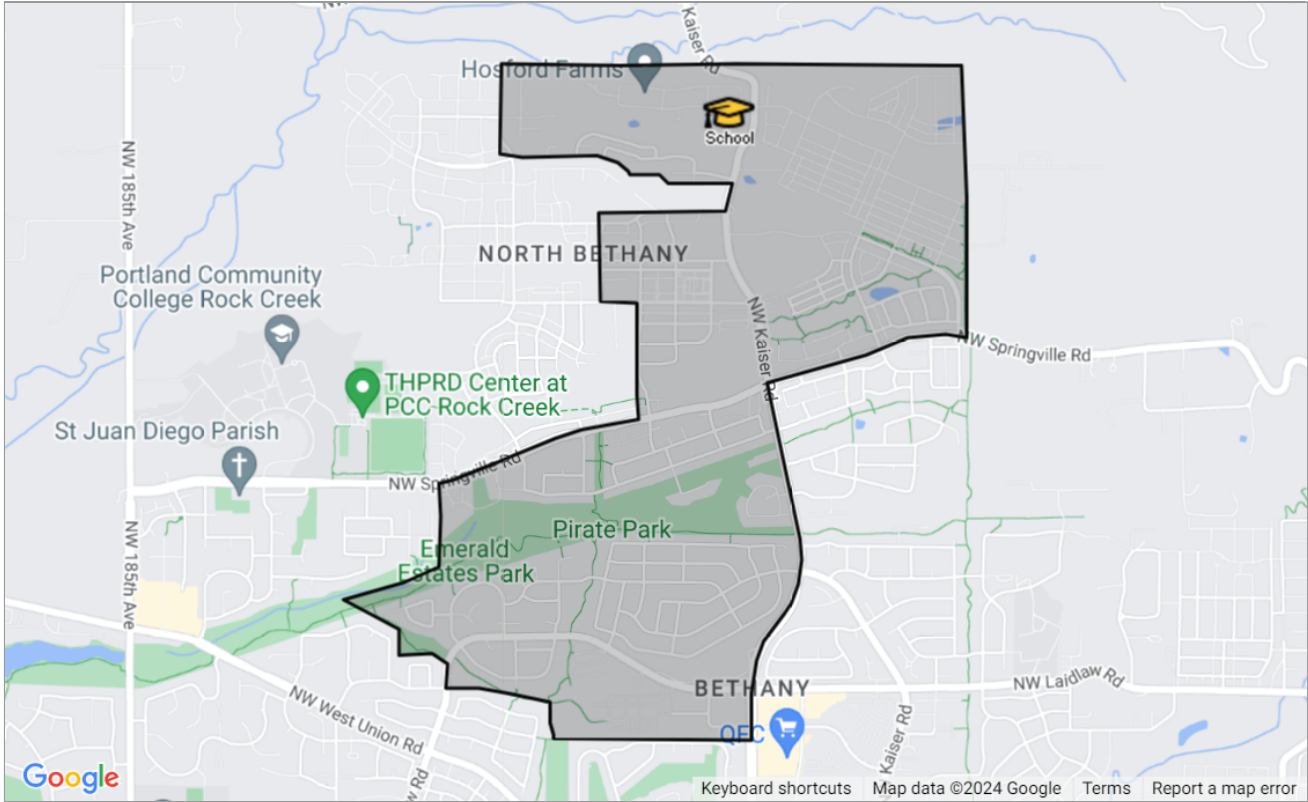




SCHOOL REPORT

Sato Elementary School

Portland, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

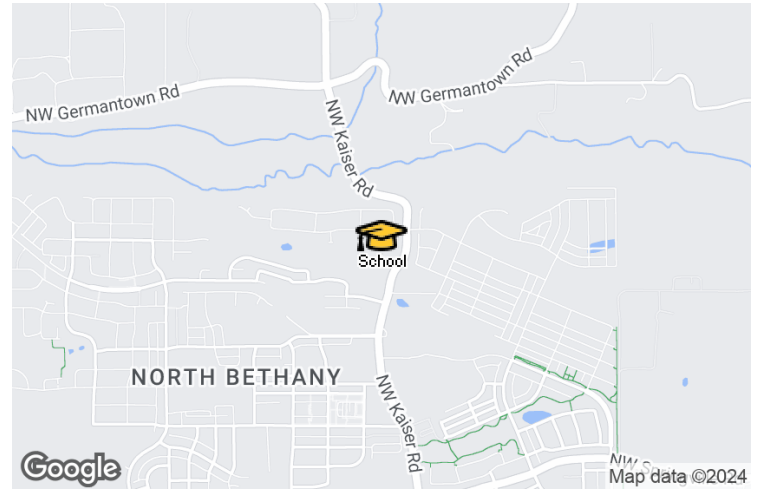
Main: shawn@shawn-realty.com

Broker: Shawn-Realty.com

Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229

School: Sato Elementary School



School Details

Name
Sato Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Beaverton School District

Address
7775 Nw Kaiser Rd,
Portland, OR 97229

Phone
(503) 356-2530

School Facts

	Sato Elementary School	Beaverton School District
Overall Grade	A	A
Total Enrollment	706	39,253
Students per Teacher	19:1	18:1
Students in Free Lunch Program	7%	37%
Academic Grade	A	A-
Average GPA	-	3.54 (out of 8319 responses)
Math Proficiency	82%	68%
Reading Proficiency	77%	76%
Gifted Students	14%	-
AP Enrollments	-	-
Graduation Rate	-	89%
Average ACT Score	-	28 (out of 1835 responses)
Average SAT Score	-	1,320 (out of 1785 responses)
Teacher Grade	A+	A
Average Teacher Salary	-	\$75,985
Teachers in 1st or 2nd Year	16%	8%

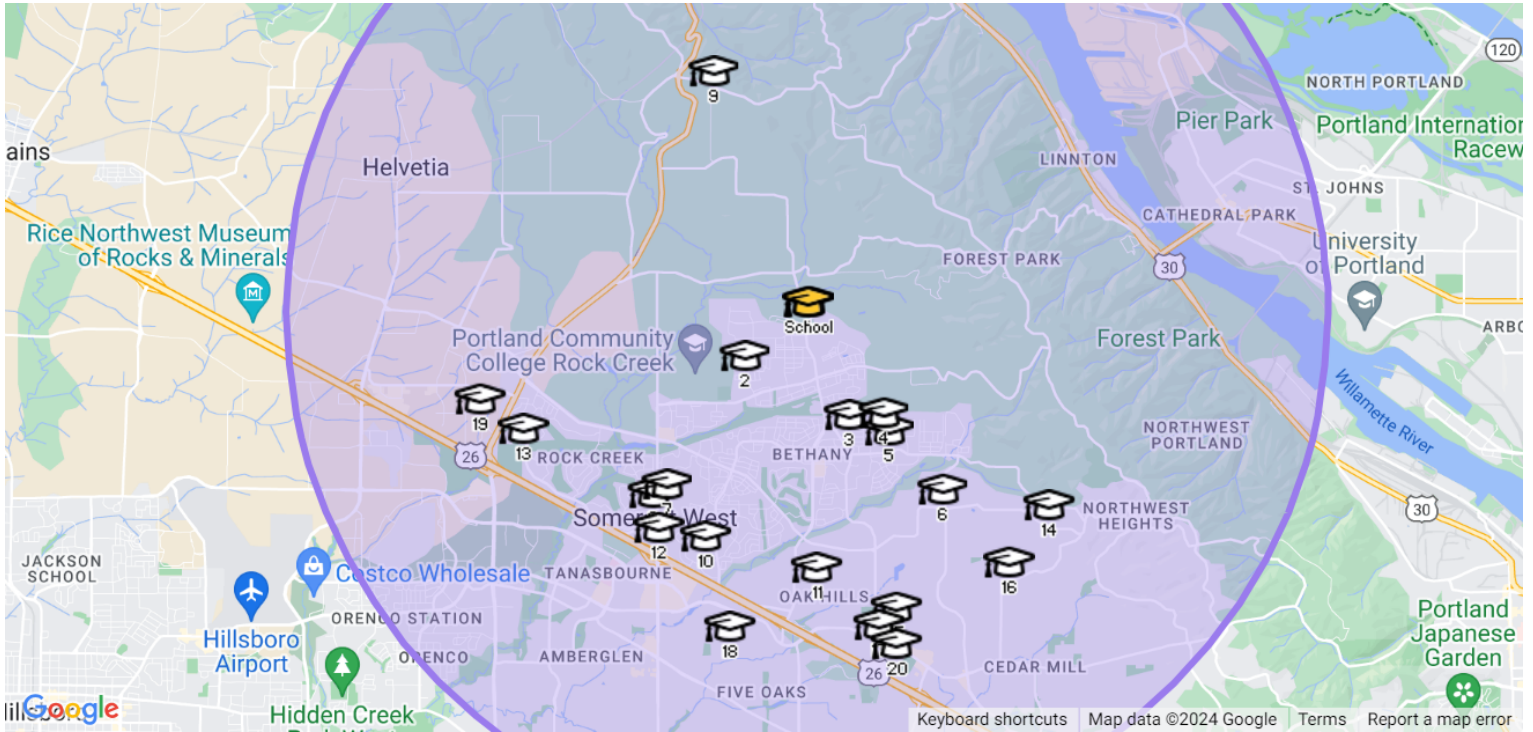
About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 3/1/2021 by Middle School Student

The teachers are very nice they help you with everything. I went to many other schools but never had fun like Sato Elementary School

Nearby Schools (within 5 miles)

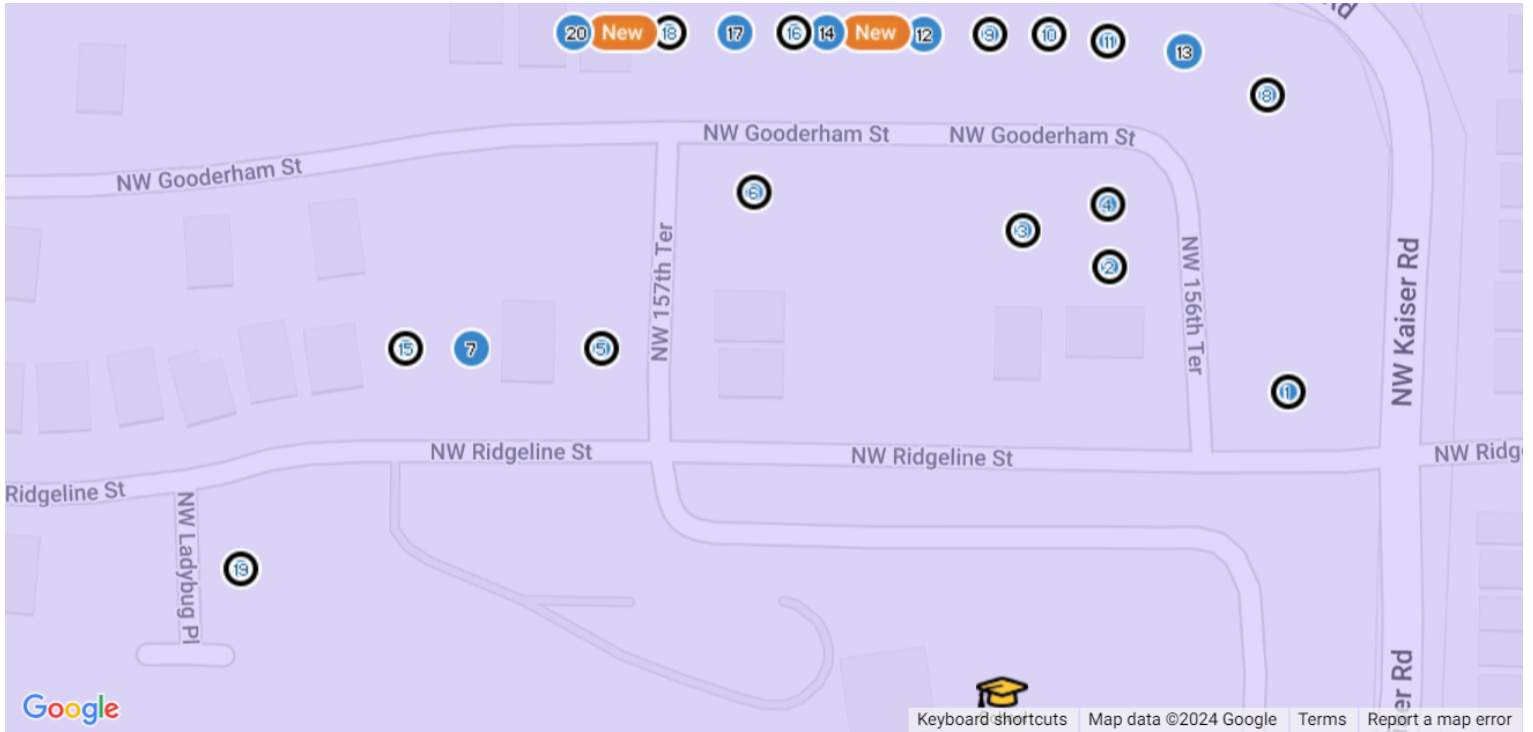


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Sato Elementary School	–	Public	K-5	19	706	A	Beaverton School District
	Springville School	–	Public	K-8	19	666	A	Beaverton School District
	Portland Chinese School	–	Private	PK, K-12	13	66		Beaverton School District
	Jacob Wismer Elementary School	–	Public	K-5	18	571	A	Beaverton School District
	Stoller Middle School	–	Public	6-8	24	1,039	A	Beaverton School District
	Findley Elementary School	–	Public	K-5	20	476	A	Beaverton School District
	Westview High School	–	Public	9-12	22	2,360	A	Beaverton School District
	Rock Creek Elementary School	–	Public	K-5	20	420	A	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District



	Skyline Elementary School	–	Public	K-8	16	205		Portland Public Schools
	Bethany Elementary School	–	Public	K-5	17	375		Beaverton School District
	Oak Hills Elementary School	–	Public	K-5	19	519		Beaverton School District
	Little Stars Montessori School	–	Private	PK, K	1	14		Beaverton School District
	Lenox Elementary School	–	Public	K-6	16	355		Hillsboro School District
	Montessori School of Beaverton	–	Private	PK, K-6	25	172		Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288		Beaverton School District
	Bonny Slope Elementary School	–	Public	PK, K-5	20	608		Beaverton School District
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Five Oaks Middle School	–	Public	6-8	17	759		Beaverton School District
	Liberty High School	–	Public	9-12	21	1,483		Hillsboro School District
	Sunset High School	–	Public	9-12	24	2,003		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.
 <p>1 ● Pending <i>• Pending as of 4/7/2024</i> MLS ID: 23198925</p> <p>7802 NW 156th Ter, #L1</p> <p>Orford Contemporary on West Facing corner site- Est completion Late Summer '24. Home price includes \$85,820 in final designer selected upgrades. Large open living area on main and 4 beds upstairs. Pre-selected upgrades include luxury spa shower and covered patio. Front & backyard landscaping and AC included. Distinguished by its desirable location & top-rated schools,</p> <p style="text-align: right;"><i>Listing Courtesy of Toll Brothers Real Estate Inc</i></p>	Single Family	4/3	2,411 sq ft	4,356	2024	\$937,435	N/A	\$389
 <p>2 ● Pending <i>• Pending as of 2/18/2024</i> MLS ID: 23000592</p> <p>7853 NW 156th Ter</p> <p>East facing, Pre-sale opportunity for Tillamook with Basement Craftsman, Est completion Summer '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered deck with 12' sliding door included. You get to select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany.</p> <p style="text-align: right;"><i>Listing Courtesy of Toll Brothers Real Estate Inc</i></p>	Single Family	6/4	3,581 sq ft	4,356	2024	\$1,167,375	N/A	\$326

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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3 ● Pending **Pending as of 10/31/2023* *MLS ID: 23153580*
15642 NW Gooderham St Single Family 5/3 2,734 sq ft 4,791 2024 \$1,051,550 N/A \$385
 Pre-sale opportunity Tillamook Farmhouse- Est completion spring '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with 12' sliding door included. You get to select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany. Experience the Toll Difference!
Listing Courtesy of Toll Brothers Real Estate Inc



4 ● Pending **Pending as of 9/7/2023* *MLS ID: 23001089*
7875 NW 156th Ter Single Family 5/3 2,262 sq ft 4,356 2024 \$919,565 N/A \$407
 East facing Bandon Contemporary pre-sale opportunity, Est completion Fall '24. 10' ceilings on main floor, bed and full bath on main. 4 bedrooms upstairs. Select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany.
Listing Courtesy of Toll Brothers Real Estate Inc



5 ● Pending **Pending as of 7/8/2023* *MLS ID: 23437510*
15731 NW Ridgeline St Single Family 6/6 4,425 sq ft 5,663 2024 \$1,446,995 N/A \$327
 Toll Brothers' popular Springhill with Basement Farmhouse plan is now available on a corner homesite in Hosford Farms! Estimated completion in 14-16 months. Tall, 2-story ceilings in both the entry and great room, with stunning windows and natural light throughout the home. The kitchen is expansive, overlooking the large great room and dining room. The popular multi-generational suite on the main level and the Luxury Outdoor Living with 16' stacking glass door and outdoor fireplace are included with this home. You are able to select the finishes with the assistance of our Design Studio.
Listing Courtesy of Toll Brothers Real Estate Inc



6 ● Pending **Pending as of 11/28/2023* *MLS ID: 23042008*
7872 NW 157th Ter Single Family 5/3 2,787 sq ft 4,356 2024 \$1,007,495 N/A \$361
 Pre-sale opportunity Tillamook Farmhouse on west facing, corner lot- Est completion summer '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with 12' stacking slider included. You get to select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany. Experience the Toll Difference!
Listing Courtesy of Toll Brothers Real Estate Inc



7 ● Active **Active: 7/3/2023* *MLS ID: 23559662*
15765 NW Ridgeline St Single Family 6/5 4,375 sq ft 4,791 2024 \$1,349,995 N/A \$309
 \$5,000 closing cost credit with Toll Brothers Mortgage. This is a proposed listing McCormick with Basement Farmhouse. Estimated completion Fall '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with stacking slider and primary walk in closet, 4 beds and 3 baths upstairs, bed/bath at bsmt included. You will select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools,
Listing Courtesy of Toll Brothers Real Estate Inc

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 **Pending** *Pending as of 7/3/2023 *MLS ID: 23499622*

15601 NW Gooderham St Single Family 6/5 3,738 sq ft 6,534 2024 \$1,381,435 N/A \$370

South facing Donovan Basement Farmhouse pre-sale opportunity, Est completion Summer'24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, and covered deck/luxury outdoor living and additional bathroom upgrades included in price. 4 bedrooms upstairs with 3 full bathrooms, full bed/bath in basement. Select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany.

Listing Courtesy of Toll Brothers Real Estate Inc



9 **Pending** *Pending as of 1/26/2024 *MLS ID: 23570702*

15649 NW Gooderham St, #L9 Single Family 6/5 3,738 sq ft - 2024 \$1,281,285 N/A \$343

Donovan Basement Craftsman pre-sale opportunity backing to stunning views of protected greenspace, Est completion Summer '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, and covered deck/fireplace/12'slider (Luxury Outdoor Living). 4 bedrooms w/ 3 full baths upstairs. Design your very own model home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools,

Listing Courtesy of Toll Brothers Real Estate Inc



10 **Pending** *Pending as of 9/11/2023 *MLS ID: 23112774*

15637 NW Gooderham St, #L8 Single Family 7/5 4,425 sq ft 6,098 2024 \$1,732,204 N/A \$391

Pre-sale opportunity Springhill with Basement Contemporary, Est completion Late Spring '24. Design your own model, dream home. Beautiful plan 2-story entry and great room, 10' main floor, two beds with a full bath on main, covered patio included. You get to select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, Hosford Farms is the newest neighborhood addition to Bethany. Experience the Toll Difference!

Listing Courtesy of Toll Brothers Real Estate Inc



11 **Pending** *Pending as of 3/11/2024 *MLS ID: 24072960*

15625 NW Gooderham St Single Family 6/5 4,375 sq ft 5,227 2024 \$1,363,170 N/A \$312

This is a McCormick with Basement Farmhouse. Estimated completion Fall '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with stacking slider and primary walk in closet, 4 beds and 2 baths upstairs, bed/bath at bsmt included. Front & backyard landscaping, fencing, and AC included. Distinguished by its desirable location & top-rated schools,

Listing Courtesy of Toll Brothers Real Estate Inc



12 **Active** *Active: 2/18/2024 *MLS ID: 24604245*

15661 NW Gooderham St Single Family 7/6 4,591 sq ft 5,662 2024 \$1,599,995 N/A \$349

\$40,000 closing cost credit with Toll Brothers Mortgage. Springhill with Basement Craftsman, Est completion July '24. Beautiful plan 2-story entry and great room, 10' main floor, two beds with a full bath on main, covered patio included. Distinguished by its desirable location & top-rated schools,

Listing Courtesy of Toll Brothers Real Estate Inc

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: 1/27/2024 *MLS ID: 24647250*

15613 NW Gooderham St Single Family 6/4 4,375 sq ft 5,662 2024 \$1,439,600 N/A \$329

\$40,000 closing cost credit with Toll Brothers Mortgage. This is a McCormick with Basement Craftsman. Estimated completion Summer '24. Home price includes \$129,605 in final designer selected upgrades. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with stacking slider and primary walk in closet, 4 beds and 2 baths upstairs, bed/bath at bsmt included. Front & backyard landscaping, fencing, and AC included. Distinguished by its desirable location & top-rated schools,

Listing Courtesy of Toll Brothers Real Estate Inc



14 ● **Active** *New, Active: 5/24/2024 *MLS ID: 24006530*

15673 NW Gooderham St, #11 Single Family 6/5 4,375 sq ft - 2024 \$1,485,910 N/A \$340

\$40,000 closing cost credit with Toll Brothers Mortgage. The McCormick with Basement Contemporary, Estimated completion August '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with stacking slider and primary walk in closet, 4 beds and 3 baths upstairs, bed/bath at bsmt included. Toll Designer selections already included. Distinguished by its desirable location & top-rated schools

Listing Courtesy of Toll Brothers Real Estate Inc



15 ● **Pending** *Pending as of 2/24/2024 *MLS ID: 23207127*

15787 NW Ridgeline St, #L52 Single Family 6/4 3,581 sq ft 4,356 2024 \$1,165,565 N/A \$325

Anticipated completion Spring '24! Tillamook Basement with Contemporary exterior. Beautiful plan including 10' ceilings on main floor, 2-story entry, a full bed and bath on main, walk-in pantry, and a covered patio with 12' stacking slider. Large, upstairs laundry. Full bed/bath in daylight bsmt. Flat backyard! You get to choose the options with the assistance of our design studio. Distinguished by its desirable location & top-rated schools.

Listing Courtesy of Toll Brothers Real Estate Inc



16 ● **Pending** *Pending as of 5/4/2024 *MLS ID: 23477661*

15685 NW Gooderham St Single Family 6/6 4,425 sq ft 5,662 2024 \$1,578,995 N/A \$357

NEW PRICE! Quick Move In opportunity Springhill with Basement Contemporary, Est completion Summer '24. Final price includes \$143,420 in designer appointed upgrades. Beautiful plan 2-story entry and great room, 10' main floor, two beds with a full bath on main, covered patio included. Distinguished by its desirable location & top-rated schools - join the latest addition to the thriving Bethany community.

Listing Courtesy of Toll Brothers Real Estate Inc






17 ● **Active** *Active: 9/21/2023 *MLS ID: 23547545*

15697 NW Gooderham St Single Family 6/5 4,425 sq ft 5,662 2024 \$1,562,995 N/A \$353

\$40,000 closing cost credit with Toll Brothers Mortgage. NEW PRICE! Springhill with Basement Farmhouse, Est completion June '24. Final price includes \$127,685 in designer appointed upgrades. Beautiful plan 2-story entry and great room, 10' main floor, two beds with a full bath on main, covered patio included. AC, fridge, backyard landscaping & rear yard fencing included. Distinguished by its desirable location & top-rated schools - Join the latest addition to the thriving Bethany community!

Listing Courtesy of Toll Brothers Real Estate Inc

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.
	18 Pending <small>*Pending as of 3/23/2024</small> <i>MLS ID: 24452340</i>								
	15703 NW Gooderham St	Single Family	6/5	4,375 sq ft	5,662	2024	\$1,425,650	N/A	\$326
	<p>This is a McCormick with Basement Contemporary. Estimated completion Fall '24. Beautiful plan 2-story entry, 10' ceilings on main floor, bed/bath on main, covered patio with stacking slider and primary walk in closet, 4 beds and 3 baths upstairs, bed/bath at bsmt included. Front & back landscaping, fully fenced, and AC included. Distinguished by its desirable location & top-rated schools.</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc</i></p>								
	19 Pending <small>*Pending as of 2/29/2024</small> <i>MLS ID: 23083991</i>								
	15826 NW Ridgeline St	Single Family	4/3	2,411 sq ft	5,227	2024	\$888,780	N/A	\$369
	<p>Pre-sale opportunity Orford Contemporary on North Facing corner site- Est completion Fall '24. Large, open living area on main and 4 beds upstairs. Pre-selected upgrade includes covered patio & alternate spa style primary bathroom shower. You get to select the finishes for this home with the assistance of our Design Studio. Distinguished by its desirable location & top-rated schools, *Photos are of similar plan.</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc</i></p>								
	20 Active <small>*New, Active: 5/24/2024</small> <i>MLS ID: 24504130</i>								
	15721 NW Gooderham St, #15	Single Family	6/6	4,425 sq ft	–	2024	\$1,697,180	N/A	\$384
	<p>\$5,000 closing cost credit with Toll Brothers Mortgage. Springhill with Basement Craftsman, Est completion Winter '24. Beautiful plan 2-story entry and great room, 10' main floor, two beds with a full bath on main, multi generation, Luxury outdoor living space, AC included, backyard landscaping & rear yard fencing included. Distinguished by its desirable location & top-rated schools - Join the latest addition to the thriving Bethany community!</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc</i></p>								

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- 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.



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- **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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