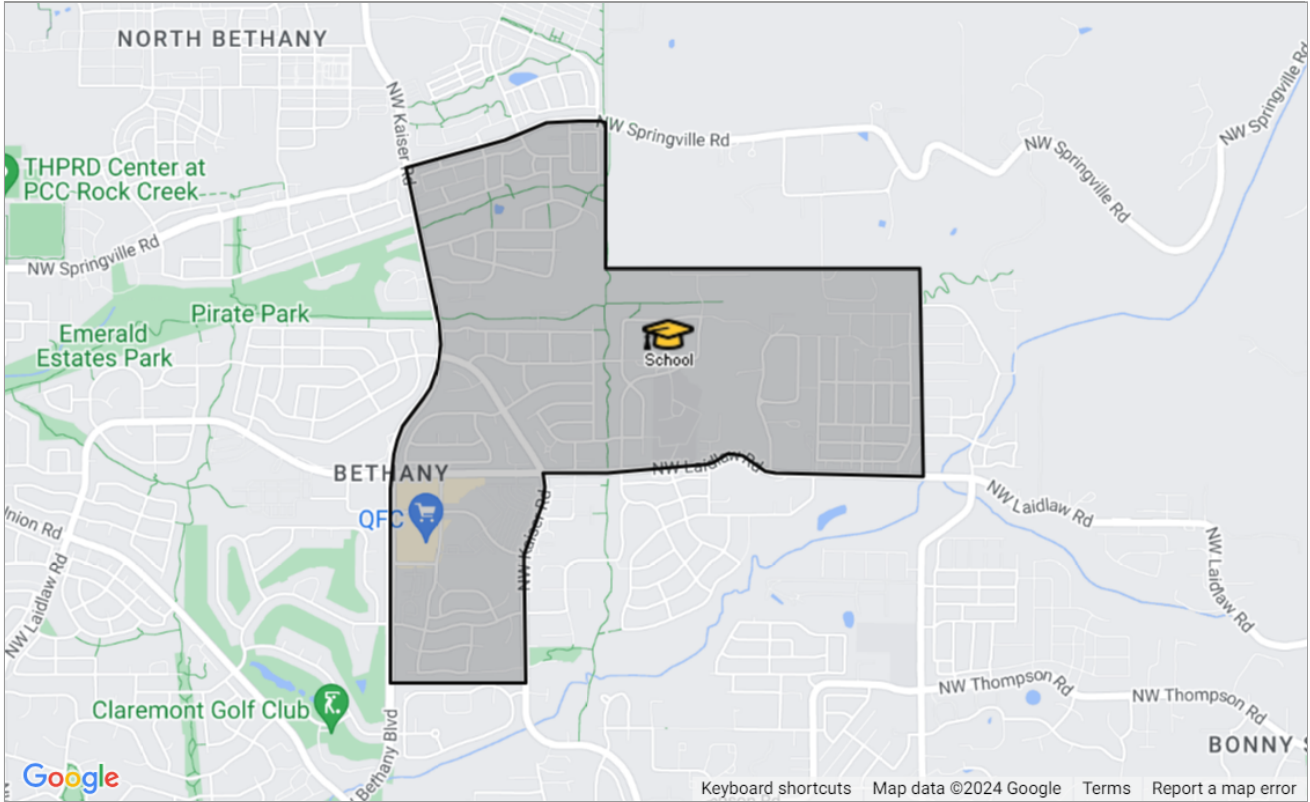




SCHOOL REPORT

# Jacob Wismer Elementary School

Portland, Oregon



Presented by

**Shawn Yu** | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

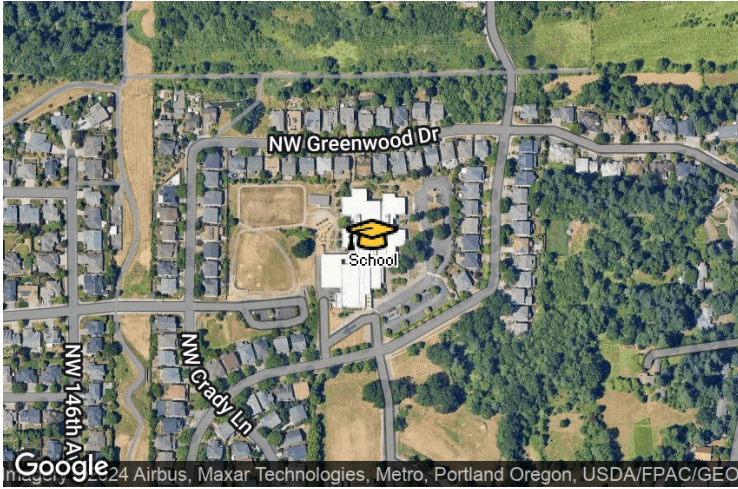
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**Shawn Realty**  
12829 NW Avignon Lane  
Portland, OR 97229



## School: Jacob Wismer Elementary School



### School Details

**Name**  
Jacob Wismer Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-5

**School District**  
Beaverton School District

**Address**  
5477 Nw Skycrest Pkwy,  
Portland, OR 97229

**Phone**  
(503) 356-2150

### School Facts

	Jacob Wismer Elementary School	Beaverton School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	571	39,253
Students per Teacher	18:1	18:1
Students in Free Lunch Program	4%	37%
<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
Average GPA	-	3.54 (out of 8319 responses)
Math Proficiency	82%	68%
Reading Proficiency	77%	76%
Gifted Students	26%	-
AP Enrollments	-	-
Graduation Rate	-	89%
Average ACT Score	-	28 (out of 1835 responses)
Average SAT Score	-	1,320 (out of 1785 responses)
<b>Teacher Grade</b>	<b>A-</b>	<b>A</b>
Average Teacher Salary	\$69,922	\$75,985
Teachers in 1st or 2nd Year	5%	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

## Community Reviews for this School

Posted: 2/9/2024 by Parent

Class sizes are too high (upwards of 30 kids in K and 1st). Kids are high achievers but not challenged in class. Reluctance to provide special education for those who may need it. Otherwise teachers and families are nice.

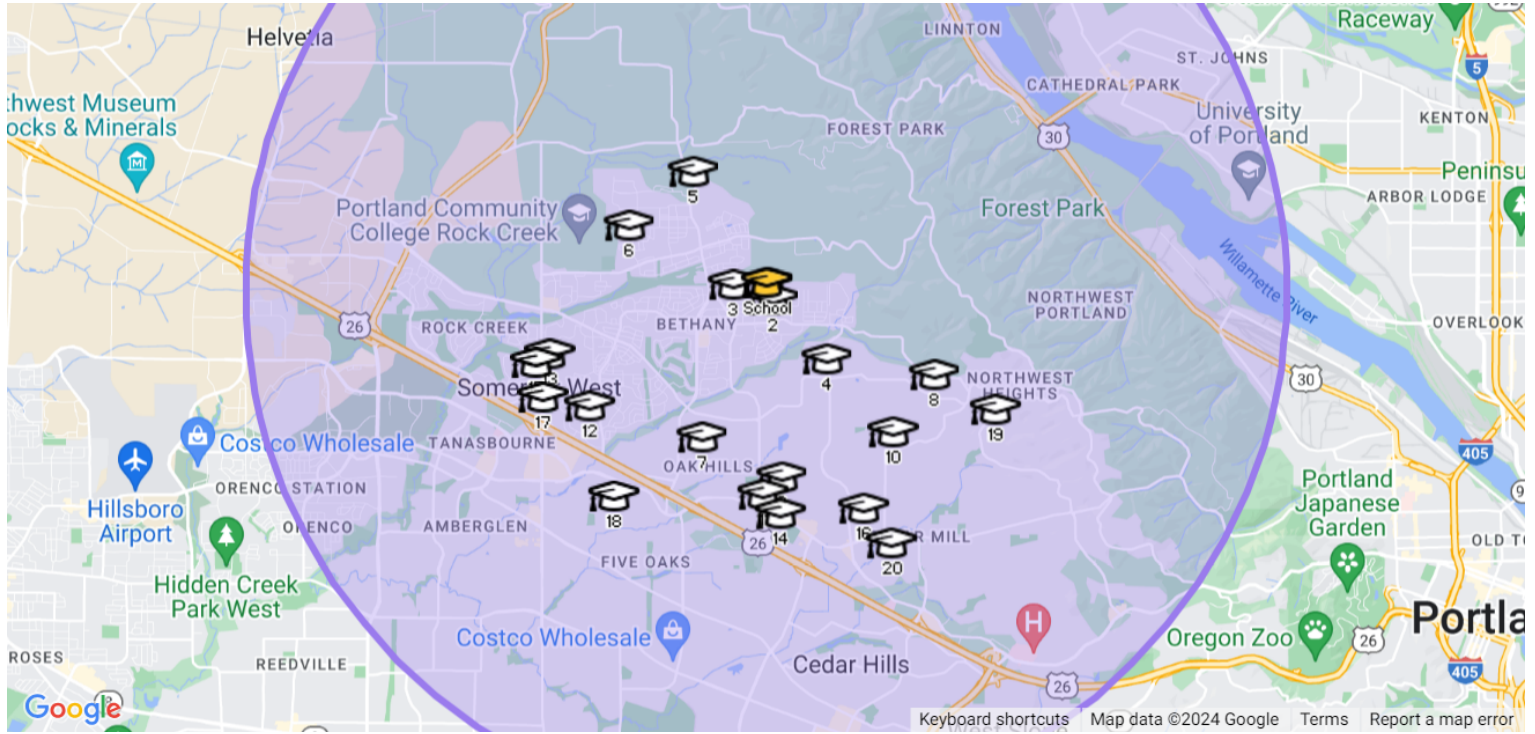
Posted: 6/2/2023 by Alum

I made several friends there that I still know and am in contact with even in high school. The best parts were the classroom parties and the field trips were spectacular! The field trip to Phillip Foster Farms was exciting because we learned the US historical context of moving west at such a young age and it inspired us to learn more (this is why I am taking AP US History next year in high school). In addition, the business marketplace segment of fourth grade was very rewarding because that's when I learned the value of money and how to manage it and keep it safe.

Posted: 10/1/2021 by Parent

We moved to the area mid-year in 4h grade and then in the spring everything shut down for COVID. I must say that I was most impressed with the teachers and staff there in how well they handled us as a new family, and the pandemic. But the entire district handled it well. The school itself is full of families that are higher income and work at Nike, Intel, etc. The demographics are like 60% Asian and it shows in the number of kids that go to after-school tutoring programs, as that is part of their culture. If you have an overachiever then you kid will be one of MANY here. I would say that JW is as good as any other elementary school in the district, but the schools in the Bethany/Bonny Slope/Rock Creek area are higher income and thus the schools are rated higher for socio-economic reasons. You really cannot go wrong with any Beaverton elementary school. I would be careful of the middle schools though. The Aloha area ones tend to be a bit rougher.

# Nearby Schools (within 5 miles)

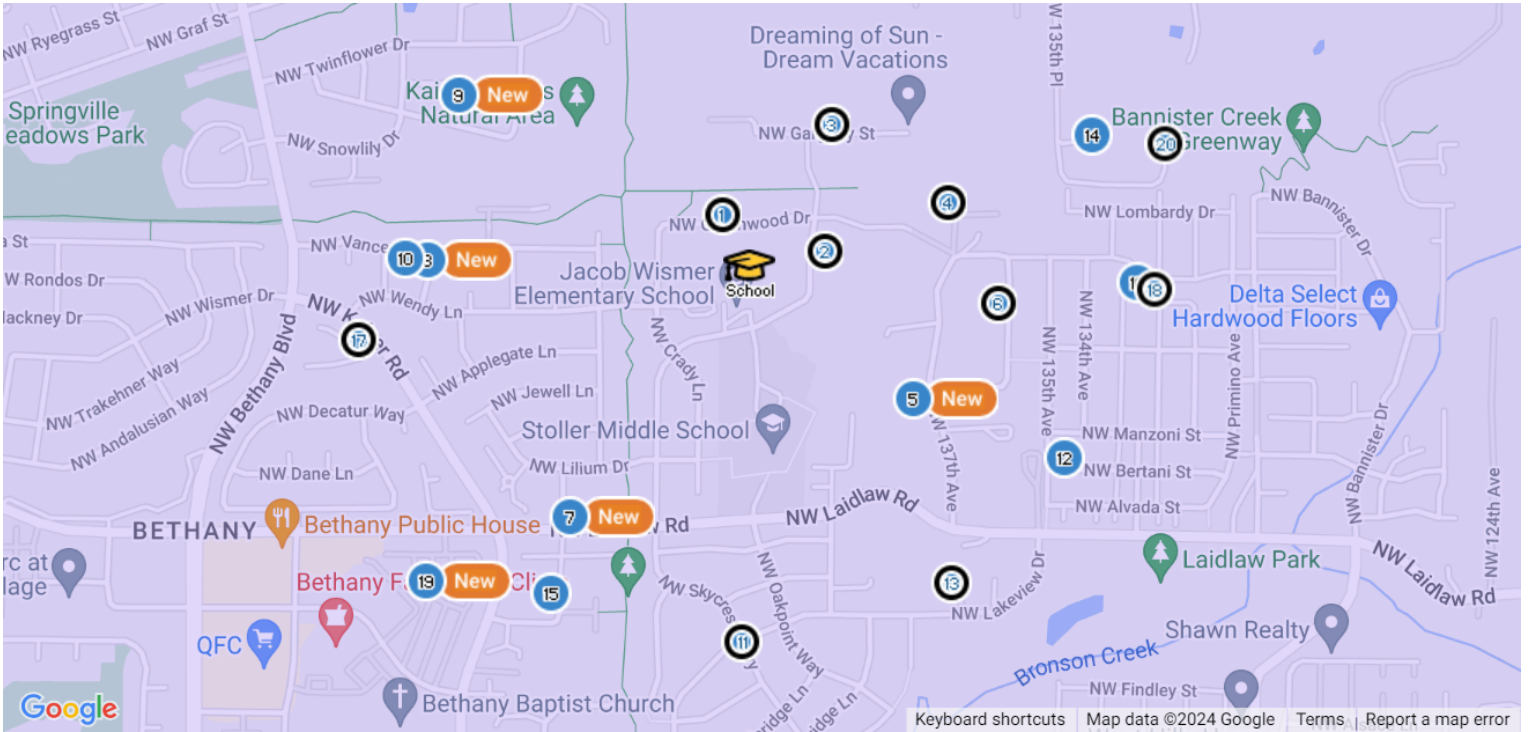


This School    Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	<b>Jacob Wismer Elementary School</b>	–	Public	K-5	18	571	<b>A</b>	<b>Beaverton School District</b>
	<b>Stoller Middle School</b>	–	Public	6-8	24	1,039	<b>A</b>	<b>Beaverton School District</b>
	<b>Portland Chinese School</b>	–	Private	PK, K-12	13	66		<b>Beaverton School District</b>
	<b>Findley Elementary School</b>	–	Public	K-5	20	476	<b>A</b>	<b>Beaverton School District</b>
	<b>Sato Elementary School</b>	–	Public	K-5	19	706	<b>A</b>	<b>Beaverton School District</b>
	<b>Springville School</b>	–	Public	K-8	19	666	<b>A</b>	<b>Beaverton School District</b>
	<b>Oak Hills Elementary School</b>	–	Public	K-5	19	519	<b>A</b>	<b>Beaverton School District</b>
	<b>Montessori School of Beaverton</b>	–	Private	PK, K-6	25	172		<b>Beaverton School District</b>
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

	<b>Terra Linda Elementary School</b>	–	Public	K-5	15	288	<b>A</b>	<b>Beaverton School District</b>
	<b>Bonny Slope Elementary School</b>	–	Public	PK, K-5	20	608	<b>A</b>	<b>Beaverton School District</b>
	<b>Prince of Peace School</b>	–	Private	PK, K	65	162		<b>Beaverton School District</b>
	<b>Bethany Elementary School</b>	–	Public	K-5	17	375	<b>A</b>	<b>Beaverton School District</b>
	<b>Westview High School</b>	–	Public	9-12	22	2,360	<b>A</b>	<b>Beaverton School District</b>
	<b>Sunset High School</b>	–	Public	9-12	24	2,003	<b>A</b>	<b>Beaverton School District</b>
	<b>Rock Creek Elementary School</b>	–	Public	K-5	20	420	<b>A</b>	<b>Beaverton School District</b>
	<b>St. Pius X. School</b>	–	Private	PK, K-8	13	541	<b>B</b>	<b>Beaverton School District</b>
	<b>Little Stars Montessori School</b>	–	Private	PK, K	1	14		<b>Beaverton School District</b>
	<b>Five Oaks Middle School</b>	–	Public	6-8	17	759	<b>A</b>	<b>Beaverton School District</b>
	<b>Forest Park Elementary School</b>	–	Public	K-5	18	333	<b>A-</b>	<b>Portland Public Schools</b>
	<b>Tumwater Middle School</b>	–	Public	6-8	23	874		<b>Beaverton School District</b>

## Nearby Properties For Sale (within 5 miles)



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

### Listings closest to the school



**1** ● Pending   
 • Pending as of 5/29/2024   
 MLS ID: 24310992  
**14261 NW Greenwood Dr**   
 Single Family   
 5/3   
 3,528 sq ft   
 7,840   
 2001   
 \$889,698   
 N/A   
 \$252 per sq. ft.

Beautifully Maintained One-Owner home in Highly Desirable Bethany Terrace. This home offers the perfect blend of Comfort and Elegance. The Main Floor boast extensive Engineered Hardwood Floors, the Great Room with Gas Fireplace is opened to the Gourmet Kitchen which is equipped with Slab Granite Counters, Stainless Steel Appliances, Soft Close Drawers and a Generous Eating Nook that offers Views of the Beautifully Landscaped Backyard and adjacent Greenspace. Main Floor Office/5th Bdrm with Built-ins adds flexibility to the floor plan. Generous Primary Suite features a Bayed Window which brings the outside in, Double Sinks, Tub and Separate Shower, the perfect spot to unwind after a long day. The HUGE Bonus Room with a Wall of Built-ins provides ample space for recreation and relaxation. Enjoy the peaceful yard that attracts a variety of birds, the yard has earned the Backyard Habitat Gold Certification meaning it promotes native plants, encourages pollinators and uses less water and requires less maintenance creating a healthier planet. The home has been updated with a Newer Roof, A/C and Furnace. Also, Solar Panels through Tesla, harness renewable energy and reduce energy costs. A rare 3 car garage completes this home. Serviced by Highly Sought After Schools and Easy Walk to Jacob Wismer Elementary and Stoller Middle. Jacob Wismer is introducing a Mandarin Dual Language program Fall 2024. Steps from Miles of Walking Trails. Convenient to Bethany Village, Major Highways, Major Employers and Just About Everything. If you are seeking Comfort, Style, Functionality and Convenience then You Will Not want to Miss this Opportunity!

*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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2 Pending *\*Pending as of 4/29/2024* MLS ID: 24014693

**5684 NW Skycrest Pkwy** Single Family 5/3 2,444 sq ft 6,534 2000 \$749,900 N/A \$307

Nestled in the highly sought-after neighborhood of Bethany, this roomy floor plan offers plenty of space for comfortable living. Boasting 4 bedrooms with the flexibility of an additional oversized 5th bedroom that could also serve as a media or family room, this well crafted home presents an opportunity to embrace comfort and convenience in one of the most coveted communities in the area. Retreat to the ample master suite featuring a generous walk-in closet, a well appointed ensuite bathroom with walk-in shower and soaking tub, providing a private sanctuary for relaxation and rejuvenation. The heart of the home, the updated kitchen is a cook's dream, boasting granite counters, stainless steel appliances, a double oven free standing range with an additional 3rd built in oven, a large pantry, and a substantial eat bar with tons of counterspace, perfect for casual dining and entertaining guests. Step outside to your own private entertainer's paradise, complete with a covered deck overlooking serene wooded greenspace, ideal for hosting gatherings or simply unwinding in nature's embrace. The fenced yard, fire pit area, sprinkler system, lush lawn, and mature landscaping add to the allure of outdoor living. A three-car tandem garage provides ample space for parking and storage, ensuring both convenience and functionality for busy households. Located in the esteemed Bethany neighborhood, renowned for its great parks, walking trails and close-knit community atmosphere. Enjoy the convenience of being within to desirable Jacob Wismer Elementary and Stoller Jr Hi, while also being just a short drive away from the vibrant dining and shopping options of Bethany Village. With easy access to Hwy 26 and the high-tech corridor, commuting to work or exploring the nearby attractions has never been more convenient.

*Listing Courtesy of Windermere West LLC*



3 Pending *\*Pending as of 3/2/2024* MLS ID: 24586606

**14057 NW Gargany St** Single Family 4/3 2,981 sq ft 4,356 2009 \$859,900 N/A \$288

Introducing this spacious 4-bedroom, 3-bathroom home spanning over 2,981 square feet of living space. This property features a versatile office space and a vaulted bonus room, providing ample room for work and leisure. The Large vaulted bonus room could be an excellent playroom or media room. With its modern design and ample square footage, this home offers the perfect blend of functionality and style, making it an ideal choice for those seeking comfort and convenience. This beautiful property is perfectly located in the highly sought-after Bethany neighborhood with stunning views of neighboring farmland and offers an abundance of natural light. Wake up to nature through the large windows in the primary suite. The backyard is surrounded by Green space for quiet, privacy, and sense of peace. Located in a top-rated school district, this home is just a short drive from shopping, dining, and parks. Separate outlet installed for Electric Vehicle Power Station. Miles of nearby trails on 2 regional trails, with connections to numerous parks and playgrounds. Walk to highly rated Jacob Wismer Elementary & Stoller Middle Schools. Great neighborhood on quiet dead-end street. Minutes to Bethany Village. Low HOA

*Listing Courtesy of Keller Williams Realty Professionals*



4 Pending *\*Pending as of 4/28/2024* MLS ID: 24343243

**5767 NW 137th Ave** Single Family 5/6 5,765 sq ft 10,890 2023 \$2,450,000 N/A \$425

Rare, luxury new construction home in Bethany's Hidden Meadows. Over 5,700sf on 0.25-acre lot located on quiet street surrounded by custom homes just minutes to Bethany Village. Stunning, Chef's kitchen with oversized island, slab quartz countertops and backsplash, Dacor gas range & stainless-steel refrigerator, freezer & wine cooler. This great room floorplan home features soaring ceilings, wide plank white oak hardwood floors, 3 levels, 5 bedrooms, 4.2 bathrooms, primary & guest suites on the main, oce, media room, rec room & stunning retractable walls of doors leading to the covered deck with replace, built-in BBQ, electric outdoor heaters & views. Amazing Storage with endless possibilities - golf simulator, custom wine cellar, etc. Oversized 4 car garage with epoxy flooring. Washington County & excellent schools - Jacob Wismer/Stoller/Sunset.

*Listing Courtesy of The Agency Portland*



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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5 ● **Active** •New, Active: 6/6/2024 MLS ID: 24459918

**13680 NW Roanoke Ln** Single Family 5/4 5,467 sq ft 23,522 1960 \$1,900,000 N/A \$348

By Owner (contact Lori) - Buyers? agents welcome. Located in Portland's exclusive Dogwood Park neighborhood, this 5 bedroom, 4 bathroom home sitting on a more than 0.5 acre lot may be the perfect forever home for your family. The home is equipped with an extraordinary (and huge) Bonus Room that spans the entire area over the three car garage and a spacious layout throughout the home, a generously sized master, three gas fireplaces, a finished basement and much more. The home recently added a fantastic outdoor living space including a brand new deck featuring TimberTech decking, a covered area, built in Blaze BBQ Grill, electric heaters, gas fireplace, refrigerator, built-in TV, and fire pit at ground level for s'mores and camp fires. The house sits on one of the most desirable blocks in the region and this home and its lot is well known for its beautiful location, lawn, and landscaping. Very few lots in the West Hills or Bethany boast a yard this large and functional. The yard has built-in irrigation, a well-maintained concrete sport court with a basketball hoop, and a shed for your sports equipment, gardening tools or simply extra storage. Minutes from Intel, Nike, and Columbia, this home is also a short and safe stroll to the elementary school (Jacob Wismer K-5) and middle school (Stoller 6-8) and is in a community with many families of all ages. The home is zoned for Sunset High School and is less than 20 mins to downtown Portland and 30 mins to PDX Airport.

*Listing Courtesy of Mt Hood Realty, LLC*



6 ● **Pending** •Pending as of 5/22/2024 MLS ID: 24160553

**5565 NW Roanoke Ln** Single Family 5/7 4,871 sq ft 39,204 1964 \$2,650,000 N/A \$544

Exceptional, one of a kind custom-built estate on a .90-acre private retreat in Dogwood Park. Completely remodeled (down to the studs plus the top floor is completely new) in 2016/2017--over 4700 Sq Ft with carriage house, pool cabana, 2 sheds, large circular driveway and garage spaces for 6 cars! Truly, the best materials used - brand new Presidential TL roof, cedar shingles and cedar skirl siding, Renewal by Andersen Windows. Main house boasts vaulted ceilings with tongue & groove cedar & architectural reclaimed beams with hand cast metal brackets. Incredible craftsmanship throughout- handmade railings, light fixtures & more. Kitchen with antiqued granite countertops, copper sink, Wolf Range, Sub-Zero refrigerator & oversized island. Main level primary suite with spa like bathroom with steam shower & gorgeous walk-in closet. Outdoor living space with vaulted ceiling, skylights, built-in heaters, fireplace & gourmet kitchen. Stunning grounds including pond, water feature, meandering pathways with mature landscaping, large, heated pool & stone fire pit. Carriage house has an additional 827 sq ft of living space--perfect for in-laws, nanny or guests--plus 3 car garage. Washington County--great schools. Wismer/Stoller/Sunset.

*Listing Courtesy of The Agency Portland*



7 ● **Active** •New, Active: 6/7/2024 MLS ID: 24504071

**14546 NW Salvia Ct** Single Family 4/3 2,801 sq ft 8,276 1997 \$780,000 N/A \$278

Stunning 4 bedrooms with a den Bethany home on cul de sac is truly a move-in-ready home as many improvements done already! It offers a lot of natural light, SS appliances, a wine fridge, washer and dryer, a 3-car garage, gas appliances, hardwood flooring throughout and much more! The gorgeous yard with a water feature is ideal for entertaining! Just blocks from Jacob Wismer and Stoller Middle School.

*Listing Courtesy of EM Realty Group*

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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8 ● **Active** • *New, Active: 5/30/2024* *MLS ID: 24320708*

**14950 NW Vance Dr**                      Single Family      5/4      3,329 sq ft      6,969      2001      \$975,000      N/A      \$293

Welcome to your dream home in the picturesque Bethany area! Prepare to be captivated by the breathtaking panoramic views of majestic mountains and serene territorial vistas, visible from the expansive deck and every south-facing bedroom window. Step inside to discover a grand two-story entry, leading to a family room adorned with soaring ceilings, creating an atmosphere of openness and grandeur. This spacious three-level home offers a sanctuary of comfort and style, beginning with the primary suite featuring a vaulted ceiling, walk-in closet, and a luxurious bathroom, all complemented by sweeping views that greet you each morning. With a total of 5 bedrooms and 3.5 bathrooms, this home offers ample space for family and guests alike. Upgraded granite countertops, hardwood floors, and oak cabinets adorn the kitchen, making it a chef's delight. Entertain with ease in the spacious media/game room located in the basement, perfect for gatherings or quiet evenings in. Storage is plentiful, including a full-height floored attic accessible through the primary bedroom closet. Outside, enjoy the expansive backyard and two decks, offering plenty of space for outdoor activities and relaxation. A utility room on the lower level provides convenience. With easy access to top-rated schools and a high-tech corridor, this home offers the perfect blend of luxury and convenience.

*Listing Courtesy of Redfin*



9 ● **Active** • *New, Active: 5/16/2024* *MLS ID: 24474577*

**14816 NW Deerfoot Ln**                      Single Family      4/3      2,278 sq ft      6,534      1997      \$729,000      N/A      \$320

Light and bright Bethany home on a corner lot, situated in the sought-after Kaiser Woods community with a spacious layout, modern amenities, and a tranquil backyard. 4 bedrooms + bonus/den. New flooring, fully remodeled kitchen and cabinets, and brand new appliances including refrigerator, washer and dryer. Spacious primary suite with walk-in closet, soaking tub, and double sinks. Private, fully-fenced backyard. Conveniently located minutes from excellent schools, walking paths, parks, Bethany Village shopping, and more!

*Listing Courtesy of Oregon First*



10 ● **Active** • *Active: 4/10/2024* *MLS ID: 24257881*

**15050 NW Vance Dr**                      Single Family      5/3      2,690 sq ft      6,969      2001      \$860,000      N/A      \$320

Beautiful And Well Maintained Home In Wismer Ridge! Light & Bright, Warm and Inviting! North Facing & Southern Exposure In The Back. 2690SF 4 Bedrooms/ Bonus Room & 2.1 Baths, New Carpet w/8lb Pad, High Ceiling, Newer Hardwood Floors, Formal Dining Room w/ Wainscot & Window Seat, Kitchen Features Granite Counter, Stainless Steel Appliances, Gas Range, Bi-Microwave, Bi Oven, Bi-Dishwasher, Eating Bar, Pendant Lights, Large Walk-in Pantry, Bi-Computer Desk, Breakfast Nook, Floor To Ceiling Great Room w/ Wall Of Windows For Natural Lighting, Gas Fireplace, Large Primary Suite, Dual Vanity Sinks, Step-in Shower, Jetted Tub, Walk-in Closet, Cover Ceiling, Spacious Bedrooms, Hall Bath With Skylights, Laundry Room w/ Cabinets and Utility Sink, Washer/Dry, Storage Room, 3 Car Wide Garage, AC, Fenced Low Maintenance Backyard, Wrap Around Deck With A View, Sprinkler System, Schools: Jacob Wismer, Stoller, Sunset.

*Listing Courtesy of John L. Scott*



11 ● **Pending** • *Pending as of 2/9/2023* *MLS ID: 23107710*

**16716 SE Silver Falls Dr, #LT228**                      Single Family      3/2      1,842 sq ft      -      2022      \$594,960      N/A      \$323

MOVE-IN READY! OPEN THURSDAY TO MONDAY 11-5 Find comfort & relaxation in the well thought out 1842 plan complete with fireplace, LARGE KITCHEN ISLAND & a separate dining room, a rare find in new construction. SPACIOUS PRIMARY SUITE W/SOAK TUB & two full bathrooms are located upstairs along with 2 additional bedrooms & laundry room. Amenities: POOL, COMMUNITY CENTER,WALKING/BIKING TRAILS,PLAY STRUCTURES,PICNIC AREAS,HORSESHOE PITS & NEARBY SHOPPING! Photos of model home. finishes vary

*Listing Courtesy of Holt Homes Realty, 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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12 ● **Active** • Active: 2/1/2024 *MLS ID: 23072166*

**13471 NW Bertani St** Single Family 5/3 4,046 sq ft 5,662 2007 \$1,095,000 N/A \$271

Best Value by far in Bethany, top rated schools & located close by Nike & Intel. Exceptional Arbor Heights traditional home featuring a sought-after floor plan with a main level bedroom and adjacent full bathroom. The Dunthorpe floor-plan includes a generous family room, gas fireplaces, built-ins, soaring high ceilings, and hand-scraped hardwoods, showcasing quality finishes throughout. The spacious kitchen boasts a granite island with a gas cooktop and grill, stainless steel appliances, a butler's pantry, and a nook with a slider to the backyard. The primary bath offers luxury with a jetted tub. The third floor introduces a second bonus room with skylights. This residence also includes a 3-car tandem garage and is conveniently located by a community pool and park, situated in a highly desirable neighborhood with access to top-notch schools.

*Listing Courtesy of Move Real Estate Inc*



13 ● **Pending** • Pending as of 6/1/2024 *MLS ID: 24432679*

**4855 NW Keenan PI** Single Family 5/4 4,563 sq ft 10,454 2006 \$1,795,000 N/A \$393

Nestled in the trees at the end of a private drive, this home offers everything you need for every day life and special occasion entertaining. 5 bdrms + 3.5 baths + bonus rm + office + loft From the upscale features--gleaming walnut floors, luxurious wallpaper and window coverings, exceptional woodwork, high-end kitchen, and outdoor entertaining spaces that include an outdoor kitchen, fire pit area and putting green - to the pure function of this exquisite home, with two furnaces and AC's, three fireplaces, a three-car garage, and more, you know you've found a special place. Gourmet kitchen has a large island with prep sink, high-end appliances, double ovens, 2 dishwashers and bar area. Cozy up in the window seat in the primary next to the fireplace. The owner's suite bath is so luxurious you feel like you're in a spa. 5th bedroom is attached to the bonus room, perfect for guests. Large size mud room with built-in's, sink and slate flooring. Great for storage. Near walking trails, Bethany shopping and restaurants, Nike and Intel. This home is a must-see!

*Listing Courtesy of Keller Williams Realty Professionals*



14 ● **Active** • Active: 10/7/2023 *MLS ID: 23497195*

**13450 NW Springville Ln** Single Family 3/3 3,220 sq ft 114,998 1983 \$2,190,000 N/A \$680

This 2.64 acre property is located within WA County, at the edge of the UGB. Zoned R-6, the property is unique - one of the last remaining farm properties in Portland that still retains beauty and peacefulness of the countryside. The existing home offers an incredible remodeling opportunity. Situated on a quiet pristine hillside site it is currently a portion of an active 46 acre farm. Full of native oak and fir trees, this property has pastoral qualities with views of adjacent farmland and Forest Park. Located just minutes from the amenities of Bethany & Tanasbourne shopping, and within a 10 mile radius of NW 23rd, downtown Portland, Nike, Intel, and many Forest Park Trailheads.

*Listing Courtesy of RE/MAX Equity Group*



15 ● **Active** • Active: 5/1/2024 *MLS ID: 24697908*

**14606 NW Sterling Ct** Single Family 4/4 3,656 sq ft 5,227 2010 \$974,900 N/A \$267

\*OPEN SUN (6/2) 1-3PM\* Spacious custom-built home by a Street of Dreams builder, nestled on a corner lot and ideally located near Bethany Village & Westside Regional Trail. Covered front porch welcomes you to the main level w/high ceilings & wide plank eng. hardwoods. Gorgeous open kitchen features SS appliances, pendant lighting over island, granite slab countertops, tile backsplash, and pantry. Main lvl great rm offers gas fireplace & beautiful views. Formal dining area has slider to covered deck. Convenient powder bath, utility/mud room, and access to 2 car garage on main. Upper lvl primary retreat, 2 additional bedrooms, hall bath, and versatile loft space. Lower lvl bonus room with kitchenette/wet bar, extra full BR & BA, slider to covered patio and fenced in backyard. Custom window treatments, pre plumbed for central vac, surround sound, and alarm system. The location cannot be beat with trails, shopping, restaurants, library, golf and top schools nearby. This home has it all!

*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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16 ● **Active** \*Active: 2/22/2024 *MLS ID: 24267300*

**13248 NW Greenwood Dr**      Single Family      6/4      3,653 sq ft      5,662      2017      \$1,199,900      N/A      \$328

Territorial views in the sought after Arbor Heights neighborhood! Prepare to be impressed by all of the extras in this beautifully cared for home. High end finishes including Crown Molding, Wainscoting, Built-ins and Hunter Douglas Blinds/shades. Plenty of room for family and guests with 6 bedrooms (one could be an office) and 4 full baths. One bedroom and full bath on the main. The formal dining room greets you and butler's pantry connects you to the open concept Gourmet kitchen, nook and spacious family room with built-ins and tall windows that fill the room with light. The kitchen boasts high end Kitchen Aid appliances, cook island with 6 burner commercial style cooktop, large vent hood and eating bar, built-in convection oven and microwave, GE Refrigerator, Granite counters and lots of counter space. Upstairs there are 3 bedrooms, the laundry room large linen closet and the Primary Suite. The Primary Suite is a luxurious retreat with tray ceiling with cove lighting, large windows to enjoy the view and a spa-like bath with soaking tub, walk-in shower, dual vanity and large walk-in closet. The lower level is where you'll find the media/game room for entertaining or enjoying movie night with the family by the cozy fireplace with built-ins, also a bedroom and full bath. The 2 Trex decks are a great place to spend Summer evenings. The upper deck has gas hookup and water. Central AC, Central Vac, Wrought iron railing and terraced steps along the side of the house are just some of the extras. Have fun at the Arbor Heights Community pool and the playground/sheltered area for parties or barbecues. Convenient to shopping/restaurants at Bethany Village, Hi tech corridor and Rock Creek trails. Great Bethany schools. Call to see this home today!

*Listing Courtesy of Oregon First*



17 ● **Pending** \*Pending as of 5/13/2024 *MLS ID: 24098918*

**15177 NW Moresby Ct**      Single Family      5/3      2,429 sq ft      5,662      1996      \$750,000      N/A      \$309

Discover the home you've been waiting for nestled in the Bethany neighborhood and Beaverton School District! This 5-bedroom, 3-bathroom gem is freshly painted and ready to welcome you. Step inside to discover a bright and airy living space, perfect for relaxing or hosting gatherings with friends and family. Convenience meets comfort with a full bedroom and bathroom on the main level, offering flexibility for home office, guests or accommodating multi-generational living arrangements. Outside, the fenced backyard is ready for summer BBQs and morning coffee on the patio. With parks, shopping, and easy highway access nearby, this location is a true winner.

*Listing Courtesy of Windermere West LLC*



18 ● **Pending** \*Pending as of 6/6/2024 *MLS ID: 24075336*

**13200 NW Greenwood Dr**      Single Family      4/4      3,869 sq ft      6,098      2016      \$1,099,000      N/A      \$284

Built in 2016, soaring views in the sought after Arbor Heights/Bethany Ridge! 3,869 Sqft. 4 Bedrooms + Bonus, 3.5 Bathrooms, tons of natural light throughout all three levels. All decks are facing south. Formal dining and family room on the main, open concept gourmet kitchen and gaint cooking island with 5 burners cooktop. Luxurious master suite features spa like bathroom with soaking tub, walk-in shower and large walk-in closet. Daylight lower level complete with separate living space featuring a wet bar, bedroom, and full bath. Fully fenced back yard with lush lawn, sprinkler system. This home is an entertainers delight! Close to top-rated schools, freeways, parks & trails, Bethany Village, PCC Rock Creek, 5 miles to Nike World Headquarters and 20 minutes to Intel Hillsboro. This home truly offers the best of both worlds. Don't miss your chance to make this Bethany beauty your own - schedule a showing today!

*Listing Courtesy of MORE Realty*



19 ● **Active** \*New, Active: 6/3/2024 *MLS ID: 24217982*

**14826 NW DeeJay Ln**      Single Family      2/3      1,834 sq ft      2,613      1999      \$550,000      N/A      \$300

Beautifully maintained community of common-wall homes. Blocks to shopping, dining, school, parks and recreation with easy access to miles of trails. Short drive to Intel, Nike, and the Sunset Corridor. Easy care living with front yard maintained for you, enclosed private patio/garden perfect for outdoor living / entertaining, and pets. Living and dining room with soaring ceiling and dramatic sweeping staircase to upper floor primary suite, guest bedroom, and study/home office. New furnace/central air/water heater, windows replaced by Anderson.

*Listing Courtesy of Windermere Realty Trust*

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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20 Pending *\*Pending as of 9/15/2023* *MLS ID: 24439088*

**13432 NW Springville Ln**      Single Family      4/1      1,900 sq ft      113,256      1994      \$2,500,000      N/A      \$1,316

Bring your builders/developers. Exclusive Bethany opportunity. 2.6 Acres, R6, inside UGB. Add'l adjacent parcels available, not listed. Family owns additional parcels for utility & road access. Current manuf home tenant occupied, do not disturb. Do not walk property without appt. Buyer to do due diligence regarding development. No land use has been done with WA County. Developers packet avail. NW 132nd ave stubs to adjacent parcel.

*Listing Courtesy of Real Broker*

## 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.

## Learn more

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