

# Homebook

21200 SE Old Bethel Rd, Amity, OR 97101



**Jennifer Nash**

Cascade Hasson Sotheby's International Realty  
(503) 387-1238 | [Jennifer@NashRealtyNW.com](mailto:Jennifer@NashRealtyNW.com)

**Amy Garvin**

Barnes Portland  
(971) 241-4712 | [amy@amygarvinre.com](mailto:amy@amygarvinre.com)



*First American Title™*

EMAIL [csfirst@firstam.com](mailto:csfirst@firstam.com) | PHONE 503.476.8735



## Ownership

**Legal Owner(s):** Stubblefield Francho F Jr Trus

**Site Address:** 21200 SE Old Bethel Rd Amity, OR 97101

**Mailing Address:** 21200 SE Old Bethel Rd Amity, OR 97101

**Parcel #:** R5428 00500

**APN:** 200794

**County:** Yamhill

## Property Characteristics

**Bedrooms:** 4

**Total Bathrooms:** 4.00

**Full Bathrooms:** 4

**Half Bathrooms:** 0.00

**Units:** 0

**Stories:** 2.00

**Fire Place:** Y

**Air Conditioning:** Yes

**Heating Type:** Heat Pump

**Year Built:** 2013

**Building SqFt:** 4,469

**First Floor SqFt:** 2,075

**Basement SqFt:** 1,199

**Basement Type:** Improved Basement

**Lot SqFt:** 3,519,648

**Lot Acres:** 80.80

**Roof Type:** Composition Shingle

**Roof Shape:** HIP

**Porch Type:**

**Building Style:**

**Garage:** Detached Garage

**Garage SqFt:** 1082

**Parking Spots:** 2

**Pool:**

## Property Information

**Land Use:** AGRICULTURAL

**Improvement Type:** Farm land

**Legal Description:** SEE METES & BOUNDS

**Zoning:** EF-80

**School District:** Amity School District 4j

**Neighborhood:**

**Subdivision:**

## Assessor & Taxes

**2025 Market Land:** \$661,561

**2025 Market Structure:** \$1,255,741

**2025 Market Total:** \$1,917,302

**2025 Assessed Total:** \$777,667

**2025 Taxes:** \$10,557.61

**% Improved:** 67.96

**Levy Code:**

**Millage Rate:**

## Sale History

**Last Sale Date:** 1/23/2009

**Prior Sale Date:**

**Doc #:** 200900873

**Prior Doc #:**

**Last Sale Price:** \$16,500

**Prior Sale Price:** \$

## Mortgage

**1st Mortgage Date:**

**1st Mortgage Type:**

**2nd Mortgage Type:**

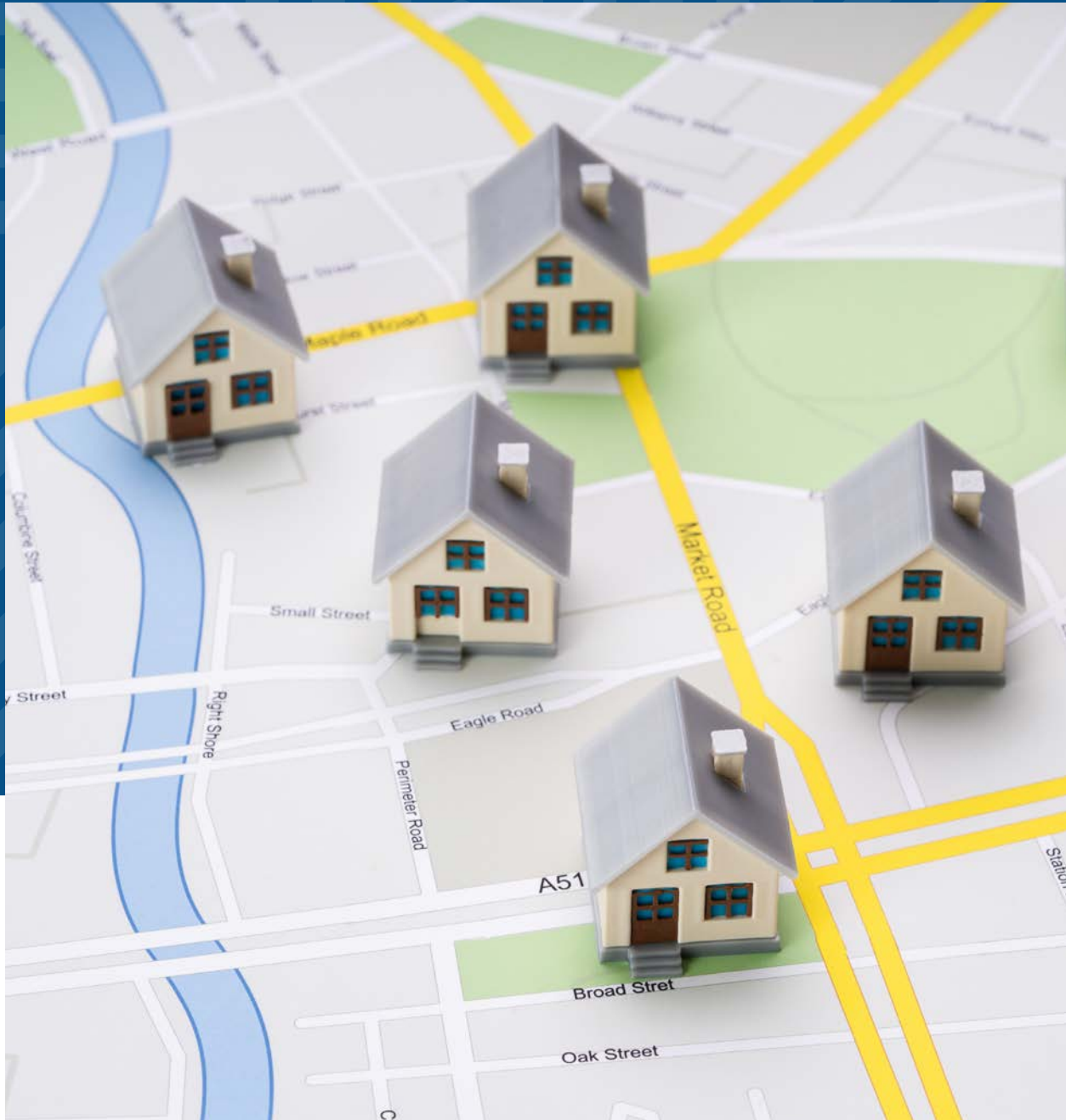
**Doc #:**

**1st Mortgage Lender:**

**1st Mortgage Amt:** \$

**2nd Mortgage Amt:** \$

# Property Maps



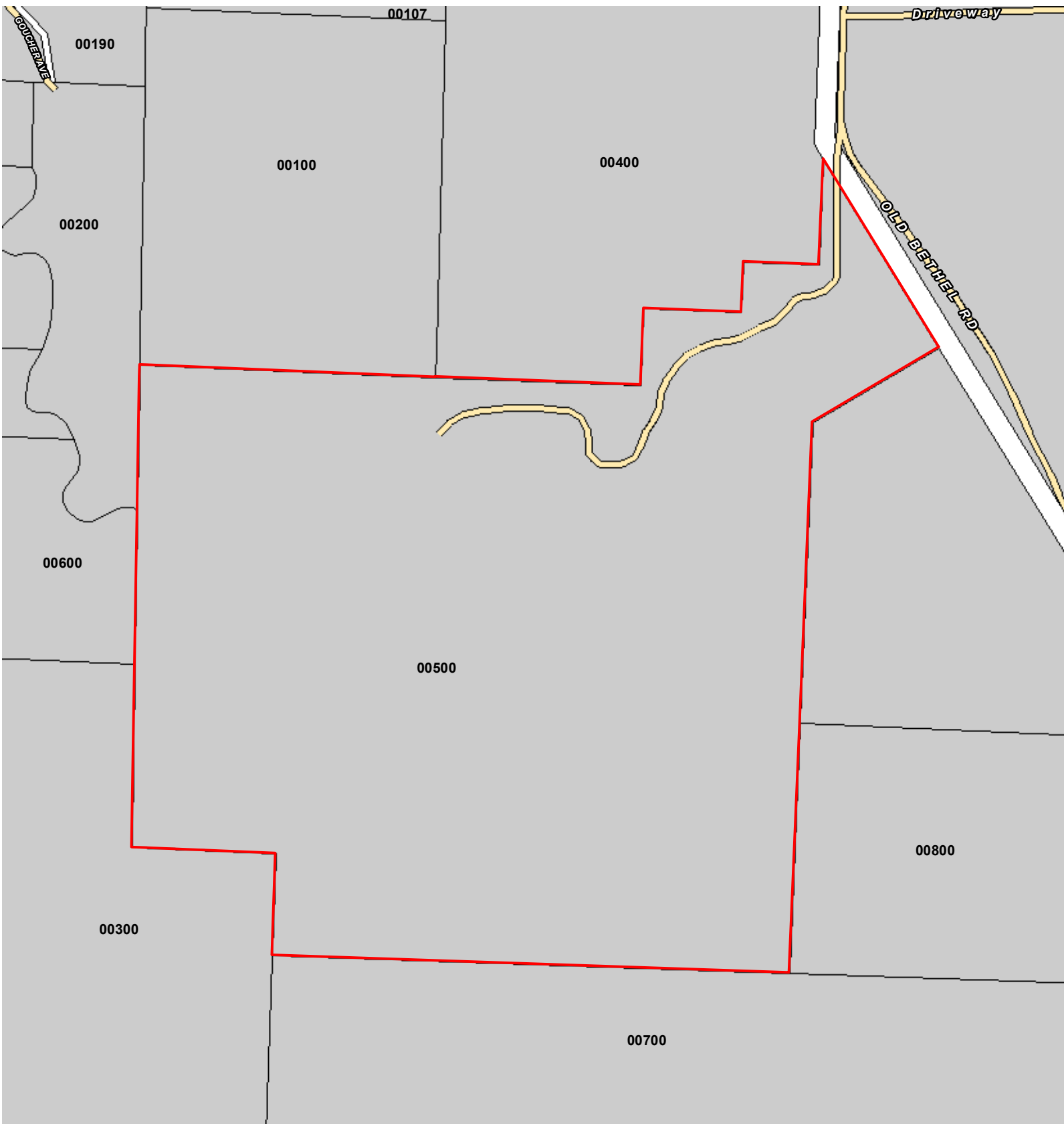
First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*





## Taxlot



Subject



Taxlot



First American Title

R5428 00500  
21200 SE Old Bethel Rd  
Amity, OR 97101

Driveway

OLD BETHEL RD

## Aerial



Subject



Taxlot





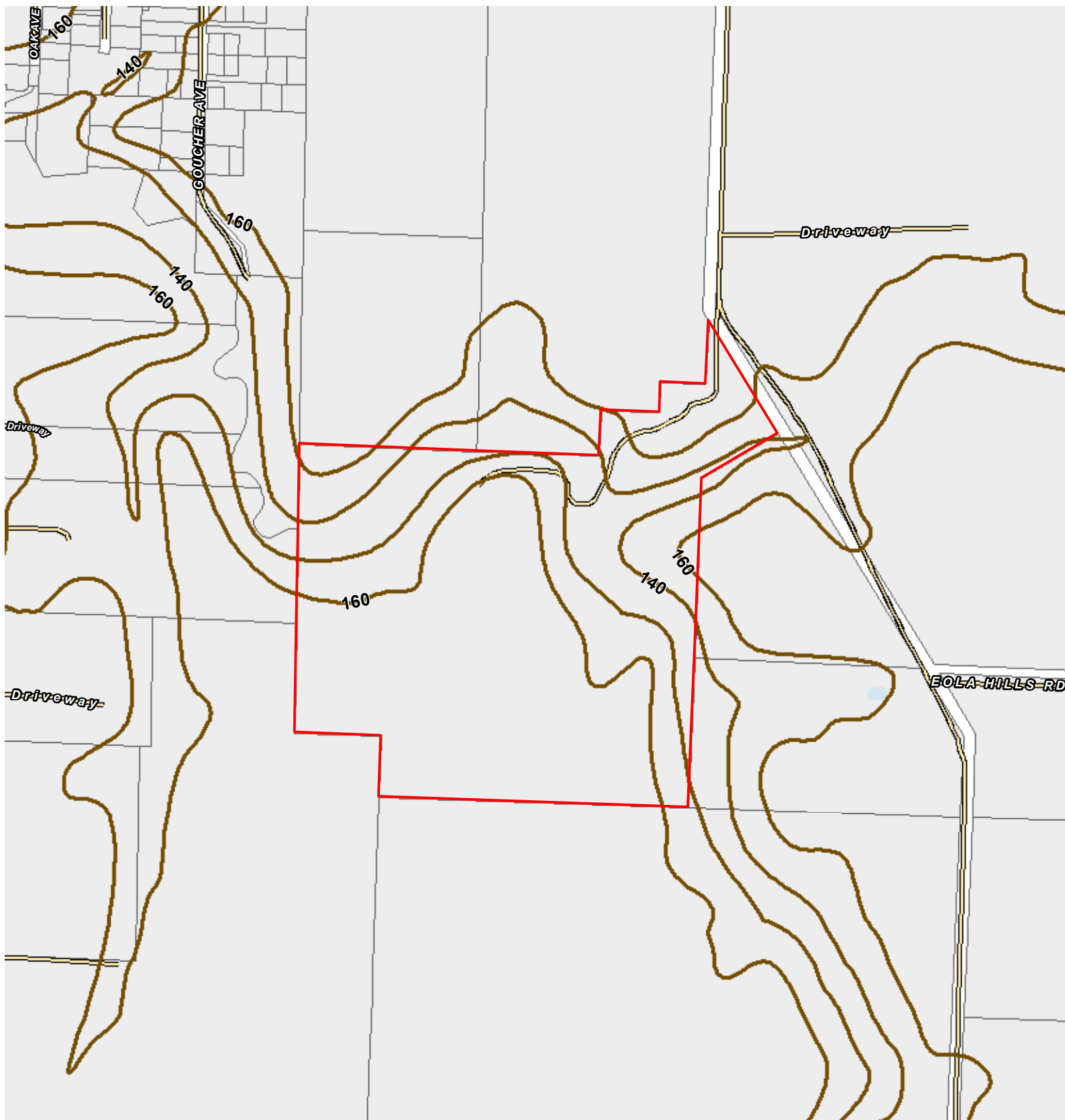
## Aerial



Subject



Taxlot

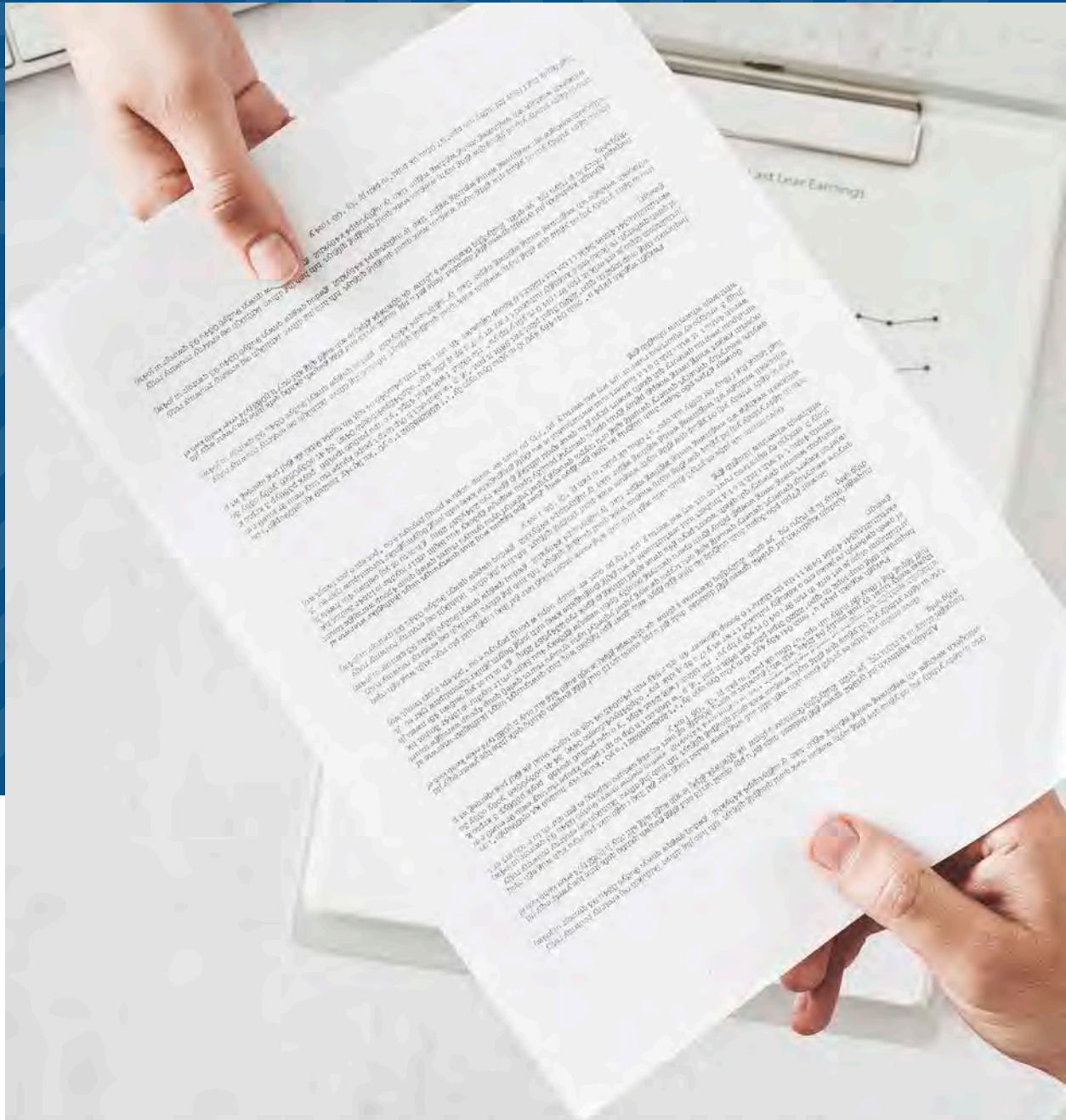


### Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard



# CC&R's Available Upon Request



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

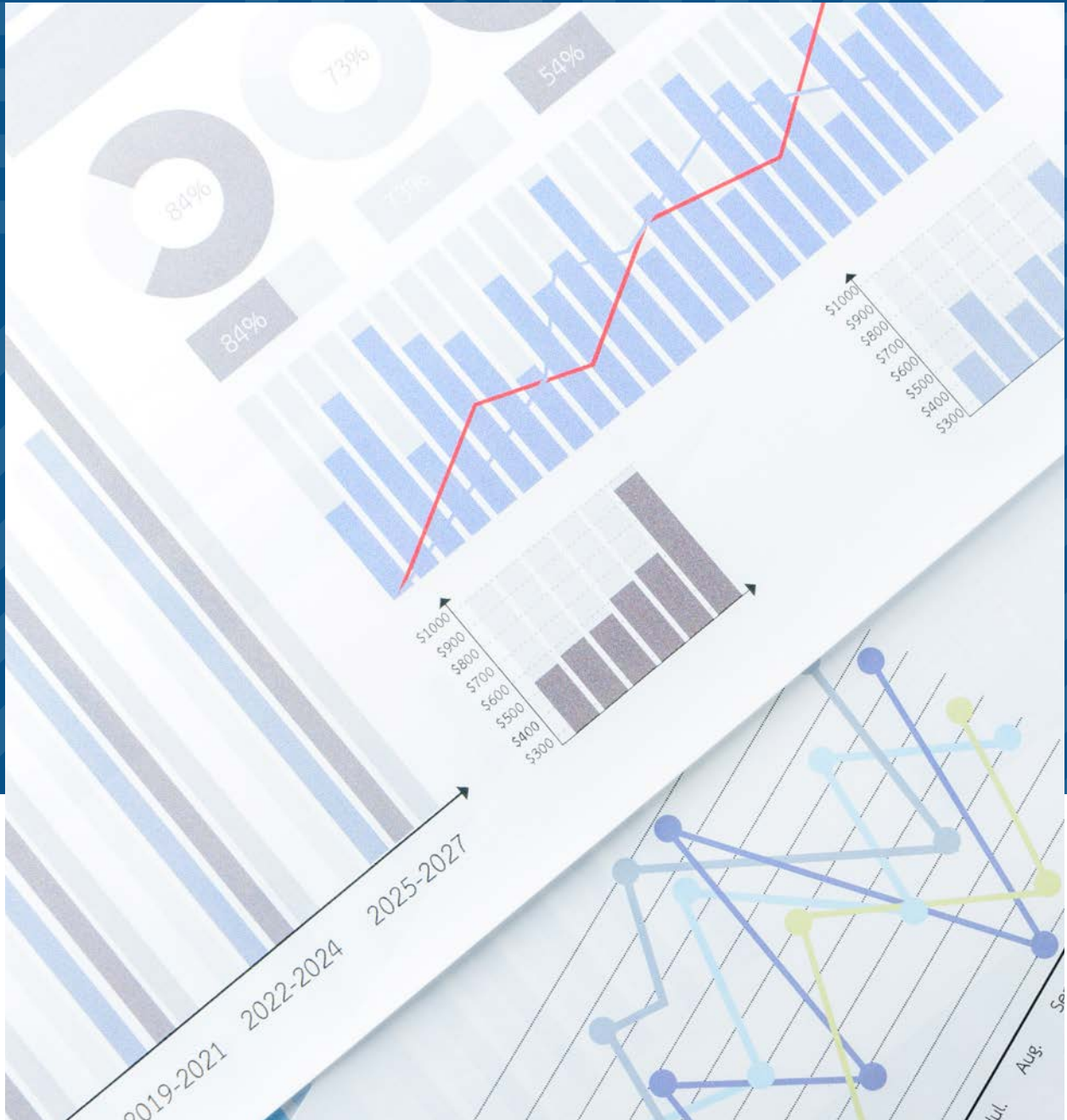
©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*



# Altos Market Report



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



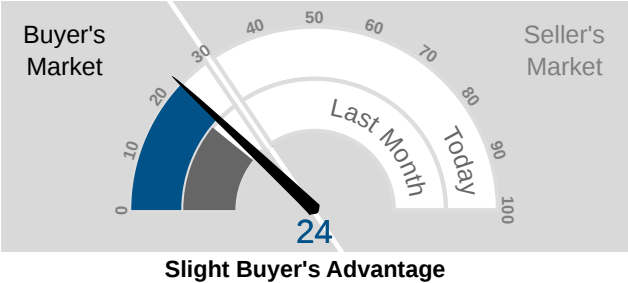
**First American Title™**

AMITY, OR 97101  
Single-Family Homes

This week the median list price for Amity, OR 97101 is \$799,000 with the market action index hovering around 24. This is an increase over last month's market action index of 22. Inventory has increased to 20.

MARKET ACTION INDEX

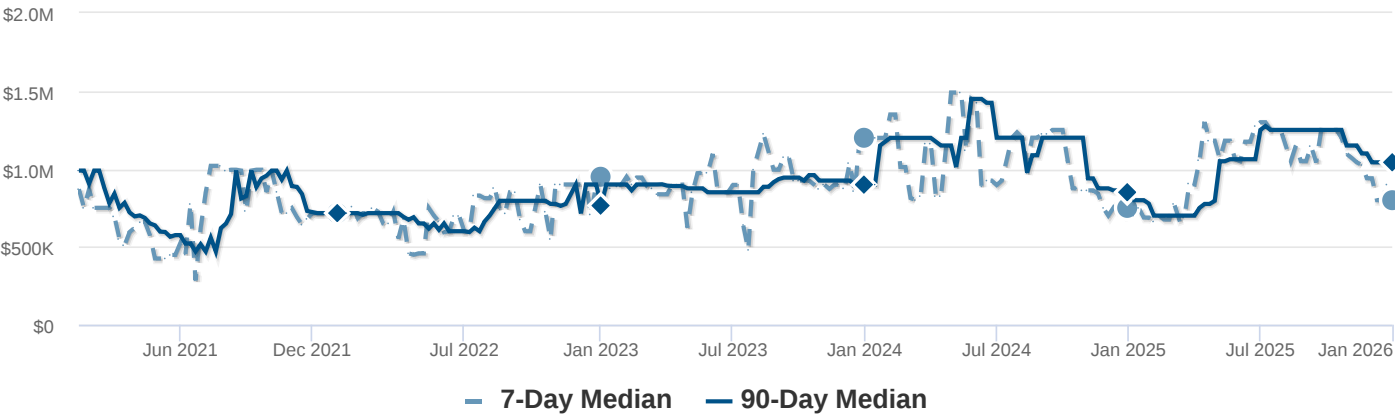
This answers "How's the Market?" by comparing rate of sales versus inventory.



MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,449,000	3,788	5 - 10 acres	3	3.5	25	0	1	210
\$1,042,000	2,650	5 - 10 acres	3	2.5	20	0	0	91
\$458,000	1,440	6,500 - 8,000 sqft	3	2	56	1	0	63
\$380,000	1,488	6,500 - 8,000 sqft	3	2	97	0	0	70

REAL-TIME MARKET PROFILE

Median List Price	\$799,000
Median Price of New Listings	\$458,000
Per Square Foot	\$331
Average Days on Market	153
Median Days on Market	91
Price Decreased	35%
Price Increased	0%
Relisted	5%
Inventory	20
Median Rent	\$1,600
Market Action	24

Slight Buyer's Advantage

Tue Jan 06 2026

First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates. Source: Altos Research LLC ©2021 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF

Powered by Altos Research, Inc. | www.altos.re | Copyright © 2026 Altos Research, Inc.



# Demographics



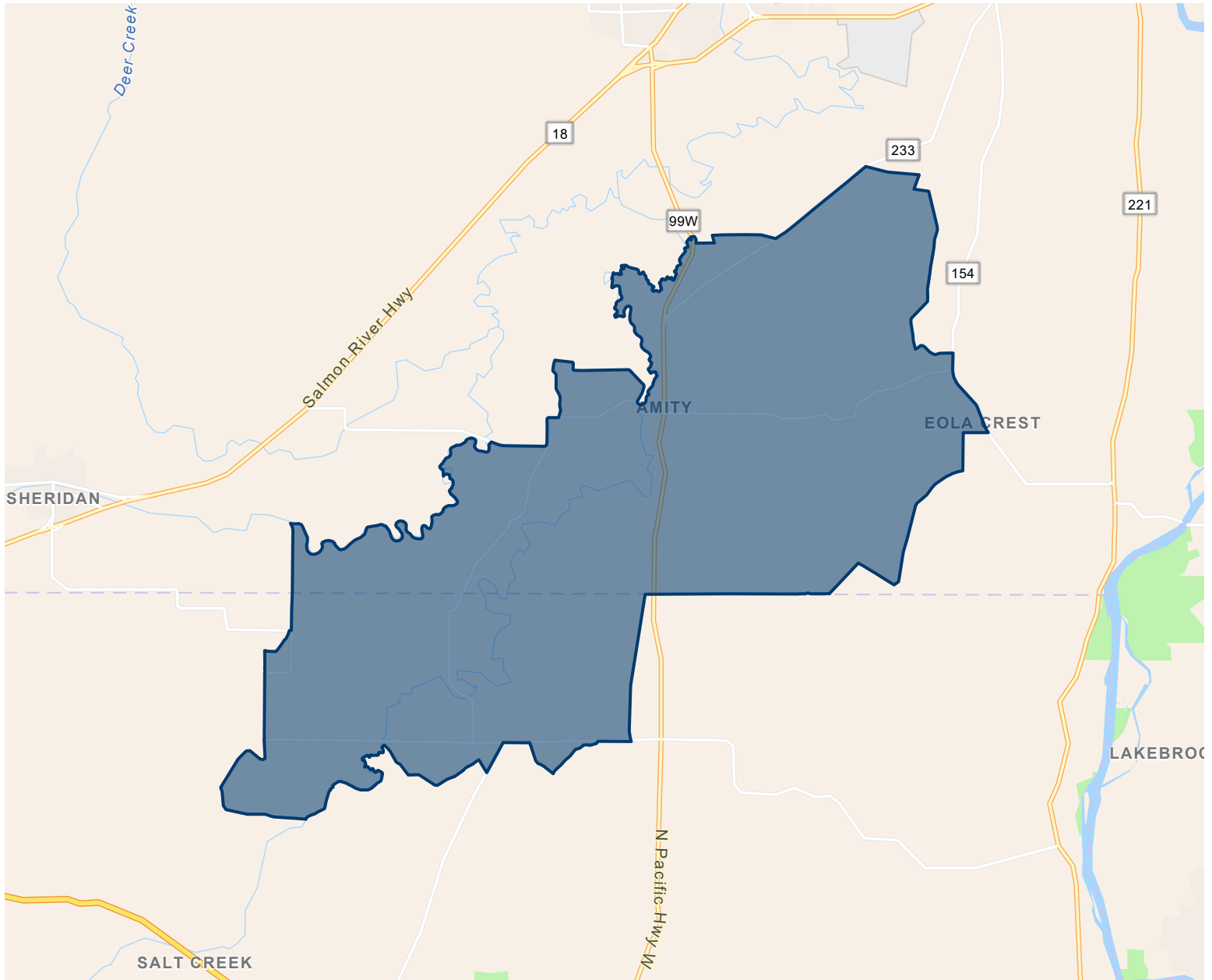
First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2025 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*





### Key Facts



**3,993**

Total Population



**92,067**

Median Household Income



**1,400**

Total Households



**189,888**

Median Net Worth



**2.85**

Average Household Size

## Transportation To Work



**1.3%**

Took Public  
Transportation



**3.5%**

Carpooled



**1.4%**

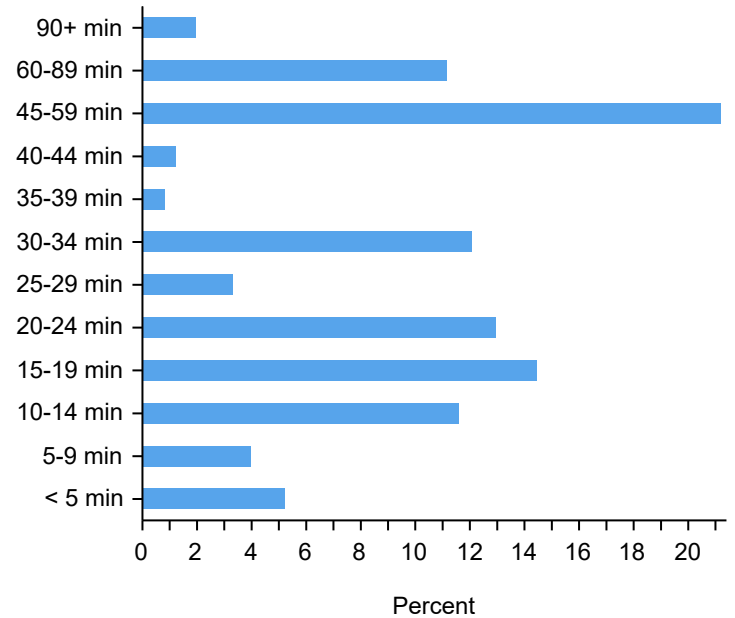
Walked to Work



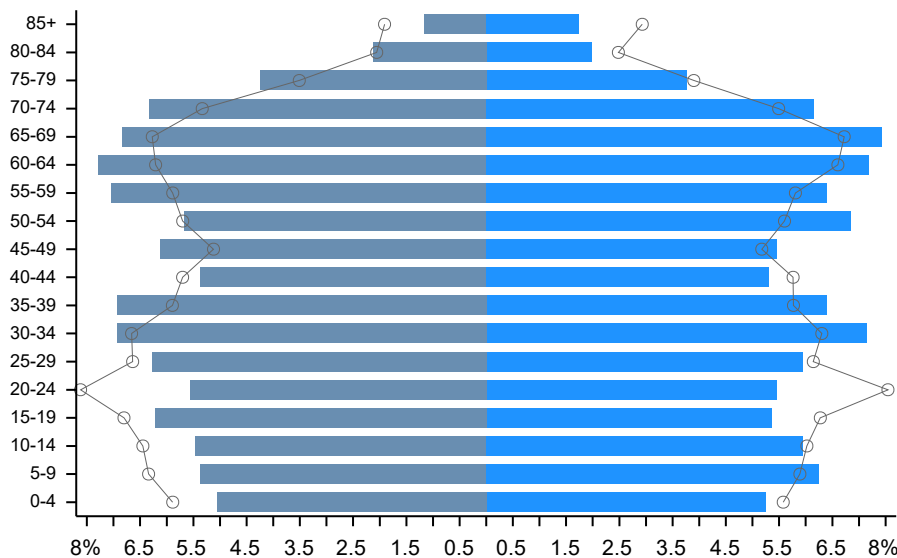
**0.0%**

Bike to Work

## Average Travel Time To Work



## Age Pyramid



The largest group:

2023 Females Age 65-69

The smallest group:

2023 Males Age 85+

Dots show comparison to

Polk County

## Households by income

The largest group: \$100,000 - \$149,999 (22.9%)

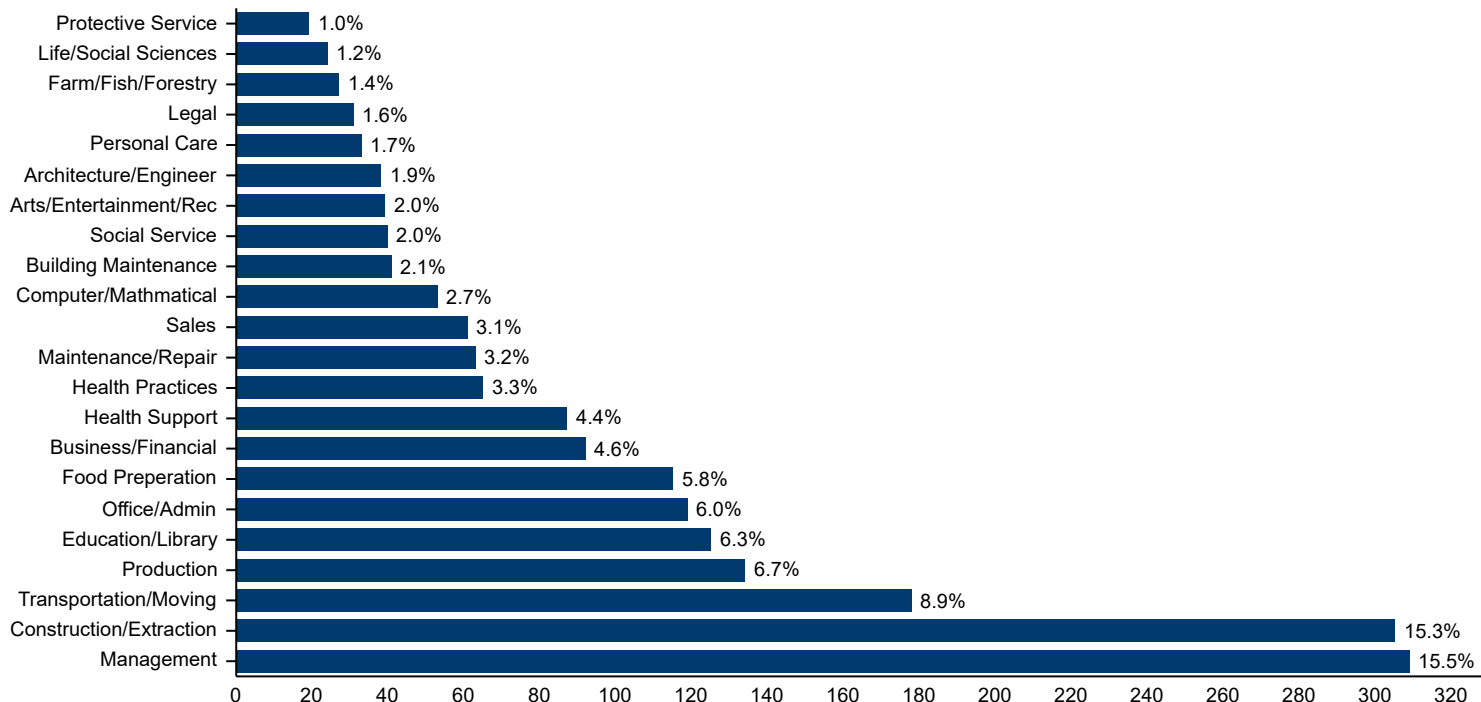
The smallest group: \$25,000 - \$34,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-1.8%	
\$15,000 - \$24,999	11.0%	+6.4%	
\$25,000 - \$34,999	4.4%	-2.6%	
\$35,000 - \$49,999	5.4%	-6.3%	
\$50,000 - \$74,999	14.1%	-2.0%	
\$75,000 - \$99,999	10.7%	-0.1%	
\$100,000 - \$149,999	22.9%	+1.6%	
\$150,000 - \$199,999	17.7%	+8.1%	
\$200,000+	6.5%	-3.1%	

Bars show deviation from

Polk County

## Employment By Industry



## Pets



**50%**

Household Owns a Dog



**27%**

Household Owns a Cat



**\$1,306,622**

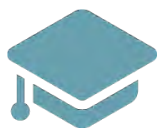
Annual Pet Spending

## Education



**10%**

No High School  
Diploma



**30%**

High School  
Graduate



**33%**

Some College



**28%**

Bachelor's/Grad/Prof  
Degree

## Annual Household Spending



**\$2,161**

Apparel & Services



**\$3,703**

Eating Out



**\$6,712**

Groceries



**\$7,726**

Health Care



# School Report

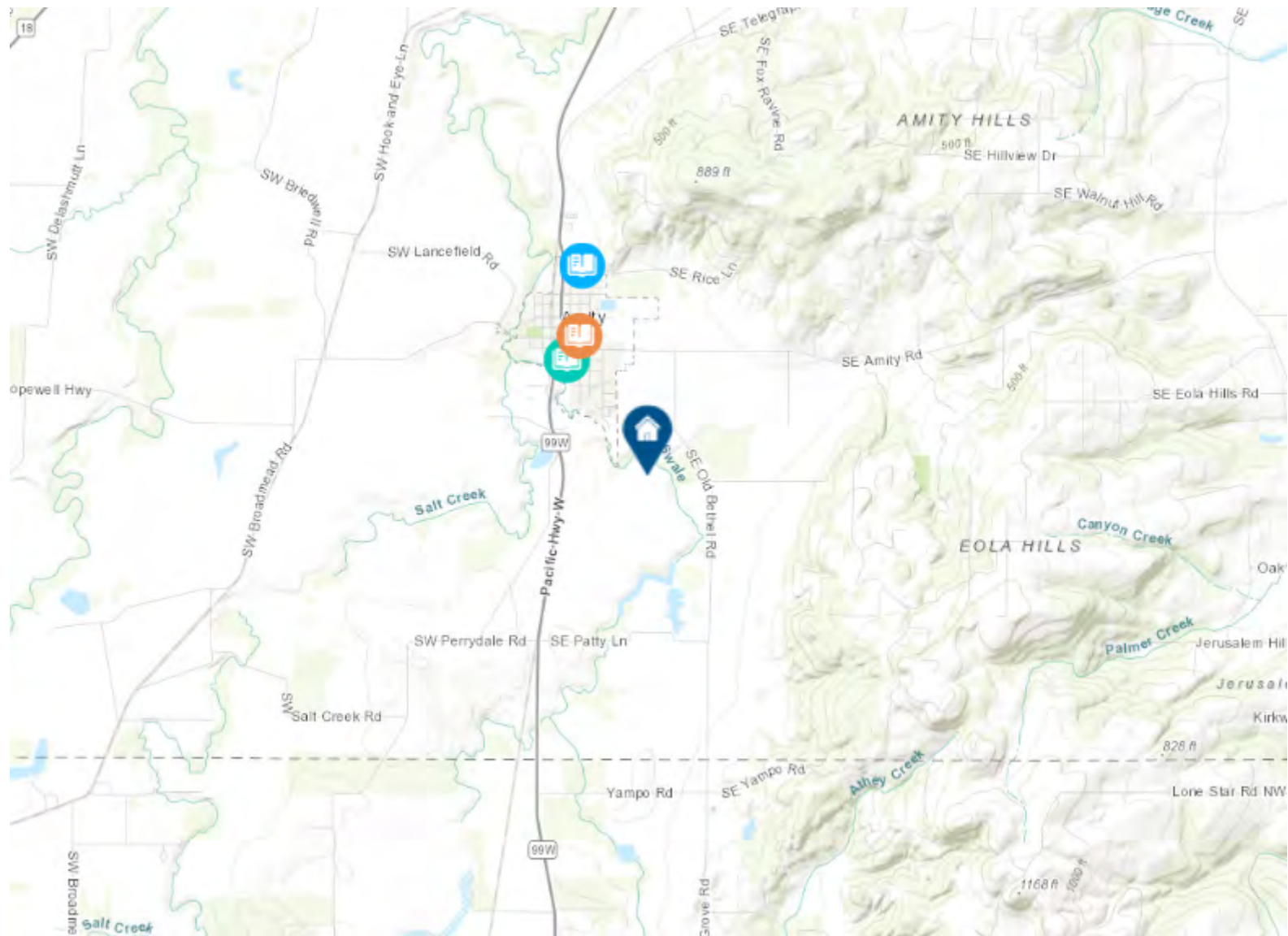


First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*



## Amity School District 4j

### Elementary School



Amity Elementary School

300 Rice Lane Amity, OR 97101

1.44 miles

### Middle School



Amity Middle School

115 Church Avenue Amity, OR 97101

0.92 miles

### High School



Amity High School

503 Oak Avenue Amity, OR 97101

1.02 miles



*First American Title*™

## School Report

Subject: 21200 SE Old Bethel Rd Amity, OR 97101

503.476.8735 | [csfirst@firstam.com](mailto:csfirst@firstam.com)

Report Created: 1/6/2026

### Public Schools

Eola Hills Charter School	9015 Community Club Road Amity, OR 97101	6.67 miles
---------------------------	--	------------

---

### Private Schools \*within 5 miles

New Horizons Academy	9670 SW Bayou Dr McMinnville, OR 97128	4.97 miles
----------------------	--	------------





OREGON  
DEPARTMENT OF  
EDUCATION

Oregon achieves... together!

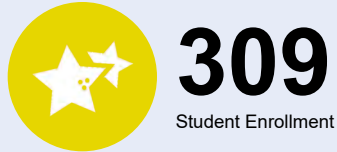
# OREGON AT-A-GLANCE SCHOOL PROFILE

## Amity Elementary School

PRINCIPAL: Danielle Ludwick | GRADES: K-5 | 300 Rice Ln, Amity 97101 | 503-835-3751

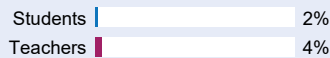
2022-23

### Students We Serve

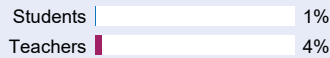


### DEMOGRAPHICS

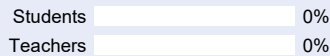
#### American Indian/Alaska Native



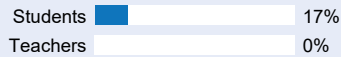
#### Asian



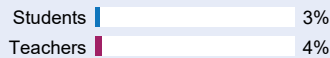
#### Black/African American



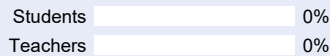
#### Hispanic/Latino



#### Multiracial



#### Native Hawaiian/Pacific Islander



#### White



**10%**

Ever English  
Learners



**3**

Languages  
Spoken

**14%**

Students  
with  
Disabilities

**94%**

Required  
Childhood  
Vaccinations

**19%**

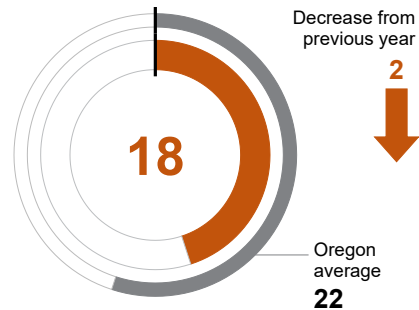
Free/  
Reduced  
Price Lunch

\*<10 students or data unavailable

### School Environment

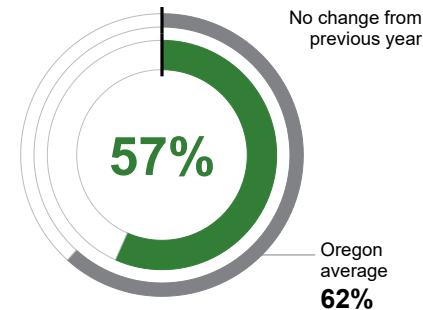
#### CLASS SIZE

Median class size.



#### REGULAR ATTENDERS

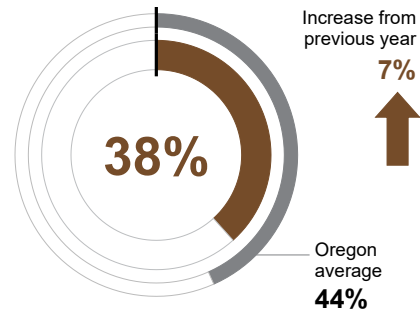
Students who attended more than 90% of  
their enrolled school days.



### Academic Success

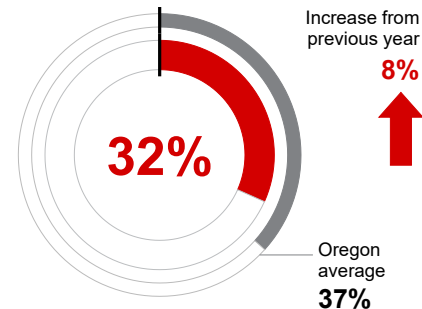
#### ENGLISH LANGUAGE ARTS

Students meeting state grade-level  
expectations.



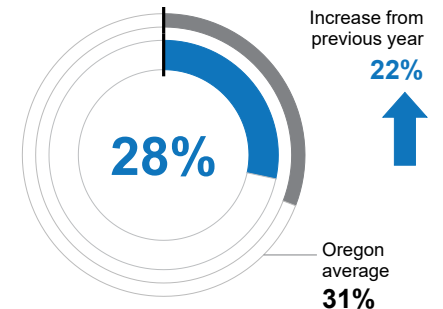
#### MATHEMATICS

Students meeting state grade-level  
expectations.



#### SCIENCE

Students meeting state grade-level  
expectations.



### School Goals

AES strives to promote school success by focusing on academic support and enrichment as well as positive behavior interventions and supports. In the Title I program, we work with students at their level to build knowledge and skills in reading and math. Through our PBIS program, we work on building a positive school culture focused on safe, responsible, and respectful behavior. As a result of this work, we have seen students make progress in both reading and math and a decrease in the number of office referrals.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2027. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

AES strives to ensure all students and parents feel welcome by starting our day off with a positive greeting at the door or when students leave their vehicle, in a weekly recorded message, and by hosting award assemblies throughout the year. We focus on teaching a character trait of the month and students are recognized for birthdays and good deeds. Students are recognized for academic achievement and citizenship. Parents are welcome to attend assemblies and celebrate with us. As a result, the number of positive awards and recognition has increased.



# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Amity Elementary School

2022-23

### Outcomes

#### Our Staff (rounded FTE)



**23**

Teachers



**8**

Educational  
assistants



**0**

Counselors/  
Psychologists/  
Social Workers



**92%**

Average teacher  
retention rate over  
the past three years



**72%**

% of licensed teachers  
with more than 3 years  
of experience



**Yes**

Same principal in  
the last 3 years

#### REGULAR ATTENDERS

American Indian/Alaska Native	<10 students or data unavailable
Asian	<10 students or data unavailable
Black/African American	<10 students or data unavailable
Hispanic/Latino	62%
Multiracial	30%
Native Hawaiian/Pacific Islander	<10 students or data unavailable
White	56%
Free/Reduced Price Lunch	50%
Ever English Learner	77%
Students with Disabilities	50%
Migrant	<10 students or data unavailable
Homeless	<10 students or data unavailable
Students in Foster Care	<10 students or data unavailable
Military Connected	<10 students or data unavailable
Talented and Gifted	<10 students or data unavailable
Female	61%
Male	53%
Non-Binary	<10 students or data unavailable

#### ENGLISH LANGUAGE ARTS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
35%
<10 students or data unavailable
<10 students or data unavailable
39%
32%
28%
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
39%
38%
<10 students or data unavailable

#### MATHEMATICS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
18%
<10 students or data unavailable
<10 students or data unavailable
33%
20%
18%
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
33%
30%
<10 students or data unavailable

### About Our School

#### BULLYING, HARASSMENT, AND SAFETY POLICIES

To ensure a safe and secure learning environment for all of our students, our school utilizes Positive Behavior Interventions and Supports (PBIS) school wide. This program encompasses teaching and practicing expectations in all areas of the school and rewarding students exhibiting positive behaviors. Our staff supports PBIS with the Second Steps program. Through classroom and small group lessons, students learn to manage emotions, problem solve, recognize and report bullying, and in the process learn to show empathy toward others.

#### EXTRACURRICULAR ACTIVITIES

Amity Elementary school provides extracurricular programs to support students and families:

- Bridge
- STEAM Club
- Robotics
- Student Leadership
- Outdoor School
- School Store
- Art & Lit Night
- STEM Night
- Reading Buddies
- Family Nights

#### PARENT ENGAGEMENT

PARENT ENGAGEMENT Amity Elementary school works to engage all of our parents by providing multiple avenues for communication. Communication between family and the school includes:

- Monthly Newsletter
- Teacher, School, and District Websites
- School and District Calendars
- Thursday Communication Folders
- Facebook
- Class Dojo

AES offers a variety of family engagement opportunities including:

- Open House
- Conferences
- Amity Parents and Teachers Together (APaTT)
- English Language Learner Parent Meetings
- Volunteer Opportunities
- Family Nights - Art & Lit, STEM, Bingo

#### COMMUNITY ENGAGEMENT

Amity Elementary School partners with local services to provide students and families with learning opportunities and supports:

- Yamhill County Sheriffs
- Amity Fire Department
- Lion's Club
- Smile Keepers
- McMinnville Grange
- Amity Education Foundation
- Amity High School Cadet Program
- Amity High School FFA
- Local businesses

Each year, we hold a canned food drive to connect our students to the community by working together to collect food for the community food bank, and our students and families generously donate around 1,000 lbs of food.



OREGON  
DEPARTMENT OF  
EDUCATION

Oregon achieves... together!

# OREGON AT-A-GLANCE SCHOOL PROFILE

## Amity Middle School

PRINCIPAL: David Lund | GRADES: 6-8 | 115 Church St, Amity 97101 | 503-835-0518

2022-23

### Students We Serve



161

Student Enrollment

### DEMOGRAPHICS

#### American Indian/Alaska Native

Students 2%

Teachers 0%

#### Asian

Students 1%

Teachers 0%

#### Black/African American

Students 2%

Teachers 0%

#### Hispanic/Latino

Students 25%

Teachers 0%

#### Multiracial

Students 0%

Teachers 0%

#### Native Hawaiian/Pacific Islander

Students 0%

Teachers 0%

#### White

Students 70%

Teachers 100%

15%

Ever English  
Learners



2

Languages  
Spoken

19%

Students  
with  
Disabilities

96%

Required  
Childhood  
Vaccinations

30%

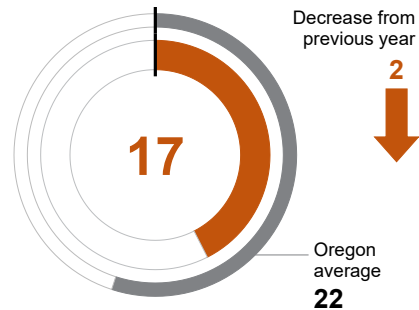
Free/  
Reduced  
Price Lunch

\*<10 students or data unavailable

### School Environment

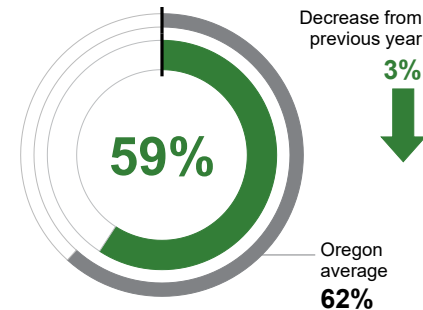
#### CLASS SIZE

Median class size.



#### REGULAR ATTENDERS

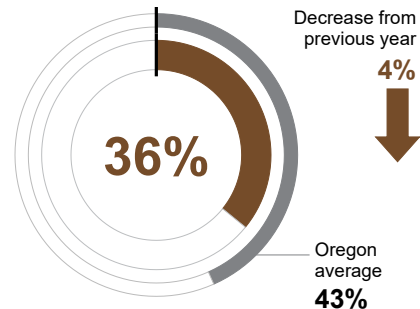
Students who attended more than 90% of their enrolled school days.



### Academic Success

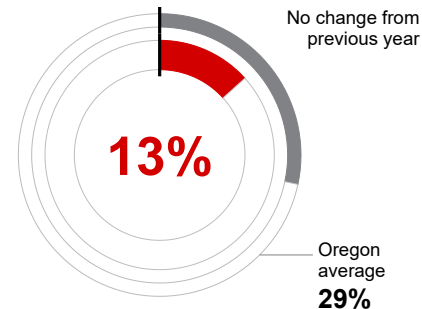
#### ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



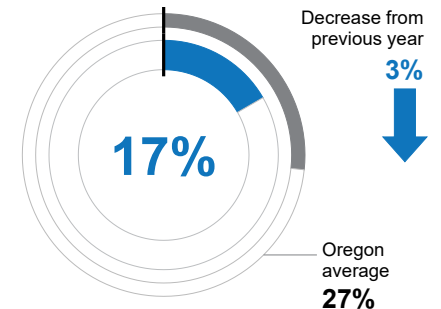
#### MATHEMATICS

Students meeting state grade-level expectations.



#### SCIENCE

Students meeting state grade-level expectations.



### School Goals

Amity Middle School strives to promote academic and social-emotional growth and success by focusing on providing opportunities where students can excel in their areas of strength and giving support where there are opportunities for growth. Positive relationships are the key to our success and we are purposeful in building those relationships. Our staff is engaged in implementing character education in order to ensure our students are developing the necessary skills to be successful beyond school.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2027. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

Our school is committed to providing a safe, welcoming and inclusive environment free from bullying, intimidation and harassment for all who enter our building. We believe that providing such an environment allows students to thrive academically, socially and emotionally. Our student body is supported by our Student Support Specialist, our Therapeutic Intervention Coach, our core teaching teams, and our Administration. We are committed to sustaining a school culture that is inclusive of all learners and is culturally responsive to the needs of our students and families.





# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Amity Middle School

2022-23

### Outcomes

#### Our Staff (rounded FTE)



**13**

Teachers



**2**

Educational  
assistants



**0**

Counselors/  
Psychologists/  
Social Workers



**88%**

Average teacher  
retention rate over  
the past three years



**81%**

% of licensed teachers  
with more than 3 years  
of experience



**No**

Same principal in  
the last 3 years

#### REGULAR ATTENDERS

American Indian/Alaska Native	<10 students or data unavailable
Asian	<10 students or data unavailable
Black/African American	<10 students or data unavailable
Hispanic/Latino	61%
Multiracial	<10 students or data unavailable
Native Hawaiian/Pacific Islander	<10 students or data unavailable
White	61%
Free/Reduced Price Lunch	58%
Ever English Learner	70%
Students with Disabilities	65%
Migrant	<10 students or data unavailable
Homeless	<10 students or data unavailable
Students in Foster Care	<10 students or data unavailable
Military Connected	<10 students or data unavailable
Talented and Gifted	<10 students or data unavailable
Female	51%
Male	69%
Non-Binary	<10 students or data unavailable

#### ENGLISH LANGUAGE ARTS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
34%
<10 students or data unavailable
<10 students or data unavailable
37%
28%
35%
<5%
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
36%
35%
<10 students or data unavailable

#### MATHEMATICS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
8%
<10 students or data unavailable
<10 students or data unavailable
14%
7%
<5%
<5%
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
12%
15%
<10 students or data unavailable

### About Our School

#### BULLYING, HARASSMENT, AND SAFETY POLICIES

Amity Middle School recognizes the worth and diversity of all individuals. We strive to ensure an environment that is free from all forms of harassment and discrimination. Our focus on safety is an integral part of our instructional program. We provide multiple layers of support in the area of safety and directly teach strategies for self-advocacy and self-control. Our Student Support Specialist and Behavior Intervention Coach work to provide safe and empowering ways of reporting any type of bullying or harassment.

#### EXTRACURRICULAR ACTIVITIES

Amity Middle School enjoys a robust extra-curricular program in which students are encouraged to participate in Interscholastic sports, Student Leadership, and volunteer programs. Our school benefits from tremendous support of our extra-curricular programs. Students can choose to participate in sports including Football, Volleyball, Soccer, Cross Country, Basketball, Track and Trap Shooting. Students can also participate in Student Leadership and Warriors Serve, an after school community service program.

#### PARENT ENGAGEMENT

Amity Middle School values the partnership that we build with our parents. We strive to honor and welcome all families into our building and encourage parent engagement in the process of educating our students. We offer many opportunities where parents can be a part of our school community and we encourage families to be a part of building the culture in our school. We host both leadership and community service groups that focus on school and family engagement. We strive to engage all parents by providing language supports where English is a second language. In addition to welcoming parents and families into our school community, we also utilize multiple communication methods including a monthly Newsletter, social media outlets, and school messenger systems.

#### COMMUNITY ENGAGEMENT

Our school partners with local organizations and businesses to provide and extend opportunities and experiences for our student body. We find value in the resources and support we receive from our community and from the Amity Education Foundation. We strive to give back to our community and we work to strengthen the relationships we've built with long term partners.



**OREGON**  
DEPARTMENT OF  
EDUCATION

Oregon achieves... together!

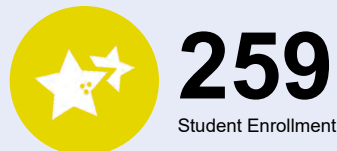
# OREGON AT-A-GLANCE SCHOOL PROFILE

## Amity High School

PRINCIPAL: Ryan Sticka | GRADES: 9-12 | 503 Oak St, Amity 97101 | 503-835-2181

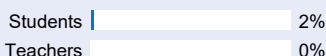
2022-23

### Students We Serve

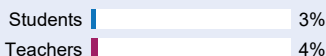


### DEMOGRAPHICS

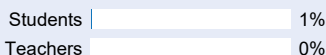
#### American Indian/Alaska Native



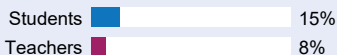
#### Asian



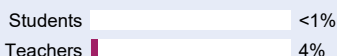
#### Black/African American



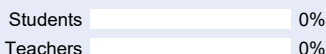
#### Hispanic/Latino



#### Multiracial



#### Native Hawaiian/Pacific Islander



#### White



**9%**

Ever English  
Learners



**6**

Languages  
Spoken

**17%**

Students  
with  
Disabilities

**93%**

Required  
Childhood  
Vaccinations

**31%**

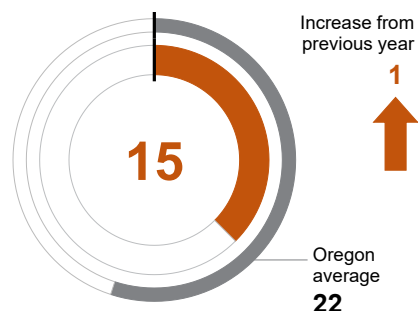
Free/  
Reduced  
Price Lunch

\* <10 students or data unavailable

### School Environment

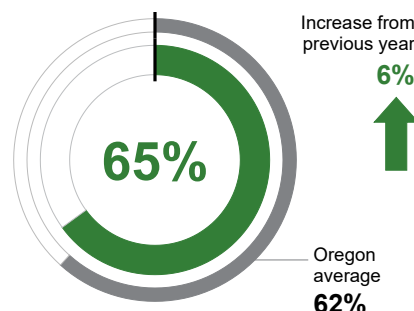
#### CLASS SIZE

Median size of classes in core subjects.



#### REGULAR ATTENDERS

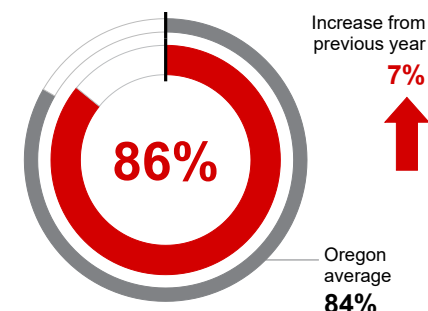
Students who attended more than 90% of their enrolled school days.



### Academic Progress

#### ON-TRACK TO GRADUATE

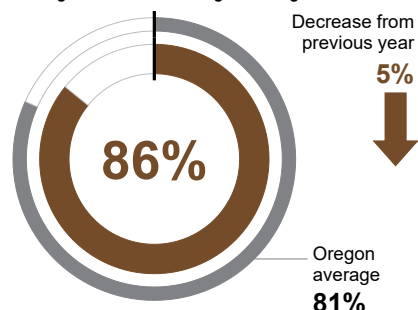
Students earning one-quarter of graduation credits in their 9th grade year.



### Academic Success

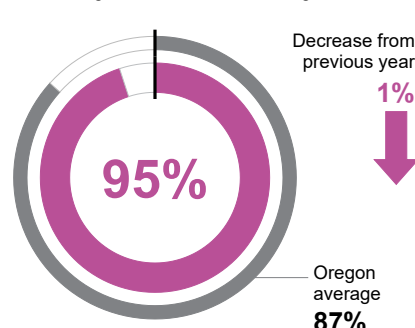
#### ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2018-19 graduating in 2021-22.



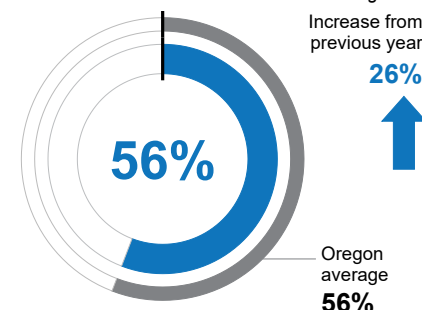
#### FIVE-YEAR COMPLETION

Students earning a high school diploma or GED within five years. Cohort includes students who were first-time ninth graders in 2017-18 finishing in 2021-22.



#### COLLEGE GOING

Students enrolling in a two or four year college within 16 months of completing high school in 2020-21. Data from the National Student Clearinghouse.



### School Goals

Amity High School staff, students and families are continuing to work together to ensure any education gaps are being addressed. We do this by providing an atmosphere where students want to attend regularly, engage with learning and achieve to their highest potential. Staff have scheduled opportunities to work in grade level teams to evaluate every student's achievement, attendance, and behavior. Interventions are used to assist in meeting the needs of all students. The goal of this work is to increase the our grade 9 on track percentage, attendance percentage, graduation rate, and post high school success.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2027. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

Students deserve to feel safe, welcomed, and able to achieve. The addition of a student support coach has provided our students an opportunity to problem solve and connect with the school. We have increased our capacity to communicate with all families in their home language and provide interpreting services. We strive to make Amity High School accessible to all families. The atmosphere during the school day is quiet and organized. We encourage all students to get involved beyond the classroom.



**OREGON**  
DEPARTMENT OF  
EDUCATION

Oregon achieves... together!

# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Amity High School

2022-23

### Outcomes

#### Our Staff (rounded FTE)



**18**

Teachers



**2**

Educational  
assistants



**1**

Counselors/  
Psychologists/  
Social Workers



**93%**

Average teacher  
retention rate over  
the past three years



**77%**

% of licensed teachers  
with more than 3 years  
of experience



**Yes**

Same principal in  
the last 3 years

#### REGULAR ATTENDERS

American Indian/Alaska Native	<10 students or data unavailable
Asian	<10 students or data unavailable
Black/African American	<10 students or data unavailable
Hispanic/Latino	70%
Multiracial	<10 students or data unavailable
Native Hawaiian/Pacific Islander	<10 students or data unavailable
White	63%
Free/Reduced Price Lunch	56%
Ever English Learner	79%
Students with Disabilities	57%
Migrant	<10 students or data unavailable
Homeless	<10 students or data unavailable
Students in Foster Care	<10 students or data unavailable
Military Connected	<10 students or data unavailable
Talented and Gifted	<10 students or data unavailable
Female	59%
Male	70%
Non-Binary	<10 students or data unavailable

#### ON-TRACK TO GRADUATE

<10 students or data unavailable	
<10 students or data unavailable	
<10 students or data unavailable	
85%	
<10 students or data unavailable	
<10 students or data unavailable	
85%	
92%	
<10 students or data unavailable	
85%	
<10 students or data unavailable	
<10 students or data unavailable	
<10 students or data unavailable	
<10 students or data unavailable	
81%	
90%	
<10 students or data unavailable	

#### ON-TIME GRADUATION

<10 students or data unavailable	
<10 students or data unavailable	
<10 students or data unavailable	
90%	
<10 students or data unavailable	
<10 students or data unavailable	
85%	
84%	
<10 students or data unavailable	
83%	
<10 students or data unavailable	
<10 students or data unavailable	
<10 students or data unavailable	
Coming in 2023-24	
<10 students or data unavailable	
93%	
79%	
<10 students or data unavailable	

### About Our School

#### ADVANCED COURSEWORK

Amity High School offers the following courses to challenge students:

- AP US History
- AP Chemistry
- AP Literature
- AP Calculus
- Pre-Calculus
- Anatomy and Physiology
- Welding for college credit
- Horticulture for college credit
- Spanish 3

#### CAREER & TECHNICAL EDUCATION

Amity High School has a variety of CTE courses that are high interest and lead to high wage careers.

- Welding
- Animal Science
- Veterinary Science
- Forestry - Fire Science Included
- Horticulture I & II
- Advanced Agriculture
- Agricultural Mechanics
- Cabinetry
- Manufacturing
- Wood Turning
- Woods Capstone
- Construction Trades

#### EXTRACURRICULAR ACTIVITIES

Amity High School offers a wide variety of OSAA athletics. We also provide the following activities:

- FFA
- Drama
- National Honor Society
- Leadership
- Yearbook
- Mind Games
- Chess Club
- Choir
- Film Production and Broadcast

#### PARENT & COMMUNITY ENGAGEMENT

At Amity High School, parents and community members are encouraged to get involved. The following is a list of well attended engagement activities: ASPIRE, Senior Parents, Boosters Club, Senior Project, Field Trips, College Visitations, Career Days, Homecoming, and Freshman Orientation. Parents are the main educators in their child's life. Amity High School desires to partner with parents to provide the best opportunities for our students. Parents of all demographics are encouraged and welcomed.



# Business Report



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*





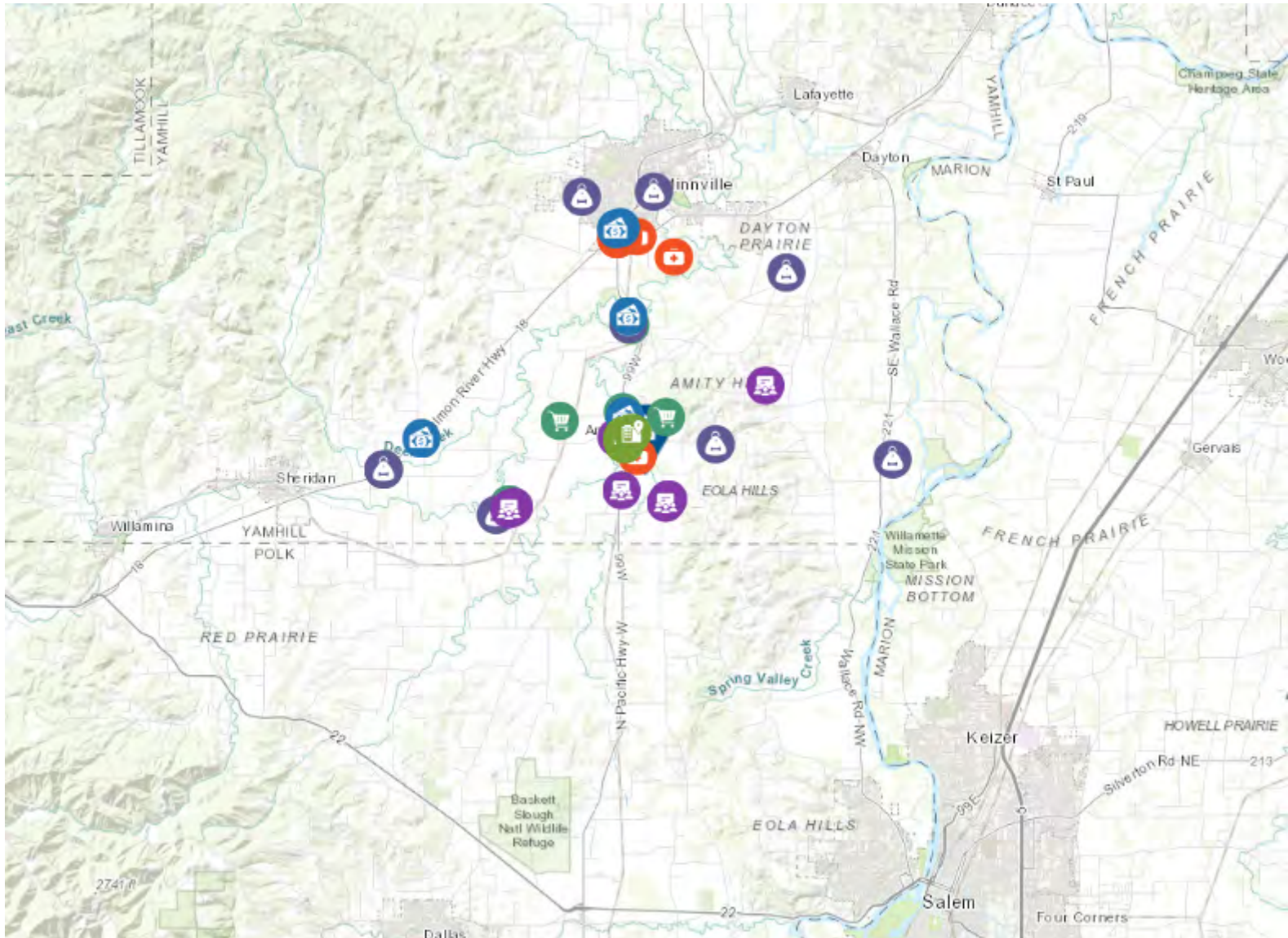
First American Title™

# Local Business Report

Subject: 21200 SE Old Bethel Rd Amity, OR 97101

503.476.8735 | csfirst@firstam.com

Report Created: 1/6/2026



**Food**



**Healthcare**



**Public Agencies**



**Shopping**



**Community**



**Pet Services**



**Financial**



## Restaurants

El Toro Loco	615 S Trade St Amity, OR 97101	(971) 259-1024	1.02 miles
Amity Deli	520 S Trade St Amity, OR 97101	(503) 835-0359	1.04 miles
Krispy Krunchy Chicken	520 S Trade St Amity, OR 97101	(503) 835-0300	1.04 miles
Fred's Bistro	516 S Trade St Amity, OR 97101	(503) 883-3735	1.05 miles
Tacos Burros	516 S Trade St Amity, OR 97101	(503) 910-5565	1.05 miles
The Common Cup	516 S Trade St Amity, OR 97101	(971) 261-9592	1.05 miles
Retro Pizza	510 S Trade St Amity, OR 97101	(971) 259-1151	1.06 miles
Vitis Terra Vineyard Services	502 S Trade St Amity, OR 97101	(541) 829-1194	1.07 miles
Cortell Collection Wines	502 S Trade St Amity, OR 97101	(541) 829-1194	1.07 miles
Coelho Winery	111 5th St Amity, OR 97101	(503) 835-9305	1.08 miles



## Stores

Custom Car Glass	520 S Trade St Amity, OR 97101	(503) 914-4275	1.04 miles
La Vel Draperies	515 S Trade St Amity, OR 97101	(503) 835-3051	1.05 miles
The Blue Goat Farm Market & Food	506 S Trade St Amity, OR 97101	(503) 583-9288	1.06 miles
Land & Sea Gallery & Gifts	418 S Trade St Amity, OR 97101	(503) 310-5480	1.09 miles
Chevron	402 S Trade St Amity, OR 97101	(503) 835-1038	1.12 miles
Irate Diesel Performance	5225 SE Rice Ln Amity, OR 97101	(503) 435-9599	1.53 miles
Alan McKee Farms	25500 S Highway 99W Amity, OR 97101	(503) 835-2322	1.69 miles
Lehman Bros Farm Equipment	19164 SW Briedwell Rd Amity, OR 97101	(503) 835-3777	2.64 miles
Brigittine Monks Gourmet	23300 SW Walker Ln Amity, OR 97101	(503) 835-8080	3.75 miles
Valley Agronomics McMinnville	14000 SW Highway 99W Mcminnville, OR 97128	(503) 835-2251	3.89 miles





## Pets

Coopers'boarding Kennel	7920 SE Amity Rd Amity, OR 97101	(503) 835-3647	1.97 miles
Buchanan Cellers Distribution Warehouse	13800 Sw 99w Mcminnville, OR 97128		3.95 miles
Yorkies of the Oregon Coast	2920 Siletz Hwy Amity, OR 97101	(503) 798-8528	4.18 miles
Showin Poms	11452 SE Amity Dayton Hwy Dayton, OR 97114	(503) 864-2459	6.47 miles
Baker St Animal Hospital	1715 SW Baker St Mcminnville, OR 97128	(503) 434-7263	6.49 miles
Sunrise Farm Vacation Home	21007 SE Wallace Rd Dayton, OR 97114	(503) 714-6471	6.56 miles
Canine Auditory Response Evaluation	21700 SW Highway 18 Sheridan, OR 97378	(971) 322-9401	7.00 miles
6pk Cattledogs	21700 SW Highway 18 Sheridan, OR 97378	(971) 241-3597	7.00 miles
Third Street Veterinary Hospital	303 NE Irvine St Mcminnville, OR 97128	(503) 472-9418	7.43 miles
Companion Pet Clinic	250 SW Hill Rd Mcminnville, OR 97128	(503) 435-1570	7.50 miles



## Healthcare

Mr. Ryan Connor MA, Lpc	1305 Goucher St Amity, OR 97101	(503) 857-7501	0.46 miles
Dusty Kurt Lmt	516 S Trade St Amity, OR 97101	(503) 985-9417	1.05 miles
Rooted Massage and Bodywork	5880 SE Booth Bend Rd Mcminnville, OR 97128	(360) 820-4060	5.75 miles
Bomberger Brian DMD	1160 SW Booth Bend Rd Mcminnville, OR 97128	(503) 474-1007	6.21 miles
Dr. Brian Bomberger DMD	1160 SW Booth Bend Rd Mcminnville, OR 97128	(503) 474-1007	6.21 miles
Home Town Dental	1160 SW Booth Bend Rd Mcminnville, OR 97128	(503) 474-1007	6.21 miles
Linfield's Wellness Trail	102 SE Booth Bend Rd Mcminnville, OR 97128		6.22 miles
John Hajek	850 SW Booth Bend Rd Mcminnville, OR 97128	(503) 994-0587	6.24 miles
Easy Dental Care with Aspen Dental	944 NE Highway 99W Mcminnville, OR 97128	(971) 202-2358	6.35 miles
Nova Health Urgent Care McMinville	1755 SW Baker St Mcminnville, OR 97128	(971) 900-4522	6.45 miles



## Community

Randolphs Garden Art	22775 South Highway 99W Amity, OR 97101	(503) 835-1068	0.82 miles
Red's Fld	Address Unavailable		0.94 miles
Words & Pictures Studio & Gallery	516 South Trade Street Amity, OR 97101		1.04 miles
Red's Field	Address Unavailable		0.98 miles
Amity Skatepark	Address Unavailable		1.20 miles
Amity Public Library	307 South Trade Street Amity, OR 97101	(503) 835-8181	1.17 miles
Amity City Public Library	Address Unavailable		1.16 miles
Brigittine Monks the	23300 Southwest Walker Lane Amity, OR 97101		3.64 miles
The Brigittine Monastery	23300 Southwest Walker Lane Amity, OR 97101	(503) 835-8080	3.79 miles
Walker's Kempo Academy	Address Unavailable	(503) 949-1553	3.93 miles



## Financial

Payment Alliance International, Inc.	Address Unavailable		1.00 miles
Pathward	615 South Trade Street Amity, OR 97101		1.03 miles
Pathward	520 South Trade Street Amity, OR 97101		1.03 miles
Citibank ATM First Federal S&I McMinnville	110 Maddox Avenue Amity, OR 97101		1.13 miles
Payment Alliance International, Inc.	Address Unavailable		1.54 miles
Pathward	402 North Trade Street Amity, OR 97101		1.54 miles
Eclipse Cash Systems	13580 Southwest Highway 99W McMinnville, OR 97128		4.14 miles
Payment Alliance International, Inc.	Address Unavailable		6.07 miles
Prosperity Bank	1800 East Street McMinnville, OR 97128		6.46 miles
Prosperity Bank	1675 Southwest Baker Street McMinnville, OR 97128		6.50 miles



## Public Agencies

Amity Fire District	700 S Trade St Amity, OR 97101	(503) 835-2311	0.98 miles
---------------------	-----------------------------------	----------------	------------



*First American Title™*

## Local Business Report

**Subject: 21200 SE Old Bethel Rd Amity, OR 97101**

503.476.8735 | [csfirst@firstam.com](mailto:csfirst@firstam.com)

Report Created: 1/6/2026

Amity Fire Department	700 S Trade St Amity, OR 97101	(503) 835-2311	0.99 miles
Amity Middle School	700 South Trade Street Amity, OR 97101	(503) 835-0518	0.95 miles
United States Postal Service (USPS)	105 Woodson St Amity, OR 97101	(503) 835-6029	1.07 miles
Amity Police Department	109 Maddox Avenue Amity, OR 97101	(503) 835-8606	1.14 miles
Amity High School	310 Oak Street Amity, OR 97101	(503) 835-2181	1.08 miles
Amity City Hall	401 South Trade Street Amity, OR 97101	(503) 835-3711	1.13 miles
City of Amity Oregon	109 Maddox Ave Amity, OR 97101	(503) 835-3711	1.12 miles
Public Works	401 E 3rd Ave Amity, OR 97101	(503) 835-4181	1.10 miles
Amity Post Office	<i>Address Unavailable</i>		1.11 miles



# Utilities



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*



## Cable / Internet / Telephone

CenturyLink	(855) 263-9576
Comcast Xfinity	(800) 266-2278
DIRECTV	(877) 926-3335
DISH Network	(833) 751-2663
Frontier	(877) 631-7169
HughesNet	(855) 768-8973
onlineNW	(866) 876-4052
Verizon	(800) 837-4966
WAVE Broadband	(866) 928-3123

## Garbage Haulers

Recology	(503) 472-3176
Waste Management	(800) 808-5901

## Major Hospitals / Medical Ctr.

McMinnville Immediate Health Care	(503) 435-1077
Providence Newberg Medical Ctr	(503) 537-1555
Willamette Valley Medical Ctr	(503) 472-6131

## Newspaper

Oregonian	(503) 221-8240
The Newberg Graphic	(503) 538-2181
The News Register - McMinnville	(503) 472-3889
The News Register - Newberg	(503) 538-6126

## Public School District

Amity	(503) 835-2171
Dayton	(503) 864-2215
McMinnville	(503) 565-4000
Newberg	(503) 554-5000
Sheridan	(971) 261-6959
Willamina	(503) 876-4525
Yamhill Carlton	(503) 852-6980

## College / Universities

George Fox University	(503) 538-8383
Linfield College	(503) 883-2200

## Sewer & Water Co. / Districts

Amity	(503) 835-4181
Carlton	(503) 852-7575
Dayton	(503) 864-2221
Dundee	(503) 538-6700
Lafayette	(503) 864-2451
McMinnville	(503) 434-7313
Newberg	(503) 537-1205
Sheridan	(503) 843-2347
Willamina	(503) 876-2242
Yamhill	(503) 662-4344

## Utilities

McMinnville Gas-Propane	(503) 472-7220
McMinnville Water & Light	(503) 472-6158
NW Natural Gas	(800) 422-4012
Portland General Electric	(503) 228-6322

## Transportation

Yamhill County Transit - McMinnville	(503) 474-4900
Yamhill County Transit - Newberg	(503) 538-7433

## Attractions

Evergreen Aviation & Space Museum	(503) 434-4180
Wings & Waves Water-park	(503) 687-3390

## Dept. of Motor Vehicles (DMV)

Vehicle Registration - McMinnville	(503) 472-2900
Vehicle Registration - Newberg	(503) 945-5000

## Yamhill County

Property Tax Information	(503) 472-9371
Voter Registration: McMinnville	(503) 434-7518
Voter Registration: Newberg / Dundee	(503) 554-7850

## Police

Emergency (all areas)	911
Amity	(503) 835-8606
Carlton	(503) 852-7575
Dayton	(503) 434-6500
Dundee	(503) 538-8321
Lafayette	(503) 434-6500
McMinnville	(503) 434-7307
Newberg	(503) 538-8321
Sheridan	(503) 434-6500
Willamina	(503) 434-6500
Yamhill	(503) 662-3511
Yamhill County Sherriff	(503) 434-6500

## Municipalities

Amity	(503) 835-3711
Carlton	(503) 852-3800
Dayton	(503) 864-2221
Dundee	(503) 538-3922
Lafayette	(503) 864-2451
McMinnville	(503) 434-7402
Newberg	(503) 538-9421
Sheridan	(503) 843-2347
Willamina	(503) 876-2242
Yamhill	(503) 662-3511

## United States Post Office

General Information	(800) 275-8777
Amity	(503) 835-6029
Carlton	(503) 852-6874
Dayton	(503) 864-9010
Dundee	(503) 538-8250
Lafayette	(503) 864-2693
McMinnville	(503) 472-1877
Newberg	(503) 554-8014
Sheridan	(503) 843-5194
Willamina	(503) 876-4587
Yamhill	(503) 662-4435



# Miscellaneous



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

©2023 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE: FAF



*First American Title™*