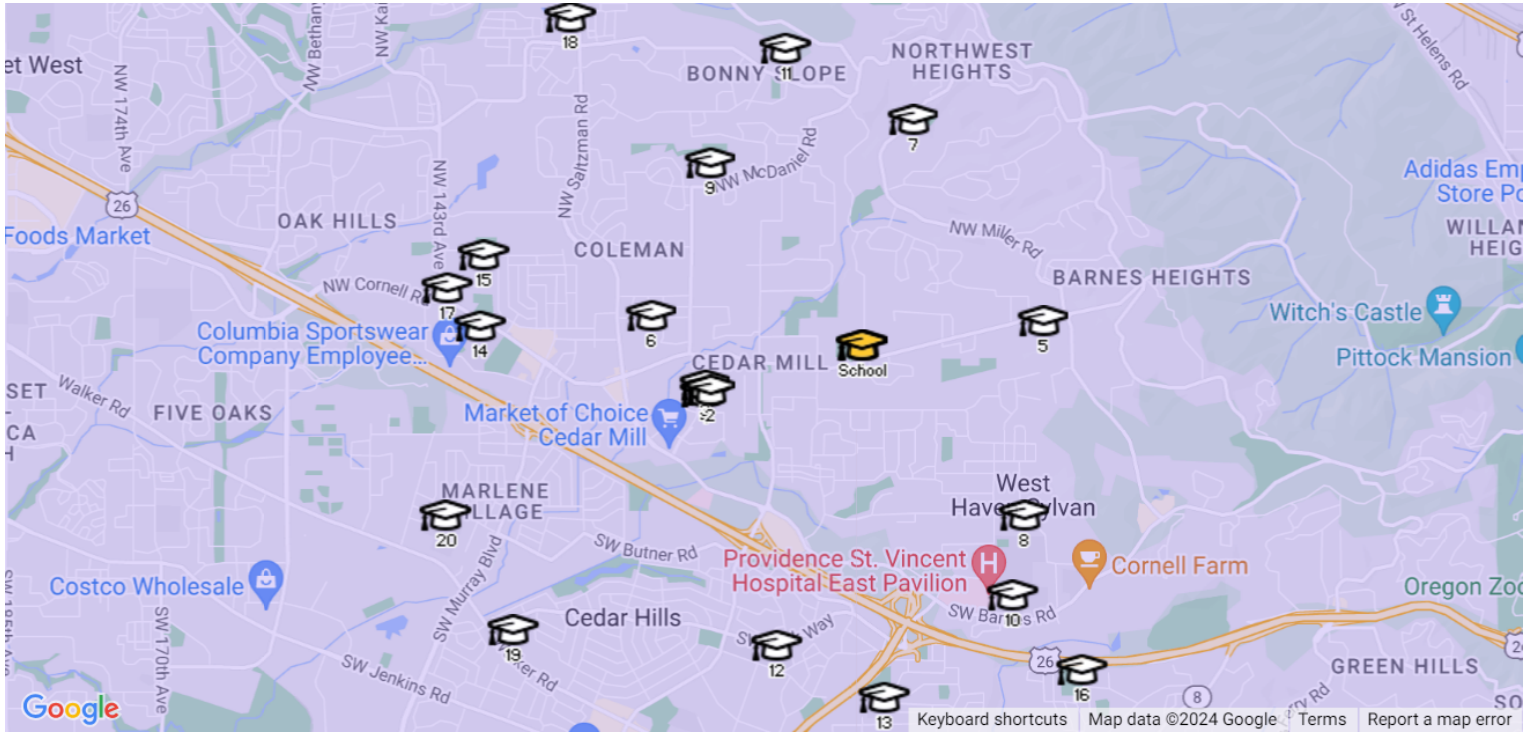
\$75,985

8%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S.

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Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly

Nearby Schools (within 5 miles)

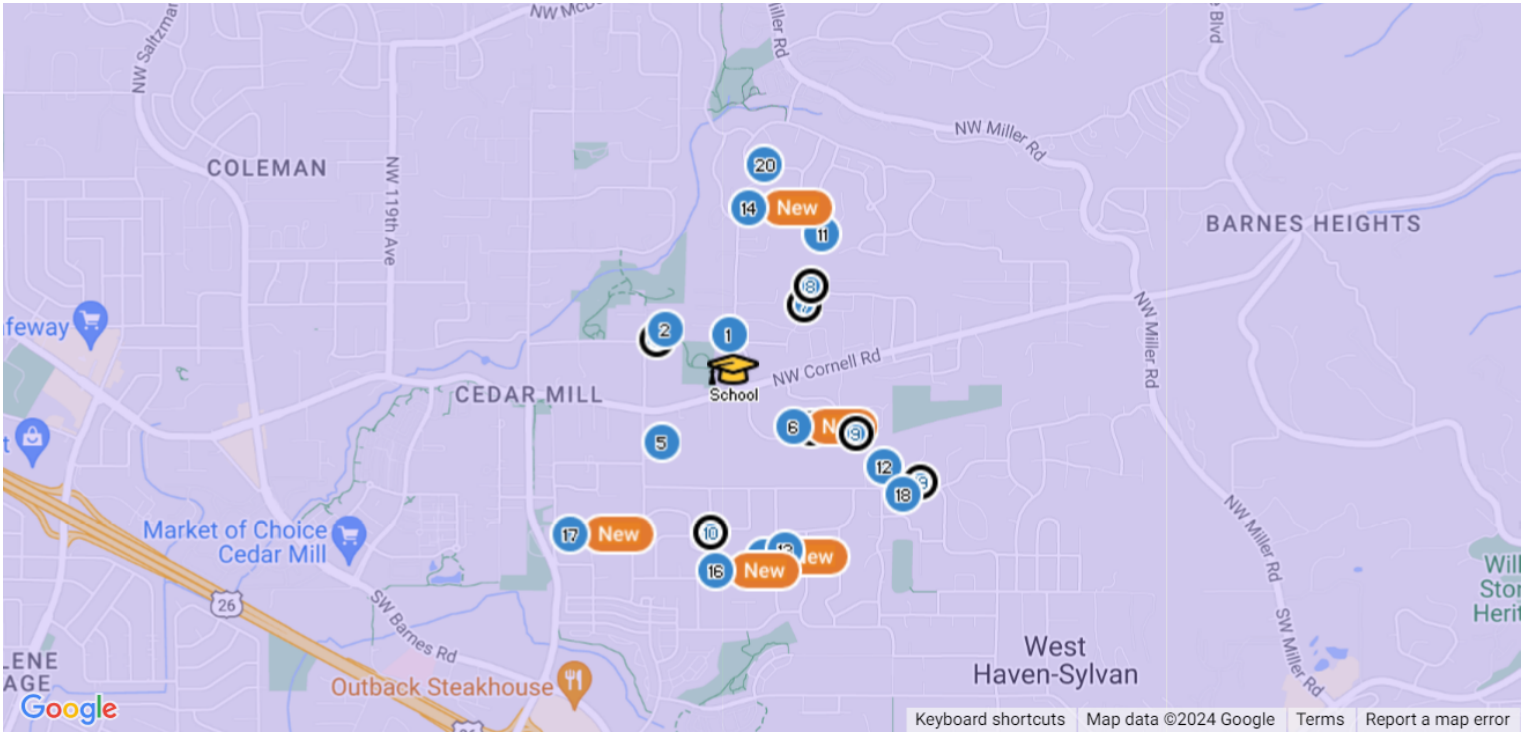


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Cedar Mill Elementary School	–	Public	K-5	20	375	A	Beaverton School District
	William Walker Elementary School	–	Public	PK, K-5	14	489	B-	Beaverton School District
	Tumwater Middle School	–	Public	6-8	23	874		Beaverton School District
	Flex Online School	–	Public	K-12	29	1,653	A-	Beaverton School District
	French International School of Oregon	–	Private	PK, K-8	9	492	A-	Beaverton School District
	St. Pius X. School	–	Private	PK, K-8	13	541	B	Beaverton School District
	Forest Park Elementary School	–	Public	K-5	18	333	A-	Portland Public Schools
	West Tualatin View Elementary School	–	Public	K-5	17	300	B+	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	Bonny Slope Elementary School	–	Public	PK, K-5	20	608		Beaverton School District
	Catlin Gabel School	–	Private	PK, K-12	10	785		Beaverton School District
	Montessori School of Beaverton	–	Private	PK, K-6	25	172		Beaverton School District
	Cedar Park Middle School	–	Public	6-8	18	633		Beaverton School District
	Ridgewood Elementary School	–	Public	K-5	18	377		Beaverton School District
	Sunset High School	–	Public	9-12	24	2,003		Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288		Beaverton School District
	West Sylvan Middle School	–	Public	6-8	16	730		Portland Public Schools
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Findley Elementary School	–	Public	K-5	20	476		Beaverton School District
	Holy Trinity Catholic School	–	Private	PK, K-8	18	305		Beaverton School District
	Meadow Park Middle School	–	Public	6-8	18	693		Beaverton School District

Nearby Properties For Sale (within 5 miles)



● For Sale
 / Pending
 ● Distressed For Sale
 / Distressed Pending

Listings closest to the school

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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1 ● Active • Active: 5/9/2024 *MLS ID: 24493878*
1225 NW 102nd Ave Single Family 5/5 6,725 sq ft 27,442 1954 \$1,775,000 N/A \$264

Stunning Northwest Custom Home Meets Modern Luxury. Built in 1954, renovated in 2007. Tucked away in Unincorporated Washington County on nearly two-thirds of an acre, this bespoke residence offers an exclusive retreat that beckons you to experience its unique allure. As you cross the threshold, prepare to be enveloped in the inviting embrace of the home's character-rich interior. The soaring cedar ceiling, adorned with natural wood beams, connect the inside to the breathtaking cedars and Douglas Firs just outside your windows and continuing next door into Cedar Mill Park. Every corner of this residence is a testament to refined luxury. Lavish features such as sleek slab granite countertops, intricate millwork, and a chef's dream kitchen equipped with top-of-the-line appliances add elegance without crowding the open floor plan and oversized rooms. Indulge your senses as you navigate through the space, where modern amenities seamlessly mesh with the timeless appeal of the home. Revel in the comfort of radiant heat flooring beneath stained concrete, bathe in the beautiful new soaking tub in one of the three ensuite bedrooms, and discover an array of additional luxuries that elevate the living experience to new heights. On the lower level, you will find a perfect space for multigenerational living, with all amenities at your fingertips. Your outdoor area is a Pacific Northwest oasis with a beautiful fireplace and plenty of room to relax. This home isn't just a place to reside, it's a sanctuary where every detail has been meticulously curated to offer an unparalleled lifestyle. Don't miss out on the opportunity to make this exceptional residence your own

Listing Courtesy of Premiere Property Group, LLC

Listings closest to the school (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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2 ● **Active** • Active: 5/3/2024 *MLS ID: 24231540*

1279 NW 106th Ter Single Family 5/3 2,306 sq ft 6,098 2010 \$799,950 N/A \$347

Immaculately maintained home in the coveted Cedar Mill neighborhood. Dead end street just steps from Cedar Mill Park Trailhead and blocks from Cedar Mill Elementary school. Soaring vaulted ceilings & walls of windows overlooking trails and green space welcome you inside. Open great-room & kitchen with wood floors thru-out the main floor. Gourmet kitchen with granite slab counters, walk in pantry, stainless steel gas appliances, impressive cabinet & counter space & touch less faucet. Full bedroom & bathroom on the main floor, with the Primary and 3 additional bedrooms upstairs. Primary suite boasts double doors, vaulted ceilings, soaking tub, custom closet builtins. Enjoy the outdoors in the private fully landscaped backyard. Open Sunday 5.5 1-3pm.

Listing Courtesy of Keller Williams Realty Professionals



3 ● **Pending** • Pending as of 6/6/2024 *MLS ID: 24264526*

1202 NW 107th Ave Single Family 5/3 2,973 sq ft 30,056 1980 \$870,000 N/A \$293

Beautiful hand-crafted home on a serene lot of .7 acres with fruit trees, gorgeous flowering bushes, chicken coop, and detached 3-car garage. 5BDRM, 3BATH, family room, office with its own entry door, wood-burning fireplace, ample storage, back deck. Centrally located to the city and in one of the best areas of NW Portland with excellent schools, parks, and trails. 13 minutes from downtown Portland and next to the most popular shopping areas, hiking trails, the Audubon, and farmers? markets.

Listing Courtesy of Mt Hood Realty, LLC



4 ● **Pending** • Pending as of 5/20/2024 *MLS ID: 24549225*

9926 NW Ash St Single Family 5/3 2,641 sq ft 6,969 1996 \$849,000 N/A \$321

Gorgeous all new wall-to-wall carpet just installed throughout home plus lovely new luxury vinyl tile in bathroom. Sellers will credit buyers \$7,000 for new kitchen stainless steel appliances. Close-in one-owner home, custom-built in premium location near downtown & high tech. Walk to 3 parks & top-rated Cedar Mill Elementary. Light & bright southern exposure fills back of home with light. Easy-care yard is filled with flowering trees, perennials, & grapes. Views of green from every window. A koi pond, waterfall, and walking paths complete the scene. Granite kitchen, gleaming hardwoods, wainscoting, central staircase, formal entry, hard-to-find bedroom & full bathroom on main. New siding, exterior paint, tear-off roof 5 years old, water heater 2 years old. Low Washington County taxes. Cul-de-sac around the corner, perfect for kids to learn how to ride bikes.

Listing Courtesy of Windermere Realty Trust



5 ● **Active** • Active: 12/12/2023 *MLS ID: 23256324*

702 NW 107th Ave Lot/Land -- - 11,325 - \$450,000 N/A

for lender that writes construction loans. Bring your builder to this rare opportunity for a prime, close in residential lot in Cedar Mill. Renderings are just a suggestion per the house plans that have been approved with Washington county. The thoughtfully designed, Scandinavian Modern house plan, caters to contemporary lifestyles, featuring modern architecture, and spacious layouts. This unique opportunity to build your dream home with custom house plans already in place. This meticulously planned and generously sized .26 acre lot is conveniently located near essential amenities. Bring your builder to this ready-to-build property, choose finishes to your personal style and bring your vision to life in a coveted neighborhood, where luxury and convenience converge.

Listing Courtesy of Knipe Realty ERA Powered

Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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9 **Pending** *Pending as of 6/4/2024 *MLS ID: 24060935*

9619 NW Arborview Dr Single Family 4/3 2,015 sq ft 5,662 1997 \$825,000 N/A \$409

She's back! This beauty is brighter and shiner than ever with new exterior/interior paint perched on a large corner lot in the coveted Cedar Mill Neighborhood. Walk to Cedar Mill Park or Roger Tilbury Park. Enjoy your morning coffee on your covered front deck or mosey on in, and enjoy all the natural light your skylights/vaulted ceiling has to offer. With newer flooring and a beautifully remodeled kitchen (see updated list), the backyard is summer-ready for entertaining, chilling, and hosting a BBQ. The backyard includes artificial turf and another fabulous covered deck! End your day relaxing in your large primary bedroom boasting two walk-in closets and a completely new remodeled primary bath with a beautiful soaking tub or shower. All-new carpet, a new front door, new interior doors and hardware. This beauty is a summer special. Come see and meet your new home!

Listing Courtesy of Coldwell Banker Bain



10 **Pending** *Pending as of 5/15/2024 *MLS ID: 24609428*

10342 NW Alpenglow Way Single Family 3/2 1,888 sq ft 16,117 1978 \$775,000 N/A \$410

A rare single level home on a sizeable, fabulous lot in the desirable Cedar Mill/West Haven neighborhood. Featuring a classic layout with living room, formal dining room, family room & separate office coupled with three nice sized bedrooms. The kitchen was recently given a professional remodel with custom cabinetry, new stainless appliances & quartz countertops. New maple hardwood floors throughout the main living areas provide an updated yet classic feel. The remodeled bathrooms feature quartz countertops, Italian tile floors & tiled showers. The lovely living room offers picture windows with views of the backyard, vaulted ceilings & a gas fireplace. A multitude of storage is available to use with spaces above the garage and below the home in a tall crawlspace. Two decks look out to the amazing backyard that's perfect for entertaining or just savoring on your own. Multiple yard spaces including vegetable garden, flower gardens, walking paths, fruit trees and open lawn area. Revel in the sounds of nature and relax on the patio by the peaceful sound of the pond and water feature. A captivating, one-of-a-kind home awaiting its next owners.

Listing Courtesy of RealtyNET, LLC



11 **Active** *Active: 3/9/2024 *MLS ID: 24493544*

1231 NW Mayfield Rd Single Family 5/3 3,978 sq ft 6,969 1997 \$985,000 N/A \$248

Great opportunity to live in the upscale Forest Heights neighborhood AND Washington County taxes! Open Floor Plan with spacious rooms. Primary Suite on main level, as well as Den/Office or Nursery. Two Bonus Rooms. Four decks to enjoy the views of the quiet green space. NEW 50 year Composition roof installed in 2019 and NEW gutters installed in 2022. Walk to 2.5 Acre Private Mill Pond Park and miles of groomed trails. Also, to the Village at Forest Heights to enjoy wonderful food and eating al fresco. Exceptional Schools: Forest Park Elementary, Sylvan Middle School and Lincoln High School. Easy commute to Intel/Hi-Tech corridor, Nike and area hospitals. A MUST SEE! [Home Energy Score = 3. HES Report at <https://rpt.greenbuildingregistry.com/hes/OR10218908>]

Listing Courtesy of Locker Properties



12 **Active** *Active: 4/18/2024 *MLS ID: 24560402*

9601 NW Leahy Rd, Apt 201 Condo/Townhouse/Apt. 2/1 956 sq ft - 1998 \$315,698 N/A \$330

Great Opportunity to be part of rare Co Housing community. Situated on 4 acres in desirable Cedar Mills, this one level condo has view of the community garden and woods. Extensive Laminated Floors, Kitchen features S/S Refrigerator, Gas Cooking, Baker's Counter and open to the Dining Area and Great Room. Primary Bedroom has generous Walk-in Closet. This includes an assigned parking spot and storage area in the tuck under garage. The assigned parking spot is very close to the EV charging station. This is a neighborhood where there are 29 units, the neighbors share a community garden, tool shop, community room, guest room and various gathering spots throughout. There is shared responsibility for maintaining the grounds. The layout was designed to have space for group gatherings, music, parties, and shared activities, yet provides quiet spaces and walkways for private time. There is an elevator for easy access from the garage to the different floors. For more information on Trillium Hollow please visit: <https://trilliumhollow.weebly.com>

Listing Courtesy of ELEETE Real Estate

Listings closest to the school (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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13 ● **Active** • Active: 5/8/2024 MLS ID: 24636867

200 NW 101st Ave Single Family 3/3 2,520 sq ft 17,859 1952 \$929,900 N/A \$369

Rare gem in the WEST HAVEN neighborhood of Portland. This stunning property offers a perfect blend of modern elegance and comfortable living. This one level features an open floor plan, allowing for seamless flow between the living, dining and kitchen areas. The kitchen is a chef's dream, boasting new stainless-steel appliances, quartz countertops and ample cabinet space. The master suite features a beautifully updated en-suite bathroom with access to the backyard. Additionally, there are two spacious bedrooms and a full bathroom, providing plenty of space for family and guests. An additional huge family/living room in the back with an amazing fireplace and a full bathroom. The house is sitting on a big lot and to add to that, we have a cute studio in the back. Conveniently located, this home offers easy access to parks, schools, shopping centers and major highways. With the prime location and impeccable design, this property is truly a gem.

Listing Courtesy of Networth Realty Of Portland



14 ● **Active** • New, Active: 5/15/2024 MLS ID: 24648351

10036 NW Fleetwood Dr Single Family 4/3 2,922 sq ft 5,227 1998 \$925,000 N/A \$317

OPEN HOUSE SATURDAY {6/15} FROM 2-4! Immaculately cared for home tucked away on a private lot surrounded by lush green space! This home features 4 bedrooms + a bonus room, a beautifully renovated gourmet kitchen with slab granite countertops, gorgeous hardwood floors, a gas fireplace and skylights. Vaulted primary suite with walk in closet and stunning bathroom renovation including tile shower, tile floors and slab granite countertops. Beautifully landscaped backyard oasis with front and backyard lighting and irrigation. Recent updates include: A new roof {2023}, new air conditioning unit {2022}, a new 97% efficiency furnace {2021}. This home is just half a mile to Mill Pond Park and miles of hiking trails.

Listing Courtesy of Oregon First



15 ● **Active** • New, Active: 5/16/2024 MLS ID: 24311848

155 NW 99th Ave Single Family 5/4 4,038 sq ft 22,215 2024 \$2,249,900 N/A \$557

New Modern Farmhouse home in West Haven, Washington County by top award winning Best of Show Street of Dreams local builder! Estimated completion Sept/Oct 2024. Ask to see Designer Selected interior finishes! Home boasts guest suite/office on the main w/WI closet. 3-car garage with car charger! This home is designed for entertaining! The large stacking glass sliders in the dining and great room lead to an expansive covered outdoor living area has cedar tongue and groove ceilings, cultured stone outdoor gas fireplace which is prepped for a TV, overhead heaters. Step out of your back kitchen prep area into a separate bbq patio which also has overhead heaters and a gas line. The HUGE lot will be fully fenced with a gate on one side. Front and rear irrigation on timers. No detail was spared in this immaculate Energy Star certified home. The great room includes gas fireplace with built-ins. 10' ceilings on the main floor allow for extra large windows and light! Gourmet designer kitchen including walk-in pantry with built-in custom cabinetry, oversized island with seating, Monogram Pro appliances, wine fridge as well as built-in 36" pro refrigerator! Vaulted primary suite offers soaking tub, full tile shower, heated floors, additional linen closet as well as dual WI closets! Vaulted Guest suite upstairs as well as WI closets in every room! Roomy media/bonus room with storage! Laundry includes sink, folding table and cabinetry! This home has ample storage, including under the stairwell, multiple coat closets as well as large linen closets! Photos are representational - same floorplan in a different location.

Listing Courtesy of Renaissance Development Corp.



16 ● **Active** • New, Active: 5/17/2024 MLS ID: 24250420

10216 NW Lee St Single Family 3/3 3,204 sq ft - 2024 \$1,299,000 N/A \$405

Welcome to the large private residence nestled in between Cedar Mill and West Sylvan. This thoughtfully designed home offers a large covered area fit with an outdoor fireplace that is perfect for hosting friends and family. A three car garage will allow space for any sized car, as well as plenty of space for storage. With 3,204 sq.ft.of functional space, this home will be great for hosting. Easy access to downtown and Highway 26 allows the ability to travel easily. You won't want to miss out on this fantastic property.

Listing Courtesy of Keller Williams Realty Professionals

Listings closest to the school (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	N/A	Price per sq. ft.
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17 ● **Active** *New, Active: 6/7/2024 MLS ID: 24237711

10960 NW Zermatt Ct Single Family 5/3 3,254 sq ft 10,454 1995 \$1,050,000 N/A \$323

2 Story Traditional on a quiet cul-de-sac in the highly desirable Cedar Mill neighborhood! Enter through the grand front foyer, with vaulted ceilings that seamlessly flow into the formal living and dining room. The heart of the home is the gourmet kitchen featuring granite counters, double ovens, walk-in pantry, eat-in island, and abundant cabinet storage. Enjoy cooking and entertaining with serene views of the backyard over the cornered kitchen sink. Conveniently located on the main level is a versatile den and a full bathroom, perfect for a home office or a main level bedroom for guests. Retreat to the primary bedroom oasis, featuring updated flooring, a spacious walk-in closet, and a recently remodeled luxurious en-suite bathroom with a tile shower, soaking tub, and a double vanity. Other notable features include 4 additional bedrooms upstairs, hardwood flooring, tile roof, new insulation and vapor barrier in the crawlspace, a three-car garage with extra driveway parking, two fireplaces and custom built-ins, outdoor dog run, a new water heater installed in January 2023, and new Furnace and AC units in 2022. Just under a quarter acre, this property has a beautiful outdoor space perfect for entertaining. Enjoy BBQ's on the spacious, low maintenance paver patio with the privacy of the mature landscaping or even using the saltwater hot tub and built-in firepit on a beautiful Oregon evening. You can't beat this location- close to Providence St Vincent's Medical Center, HWY 26, Tech Corridor, and all that Cedar Hills Crossing has to offer including new restaurants, shops and entertainment.

Listing Courtesy of John L. Scott



18 ● **Active** *Active: 5/9/2024 MLS ID: 24267509

9460 NW Leahy Rd Single Family 4/4 3,564 sq ft 5,662 2014 \$924,900 N/A \$260

Excellent location, close to everything. Open Floorplan with gourmet kitchen, large pantry and oversized island w/gas cooktop. Stainless steel appliances, eating nook. Formal dining room with decorative wainscoting. Butlers pantry has wine fridge, wine rack storage, prep sink, tons of cabinetry & walk in 2nd pantry. Main Level Den/Office. Upstairs offers 4 bedrooms & bonus room. One bedroom is great for living or guest suite w/bedroom & full bathroom. Main level Office/den. Synthetic grass in front yard. 3 Car Oversized garage, 1 bay tandem perfect for parking or utilizing home shop/storage. Close to (.2 mile) Mitchell Park-5 Acre park w/Pickleball, baseball, playgrounds & trails. Easy access to top rated schools. WashCo taxes

Listing Courtesy of eXp Realty, LLC



19 ● **Pending** *Pending as of 6/2/2024 MLS ID: 24545671

9364 NW Fox Hollow Ct Single Family 4/3 1,898 sq ft 8,276 1989 \$675,000 N/A \$356

Fresh as a daisy! Home and 'hood' in fantastic location on a quiet cul-de-sac in desirable Fox Hollow. Ideal floorplan with all four bedrooms on upper level. (Spacious primary suite plus three.) Main floor has vaulted ceilings and lots of natural light. Fenced back yard with deck off kitchen/family room is a plus for kids, pets, barbeque and summer fun! Friendly neighbors. West Tualatin View/Beaverton Schools. Washington County Taxes.

Listing Courtesy of Corcoran Prime



20 ● **Active** *Active: 5/7/2024 MLS ID: 24243863

10314 NW Engleman St Lot/Land 4/4 3,844 sq ft 13,068 1994 \$285,000 N/A \$74

Beautiful elevated lot with serene west hills territorial views in fully established Forest Heights. Enjoy extensive wilderness trails, Millpond Park, Jim and Patty's Coffee, and Pizzacato amongst other amenities virtually out your front door. Seller has just completed a new geo-tech report to make it easy and straight forward to start the building process. The report is available for review. Engleman Street is a quiet loop that has quick access to Cornell Road which is the gateway to the city or the shopping in quaint Cedar Mill. This truly is a rare opportunity to get one of the few remaining lots in one of Portland's finest communities with fabulous Forest Park Elementary School and award-winning Lincoln High School.

Listing Courtesy of ELEETE Real Estate

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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