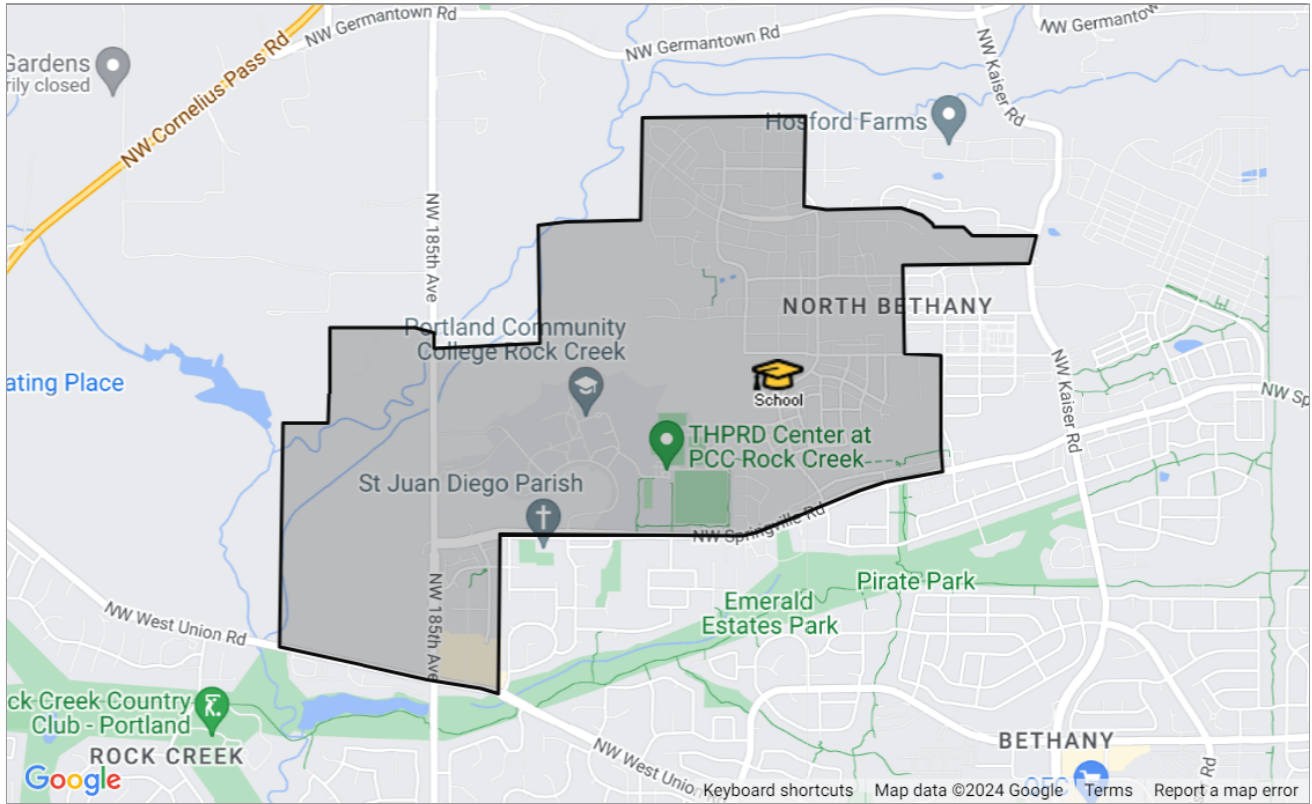




SCHOOL REPORT

Springville School

Portland, Oregon



Presented by

Shawn Yu | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

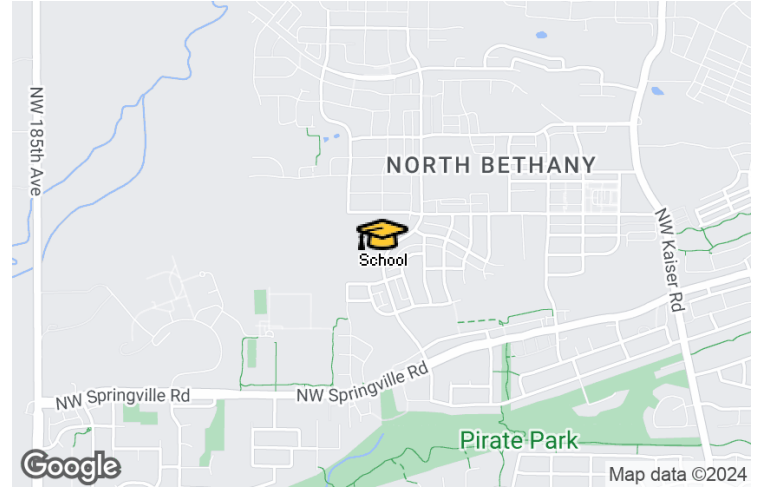
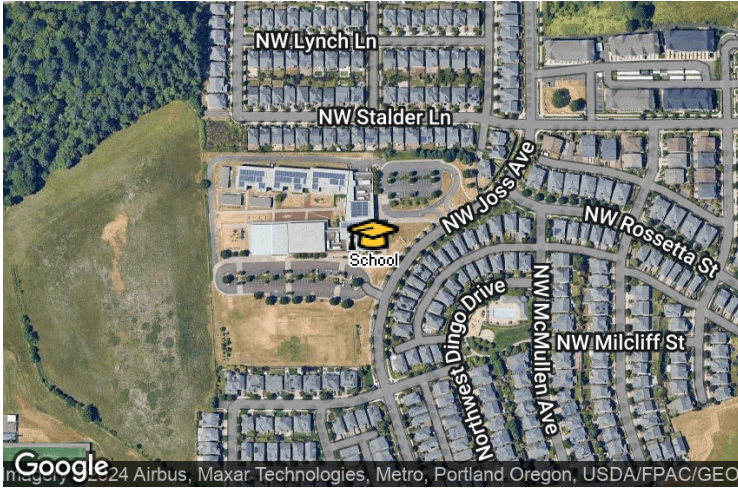
Main: shawn@shawn-realty.com

Broker: Shawn-Realty.com

Shawn Realty

12829 NW Avignon Lane
Portland, OR 97229

School: Springville School



School Details

Name
Springville School

Level
Elementary, Middle

Type
Public

Grades Served
K-8

School District
Beaverton School District

Address
6655 Nw Joss Ave,
Portland, OR 97229

Phone
(503) 356-2480

School Facts

Overall Grade

Total Enrollment
Students per Teacher
Students in Free Lunch Program

Academic Grade

Average GPA
Math Proficiency
Reading Proficiency
Gifted Students
AP Enrollments
Graduation Rate
Average ACT Score
Average SAT Score

Teacher Grade

Average Teacher Salary
Teachers in 1st or 2nd Year

Springville School

A

666

19:1

7%

A

—

82%

77%

15%

—

—

—

—

A

\$69,922

13%

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%

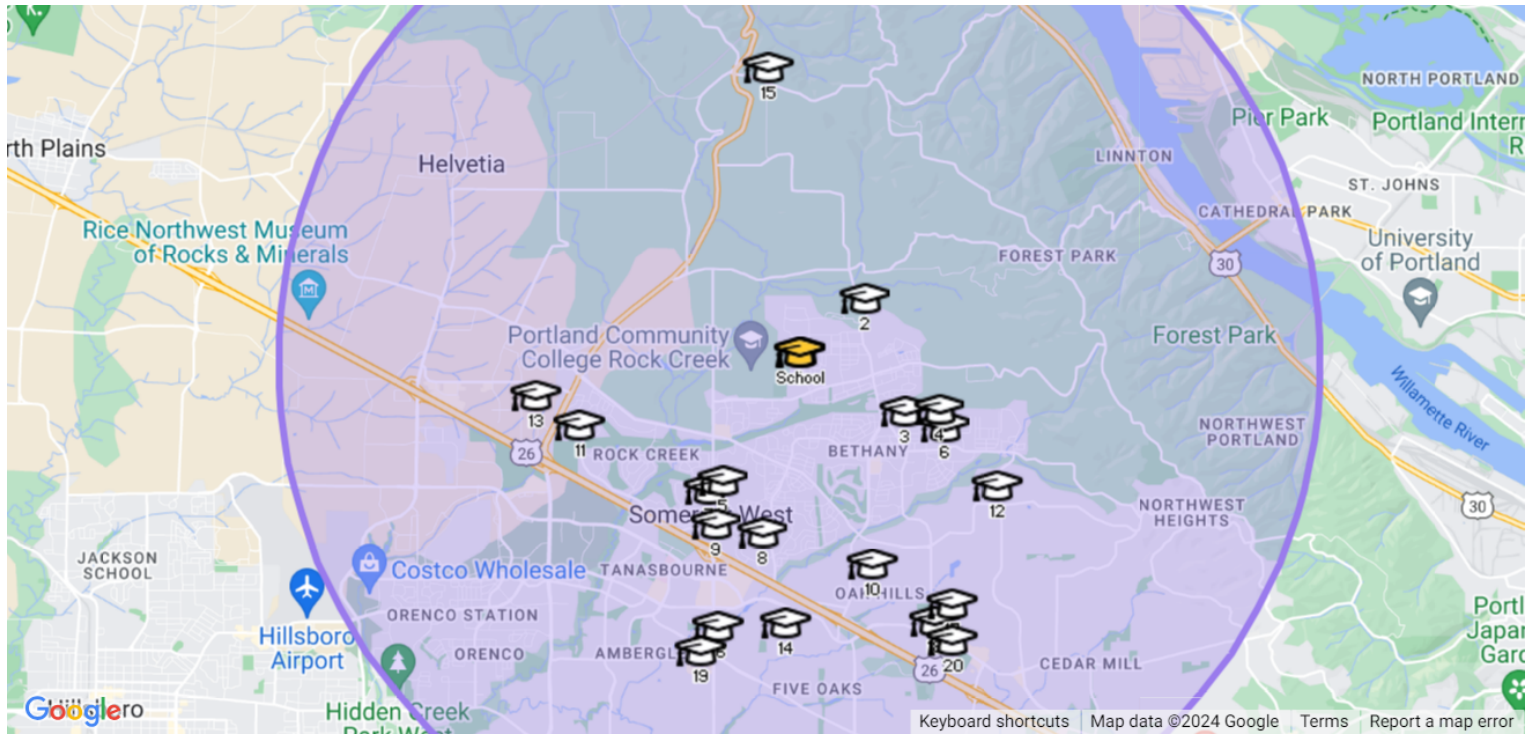
About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department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

Community Reviews for this School

Posted: 11/25/2019 by Niche User

Two years back this used to be a very good school. Not sure what is going on with the Administration now. Teachers have no clue of what to teach and how to teach. Any amount of emailing does not help. The lady at the door is rude. Even if the kids have stepped in when the bell rang she pushes the kids out even though there is so much fog and mist outside. However the tardy lady is sweet :)

Nearby Schools (within 5 miles)

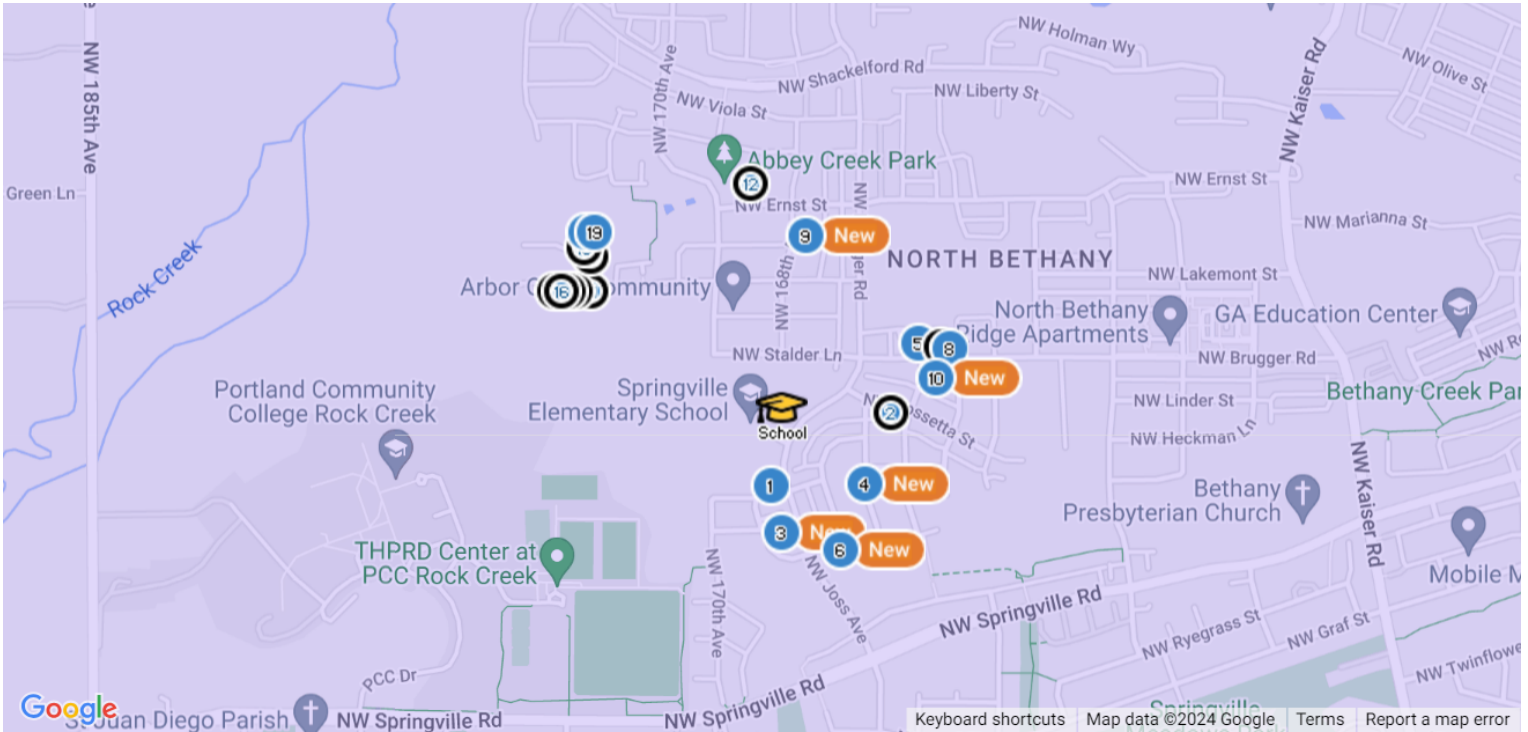


This School Other Schools

	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District
	Springville School	-	Public	K-8	19	666	A	Beaverton School District
	Sato Elementary School	-	Public	K-5	19	706	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
	Westview High School	-	Public	9-12	22	2,360	A	Beaverton School District
	Stoller Middle School	-	Public	6-8	24	1,039	A	Beaverton School District
	Rock Creek Elementary School	-	Public	K-5	20	420	A	Beaverton School District
	Bethany Elementary School	-	Public	K-5	17	375	A	Beaverton School District
	Name	Level	Type	Grade	Students per Teacher	Total Students	Average School Rating	District

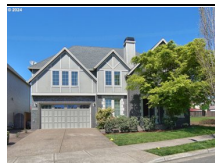
	Little Stars Montessori School	–	Private	PK, K	1	14		Beaverton School District
	Oak Hills Elementary School	–	Public	K-5	19	519	A	Beaverton School District
	Lenox Elementary School	–	Public	K-6	16	355	B+	Hillsboro School District
	Findley Elementary School	–	Public	K-5	20	476	A	Beaverton School District
	Liberty High School	–	Public	9-12	21	1,483	B+	Hillsboro School District
	Five Oaks Middle School	–	Public	6-8	17	759	A	Beaverton School District
	Skyline Elementary School	–	Public	K-8	16	205	B+	Portland Public Schools
	McKinley Elementary School	–	Public	K-5	15	580	B	Beaverton School District
	Terra Linda Elementary School	–	Public	K-5	15	288	A	Beaverton School District
	Prince of Peace School	–	Private	PK, K	65	162		Beaverton School District
	Beaverton Academy of Science & Engineering	–	Public	6-12	21	828	A	Beaverton School District
	Sunset High School	–	Public	9-12	24	2,003	A	Beaverton School District

Nearby Properties For Sale (within 5 miles)



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

Listings closest to the school



1 ● **Active** • Active: 4/18/2024 MLS ID: 24632756
16853 NW Milcliff St Single Family 6/3 3,885 sq ft 5,662 2008 \$1,145,000 N/A \$295

Everything you have been looking for! Quality Arbor built home in the heart of North Bethany! Walk to school, playgrounds, multiple parks, PCC, THPRD fields and other amenities. Backyard opens to the Springville elementary ground with greenery and plenty of natural light. Walk into a formal living room with a fire place and huge family room with soaring ceilings, spacious kitchen, formal dining and breakfast nook. Full bed & bath on main level, 3 car garage, spacious 6 bedrooms that can be used as office/bonus rooms, don't miss that large storage area in the 6th bedroom, huge bonus/game room on the 3rd floor. Desirable location and schools. HOA includes High speed internet, pool, front yard, common areas and park maintenance. Don't miss walking the neighborhood, Arbor Oaks park, THPRD fields, tennis courts and easy access to PCC. *** MUST SEE ***

Listing Courtesy of MORE Realty



2 ● **Pending** • Pending as of 5/20/2024 MLS ID: 24025331
16552 NW Rosetta St Single Family 3/3 1,734 sq ft 2,613 2009 \$635,000 N/A \$366

Must see this well cared for home in Bethany's sought after Arbor Oaks neighborhood! Covered outdoor front porch leads to formal entry and spacious great room. Gourmet kitchen includes granite counters, stainless steel appliances, 5 burner gas stove, tile backsplash, cherry cabinets and pantry. Eating bar with pendant lighting opens up to dining room with French doors to patio and fenced side yard. Refinished hardwood floors throughout main level. Wrought iron railing on staircase leading to upstairs sleeping areas. Primary bedroom suite features double sinks, jetted tub, coved ceilings and walk in closet. Upstairs laundry. Fresh interior paint throughout. One block from community park and pool. Top rated schools. Conveniently located, close to schools, restaurants, shopping, parks and trails.

Listing Courtesy of Keller Williams Sunset Corridor

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 ● Active • *New, Active: 5/30/2024* *MLS ID: 24172277*
6442 NW Joss Ave Single Family 3/3 1,981 sq ft 3,920 2008 \$720,000 N/A \$363

Welcome to this beautiful home, adorned in a neutral color palette that creates a modern and timeless ambiance. As you step into the sleek kitchen, you'll notice the striking accent backsplash that complements the suite of stainless steel appliances. The welcoming living room features a fireplace, perfect for cozy nights during colder months. Retreat to the primary bathroom, which boasts double sinks for ease and comfort in your daily routines. Outside, the property impresses with a deck ideal for alfresco dining or relaxation. This home seamlessly combines comfort and style. Don't miss the opportunity to make this meticulously maintained property your new sanctuary. This home has been virtually staged to illustrate its potential.

Listing Courtesy of Opendoor Brokerage LLC



4 ● Active • *New, Active: 5/30/2024* *MLS ID: 24312724*
6555 NW 165th Ave Single Family 4/3 2,633 sq ft 5,662 2008 \$949,900 N/A \$361

Popular Moreland-French floor plan (3 car tandem) east-facing home in Arbor Lakes! Light and bright open living room with gas fireplace, built-ins, and laminate flooring. Adjacent gourmet kitchen features cook island, stainless steel appliances, butler's pantry, walk-in pantry, new quartz countertops and reverse osmosis water purifier. Primary bedroom has en-suite with soaking tub and spacious walk-in closet. Gorgeous fenced backyard professionally landscaped with a large covered patio that is perfect for entertaining! Upgrades include new flooring throughout main level, new carpet upstairs, and fresh paint throughout interior and exterior. Central A/C. 3-car tandem garage. Steps away from community pool and park!

Listing Courtesy of Oregon First



5 ● Active • *Active: 3/13/2024* *MLS ID: 24499062*
16441 NW Chadwick Way, Unit 202 Condo/Townhouse/Apt. 1/1 634 sq ft - 2018 \$279,900 N/A \$441

This beautiful one bedroom, one bathroom condo in North Bethany is absolutely move-in ready. Quartz countertops, stainless steel appliances. All appliances including the washer/dryer come with the home. The covered deck is great for enjoying amazing sunsets and coastal range views. Secured building entrance. Deeded covered parking spot. Located in the heart of North Bethany and is convenient to shopping and restaurants. Close proximity to Intel, Nike, Hwy 26.

Listing Courtesy of Keller Williams Realty Professionals



6 ● Active • *New, Active: 5/21/2024* *MLS ID: 24164354*
16630 NW Vetter Dr Single Family 4/3 2,909 sq ft 4,791 2009 \$999,999 N/A \$344

Discerning buyers will fall in love with this meticulously maintained Bethany Craftsman home, located in the highly sought-after Arbor Oaks community. This move-in ready gem features an expansive, open floor plan, perfect for both entertaining and everyday living. The home is adorned with beautiful hardwood floors, custom built-ins, and a cozy gas fireplace that adds to the warm and welcoming atmosphere. This spacious residence includes four bedrooms and three full bathrooms, as well as a versatile bonus/media room. The formal dining room, custom windows, and open railing add to the elegance of the space. The primary suite is a true retreat, boasting a coved ceiling, en-suite bath with dual vanities, a luxurious soaking tub, a walk-in shower, and an oversized walk-in closet. Recent updates include a new heater, washer, microwave, and oven unit, ensuring modern convenience and comfort. The redesigned dining, kitchen, media, and primary bedroom feature enlarged windows that fill the spaces with natural light. The extra-large media room/4th bedroom offers flexible space for entertainment or relaxation. Around 60k in upgrades including new carpet, hardwood, windows, sink, custom paint, quartz counters, cabinets, A/C unit. Laundry room with built-in sink and cabinets, washer/dryer included. Step outside to the private, fenced backyard, which backs to a serene greenspace, providing a peaceful oasis for relaxation and outdoor activities. Enjoy the HOA community amenities, including a pool and barbecue sitting area. Front yard landscaping and internet included in the HOA. The location of this home is unbeatable, with close proximity to parks, trails, shopping, dining, Bethany Athletic Club, and highly-rated schools. Don't miss the opportunity to own this exceptional home in Arbor Oaks. Schedule your private showing today!

Listing Courtesy of Oregon First

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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7 ● Pending *• Pending as of 5/10/2024* MLS ID: 23157156

16449 NW Chadwick Way, Unit 207 Condo/Townhouse/Apt. 2/2 993 sq ft – 2018 \$365,000 N/A \$368

Light & Bright this Corner Unit offers 2-bed Rm & 2-bath condo at the highly desirable North Bethany. Amazing kitchen features quartz countertops & tile backsplash, stainless steel appliances. Laminate flooring, open living spaces and abundant natural light create a warm and welcoming atmosphere. In-unit laundry and primary suite has walk-in closet and private bath. Living room and primary room are vented for portable AC units. Nice sized covered balcony & Oversized garage. Easy access to Intel, Nike, PCC Rock Creek, shopping at Bethany village, and more.

Listing Courtesy of John L. Scott



8 ● Active *• Active: 3/27/2024* MLS ID: 24169962

16449 NW Chadwick Way, Unit 303 Condo/Townhouse/Apt. 2/2 964 sq ft – 2018 \$350,000 N/A \$363

Welcome to this inviting top-level unit in the highly sought-after North Bethany neighborhood! This 2-bedroom, 2-bathroom condo boasts a modern kitchen with quartz countertops, tile backsplash, and stainless steel appliances. The space features open living areas flooded with natural light, creating a cozy ambiance. Enjoy the convenience of in-unit laundry and retreat to the primary suite, complete with a walk-in closet and private bath. Both the living room and primary room are vented for portable AC units, ensuring comfort year-round. Step outside to the spacious covered balcony with territorial views, perfect for relaxing or entertaining. With an oversized garage on the bottom floor providing easy access, this home is not only stylish but also practical. Plus, its convenient location offers easy access to Intel, Nike, PCC Rock Creek campus, Pirate Park, Bethany Village shopping, Skyline Blvd and Cornell Road. Springville Elementary is about a block away. Experience the epitome of modern living in this delightful condo!

Listing Courtesy of Cascade Hasson Sotheby's International Realty



9 ● Active *• New, Active: 5/31/2024* MLS ID: 24379650

7146 NW 167th Ave Single Family 4/3 2,033 sq ft 3,049 2016 \$699,000 N/A \$344

Nestled in the coveted North Bethany area, this delightful two-story home presents an irresistible blend of comfort, convenience, and contemporary living. Spacious living area on the main level is perfect for relaxing or entertaining guests. Adjacent kitchen has been recently upgraded with a new stove equipped with an air fryer and microwave, and boasts ample cabinet space and sleek countertops. Meticulously landscaped side yard with pavers that offer both aesthetic appeal and low-maintenance upkeep. Fresh paint throughout, new washer, and tons of storage space in the garage. With its prime location, contemporary upgrades, and thoughtful amenities, this home is an ideal sanctuary for families seeking both style and substance.

Listing Courtesy of Oregon First



10 ● Active *• New, Active: 5/20/2024* MLS ID: 24352141

6848 NW 164th Ave Single Family 3/3 1,772 sq ft 2,613 2014 \$560,000 N/A \$316

Desirable Bethany neighborhood, this modern townhouse shares a single wall with the neighbor, features an open main floor-plan, granite kitchen counters, stainless appliances, cozy gas fireplace, deck to your patio and backyard, the upstairs has three bedrooms and a versatile loft area, the primary bedroom has an impressive bathroom w/soak tub, double sink vanity, shower and walk-in closet. Enjoy the Air Conditioning on a hot day, great community with nearby parks, playgrounds, recreational activities, excellent schools, shopping and dining experiences, the HOA includes Exterior Maintenance, front yard maintenance, park, Internet, Commons, Pool, Management and a Basketball Court. OPEN HOUSE JUNE 8TH FROM NOON-2PM

Listing Courtesy of All Professionals 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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11 Pending *Pending as of 3/21/2024 MLS ID: 24187529

17300 NW Antonio St Single Family 5/3 2,406 sq ft 3,920 2024 \$907,481 N/A \$377

Estimated completion Fall-Winter 2024. Nice and spacious two-level Waterville floor plan located in the highly sought after Bethany area on a quiet road. Bedroom and full bathroom on the main. Set up for entertaining, the chef kitchen seamlessly connects to the cafe and great room with a large slider that opens to your covered back patio. The second floor hosts the expansive owner's suite, three additional bedrooms with walk in closets, and an open loft. Backs to incredible view of trees for privacy. Come and tour today and see all that it has to offer! *Price does not reflect design upgrades. Photos are of similar home.

Listing Courtesy of Pulte Homes of Oregon



12 Pending *Pending as of 5/22/2024 MLS ID: 24282343

7277 NW Dusty Ter Single Family 5/4 2,952 sq ft 3,049 2018 \$819,900 N/A \$278

Open House on 4/21 from 1-3pm! Amazing can't-miss home in the heart of North Bethany! BRAND NEW CARPET THROUGHOUT! Beautiful hardwood floors in the entry, hallway, and kitchen. Kitchen boasts gas stainless steel appliances, island with an eating bar, lots of cabinet storage, and a pantry. Dining nook sliding doors open to the back deck. Open Great Room features a gas fireplace, soft carpet, and large windows overlooking the private backyard and spectacular views of the distant hills. Large primary suite features dual sink vanity, walk-in closet, and large soaking tub. Daylight basement features full bedroom & bathroom! Bonus room area leads out to the backyard. Private backyard features a covered slab concrete patio and fenced yard, and borders the community park! Quick commute to Nike, Intel, and downtown. Just minutes to grocery stores, shopping, nature trails, parks, and entertainment. Great schools!

Listing Courtesy of Krishna Realty



13 Pending *Pending as of 12/20/2023 MLS ID: 23384279

17336 NW Antonio St Single Family 5/3 2,406 sq ft 3,920 2024 \$924,636 N/A \$384

Grand Opening!! Estimated completion July-Sept 2024. Nice and spacious two-level Waterville floor plan located in the highly sought after Bethany area on a quiet road. Set up for entertaining, the chef kitchen seamlessly connects to the cafe and great room with a slider that opens to your back patio. The second floor hosts the expansive owner's suite, three secondary bedrooms, and an open loft. This home also offers a bedroom and full bathroom on the main level for guests, along with natural light throughout the home! Includes a covered back patio so you can enjoy the outdoors all year round. Come and tour this home today and see all that it has to offer! (Photos are of model not actual home)

Listing Courtesy of Pulte Homes of Oregon



14 Pending *Pending as of 1/24/2024 MLS ID: 24391078

17352 NW Antonio St Single Family 5/3 2,955 sq ft 4,356 2024 \$1,030,099 N/A \$349

Estimated completion Sept- Oct 2024. Located in the highly sought after Bethany area on a quiet road, at Abbey Woods Terrace. This spacious 2 level Wellington floorplan has it all! Set up for entertaining, the chef's kitchen seamlessly connects to the cafe and great room with views to your covered back patio. A well thought out design that invites you into a large den with bedroom and full bath on the main floor. Tons of natural light throughout the home! Second floor opens to a large open loft, the owner's suite, and 3 additional bedrooms with walk-in closets. Come tour today to see for yourself all that it has to offer! Photos and virtual tour are of model home, not actual home.

Listing Courtesy of Pulte Homes of Oregon



15 Pending *Pending as of 4/26/2024 MLS ID: 24699903

17311 NW Loomis Ln Single Family 5/3 2,955 sq ft 6,970 2024 \$1,028,202 N/A \$348

Special financing and /or Closing cost incentive if you finance with preferred lender. Home is to be built-still time to pick your finishes! Bed with full bath on the main, along with a den. Covered extended back patio with outdoor fireplace, large ~7,000sf lot perfect for entertaining! 4 additional bedrooms upstairs with large loft. A/C, front and back sod with sprinklers, and fencing included. Photos are of model home. Stop by the sales office to learn more!

Listing Courtesy of Pulte Homes of Oregon

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 **Pending** *Pending as of 12/26/2023 *MLS ID: 23619038*

17374 NW Antonio St Single Family 5/3 2,955 sq ft 4,356 - \$973,690 N/A \$330

Special financing and /or Closing cost incentive if you finance with preferred lender. Located in the desirable Bethany area, the Wellington Life-Tested floorplan effortlessly connects the gourmet kitchen, cafe, and gathering room creating an ideal space to entertain. This home also includes a private main-floor bedroom that is great for overnight guests offering a full bath. A separate den completes the main level. The second floor hosts the expansive owner's suite, three secondary bedrooms with walk-in closets, and a large open loft. The welcoming backyard patio opens to a peaceful view of the trees. Schedule your tour today! (Photos are of model not actual home)

Listing Courtesy of Pulte Homes of Oregon



17 **Pending** *Pending as of 5/30/2024 *MLS ID: 24055071*

17390 NW Antonio St Single Family 5/3 2,406 sq ft 4,356 2024 \$887,375 N/A \$369

Nice and spacious two-level Waterville floor plan located in the Abbey Woods Terrace Community, in the highly sought after Bethany area on a quiet road. To accommodate overnight guests, there is a bedroom and full bathroom on the main floor. Set up for entertaining, the chef kitchen seamlessly connects to the cafe and great room with views to your back patio. This incredible nice-sized backyard will encourage you to spend time outdoors. The second floor hosts the expansive owner's suite, three secondary bedrooms with walk in closets, and an open loft. Tons of storage space and natural light. Come and tour this home today and see all that it has to offer!

Listing Courtesy of Pulte Homes of Oregon



18 **Pending** *Pending as of 12/5/2023 *MLS ID: 23561222*

17323 NW Loomis Ln Single Family 5/3 2,406 sq ft 4,792 2024 \$841,915 N/A \$350

Estimated completion Summer 2024. Nice and spacious two-level Waterville floor plan located in the highly sought after Bethany area on a quiet road. Bedroom and full bathroom on the main. Set up for entertaining, the chef kitchen seamlessly connects to the cafe and great room with a large slider that opens to your back patio. The second floor hosts the expansive owner's suite, three additional bedrooms with walk in closets, and an open loft. Tons of natural light throughout the home! Come and tour this home today and see all that it has to offer! (Photos are of model not actual home)

Listing Courtesy of Pulte Homes of Oregon



19 **Active** *Active: 9/28/2023 *MLS ID: 23290669*

17359 NW Loomis Ln Single Family 5/4 3,473 sq ft 4,356 2024 \$1,039,990 N/A \$299

Move in ready! Ask about special financing available through PMC! Located in the highly sought after Bethany area on a private road, the spacious 3 level Fairhaven floorplan has it all! Set up for entertaining, the chef kitchen seamlessly connects to the cafe and great room with views to your back deck. A private den completes the main floor. The second floor hosts the expansive owner's suite, three secondary bedrooms, and an open loft. This home also offers a bedroom and full bathroom in the finished daylight basement for guests, along with a massive game room and extended patio! This lovely backyard invites you to relax with a nice view of the trees. Come and tour this home today and see all that it has to offer! Photos are of actual home.

Listing Courtesy of Pulte Homes of Oregon



20 **Active** *Active: 9/29/2023 *MLS ID: 23076438*

17371 NW Loomis Ln Single Family 4/4 3,287 sq ft 5,227 2023 \$1,024,522 N/A \$312

Estimated Completion April 2024. Ask about special financing available for this home through Pulte Mortgage! Located in the highly sought after Bethany area on a private road, at Abbey Woods Terrace. Perfect for entertaining, the Andover II comes with an oversized kitchen island and convenient dining room off to the side, with views to your covered deck and trees. Lower-level bedroom and full bathroom along with a bonus room that opens to its own covered patio. Tons of windows and natural lighting throughout the home. Second floor offers a spacious owner's suite, 2 additional bedrooms, and an incredible loft area. Come and tour today and see all that it has to offer!

Listing Courtesy of Pulte Homes of Oregon

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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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.



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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