

SCAN HERE



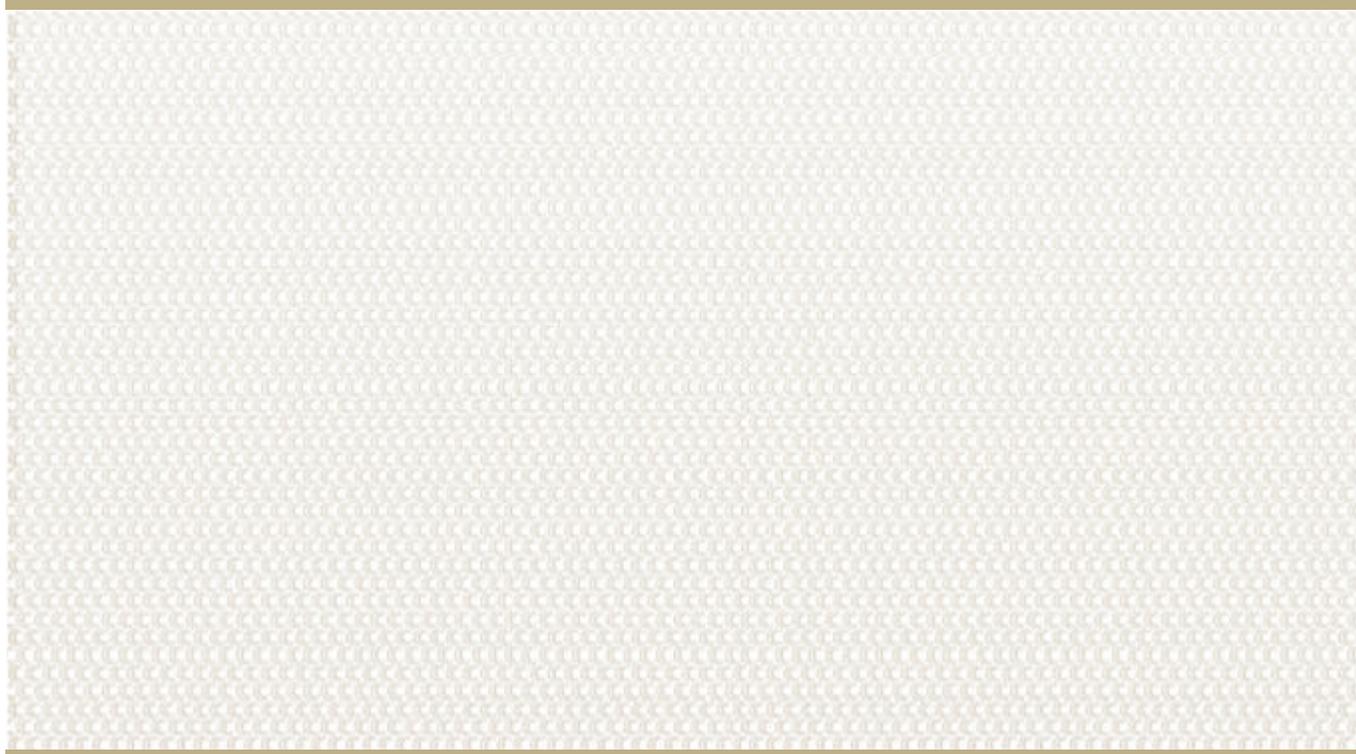
To Explore our
Home & Community Book



WFG National Title Insurance Company®
a Williston Financial Group company

HOME & COMMUNITY

12840 SE 257TH AVE
DAMASCUS, OR 97089



PROPERTY DETAILS

PROPERTY ADDRESS

**12840 SE 257TH AVE
DAMASCUS, OR 97089**

OWNER INFORMATION

OWNER NAME:	Lee & Jennifer Nelson
VESTING:	Tenants by Entireties
MAILING ADDRESS:	12840 SE 257th Ave Damascus OR 97089
OWNER STATUS:	Owner occupied

LOCATION DESCRIPTION

COUNTY:	Clackamas
CENSUS / BLOCK:	023300 / 3001
TSP - RNG - SEC:	02S - 03E - 02
LOT / BLOCK:	301 /
HOUSING TRACT:	
ALT PARCEL #:	23E02A 00301
SCHOOL DISTRICT:	Oregon Trail
MUNICIPALITY:	Damascus
PARCEL #:	00601389

LAST MARKET SALE

DATE:	02/09/2017
SALE PRICE:	\$190,000
DOCUMENT #:	2017-009618
DOC TYPE:	Warranty Deed
SQUARE FOOT \$:	\$57.09
LENDER:	UMPQUA BANK
LOAN:	\$675,000
LOAN TYPE:	Bldg/Const Loan
LOAN TERM:	360 M

PRIOR SALE

DATE:	
SALE PRICE:	
DOCUMENT #:	
DOC TYPE:	
LENDER:	
LOAN:	
LOAN TYPE:	

PROPERTY DETAILS

PROPERTY ADDRESS

**12840 SE 257TH AVE
DAMASCUS, OR 97089**

5

BED

3

BATH

3,328

SQ FT

5.17

ACRES

PROPERTY CHARACTERISTICS

GROSS AREA:	3,328
LIVING AREA:	
ABOVE GRADE:	
BEDROOMS:	5
BATHROOMS (F/H):	3 / 0
FIREPLACE:	0
YEAR BUILT:	2017
PARKING TYPE:	
UNITS:	1
BASEMENT:	
GARAGE AREA:	
ROOF SHAPE:	
FOUNDATION:	
ROOF MATERIAL:	
CONSTRUCTIONS:	
HEAT TYPE:	
COOLING TYPE:	
EXTERIOR WALL:	
ROOMS:	
QUALITY:	
INTERIOR WALL:	
PORCH TYPE:	
PATIO TYPE:	
AIR COND:	
FIXTURES:	
FLOOR:	
EQUIPMENT:	
STORIES:	
POOL:	
CONDITION:	

PROPERTY INFORMATION

LAND USE:	Designated forestland &/or SW
ZONING:	Rural Residential Farm Forest
COUNTY USE:	
LOT ACRES:	5.17
STATE USE:	
LOT SQ FT:	225,205
LEN / WID:	

TAXES AND ASSESSMENT INFORMATION

ASSD YEAR:	2025
ASSD VALUE:	\$607,814
TAXABLE VAL:	
TAX YEAR:	2025
LAND VALUE:	\$401,258
MKT VALUE:	\$1,315,118
TAX AREA:	046-024
IMP VALUE:	\$913,860
EXEMPTIONS:	
PROPERTY TAX:	\$9,124.99
IMPROVED %:	69
DISTRICT:	

AREA HISTORY

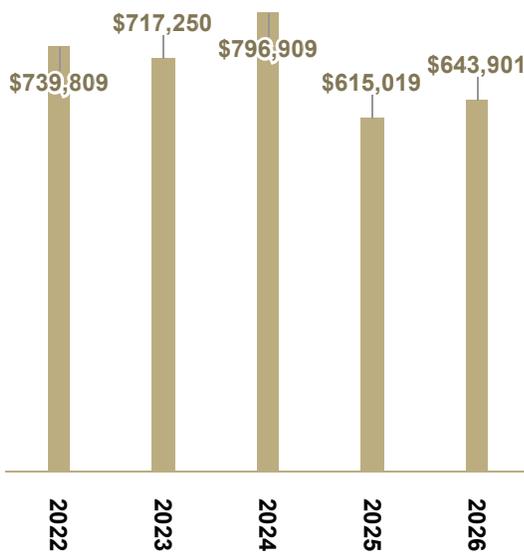
PROPERTY ADDRESS

12840 SE 257TH AVE
DAMASCUS, OR 97089

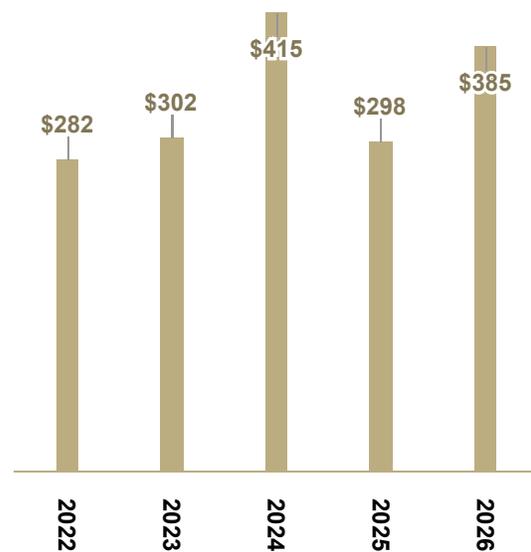
AVERAGES

	BEDROOMS	BATHROOMS	SQUARE FOOT	PRICE	SQ FT PRICE
2022	3	2.25	2,843	\$739,809	\$282
2023	3	2.5	2,460	\$717,250	\$302
2024	3	2.25	2,352	\$796,909	\$415
2025	3	2	2,168	\$615,019	\$298
2026	3	2	2,097	\$643,901	\$385

AVERAGE SALE PRICE



AVERAGE PRICE PER SQ FT

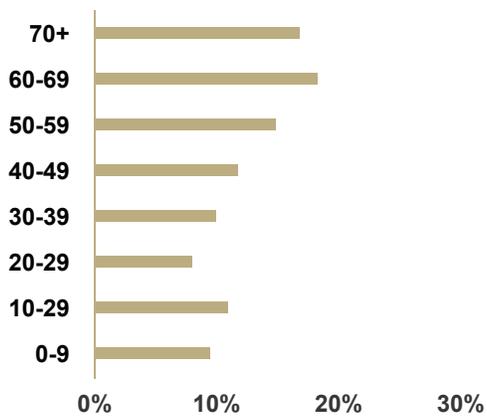


DEMOGRAPHICS

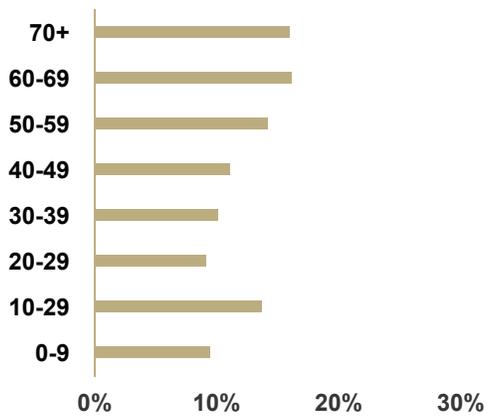
PROPERTY ADDRESS

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DAMASCUS, OR 97089

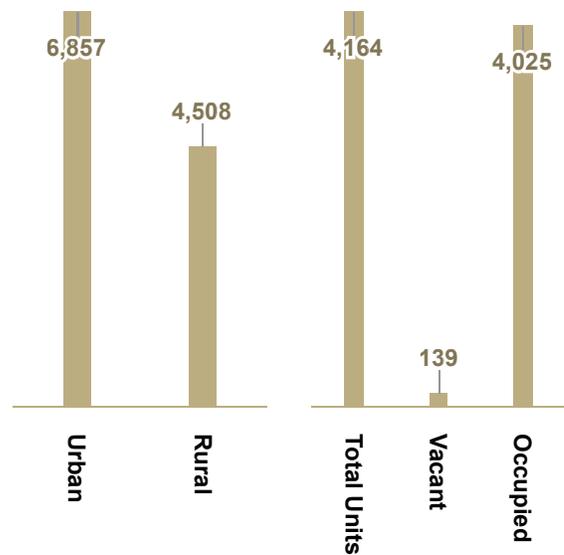
FEMALE POPULATION | 5,715



MALE POPULATION | 5,650



HOUSING INFO



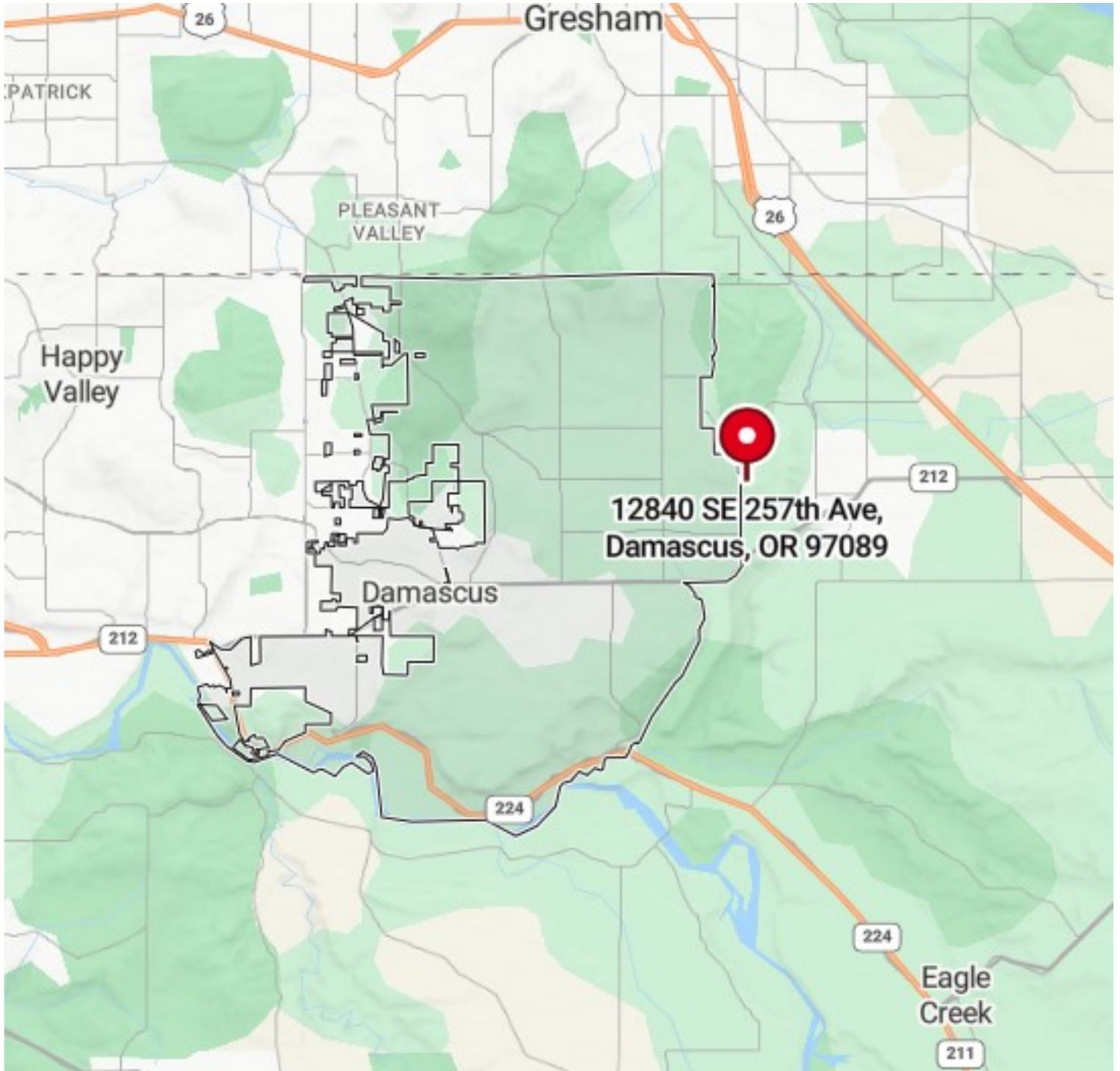
HOUSEHOLD INFO

Male Head of Household	5.94%
Female Head of Household	8.13%
Married	83.58%
Unmarried	5.82%
Children under 18 yrs	64.68%

AERIAL MAP



CITY BOUNDARY MAP



SCHOOLS

Oregon Trail School District

ELEMENTARY SCHOOLS

NAME:	Naas Elementary School	CHARTER SCHOOL:	No
ADDRESS:	12240 Se School Ave	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Boring, OR 97009	AREA DESCRIPTION:	21-Suburb: Large
PHONE:	(503)668-4454	DISTANCE:	0.92 mile(s)
GRADES:	Kindergarten - 5th Grade	TITLE ONE:	1-Yes

NAME:	Deep Creek - Damascus K-8 School	CHARTER SCHOOL:	No
ADDRESS:	15600 Se 232Nd Dr	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Damascus, OR 97089	AREA DESCRIPTION:	41-Rural: Fringe
PHONE:	(503)658-3171	DISTANCE:	1.99 mile(s)
GRADES:	Kindergarten - 8th Grade	TITLE ONE:	2-No

MIDDLE SCHOOLS

NAME:	Boring Middle School	CHARTER SCHOOL:	No
ADDRESS:	27801 Se Dee St	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Boring, OR 97009	AREA DESCRIPTION:	21-Suburb: Large
PHONE:	(503)668-9393	DISTANCE:	0.97 mile(s)
GRADES:	6th Grade - 8th Grade	TITLE ONE:	2-No

NAME:	West Orient Middle School	CHARTER SCHOOL:	No
ADDRESS:	29805 Se Orient Dr	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Gresham, OR 97080	AREA DESCRIPTION:	21-Suburb: Large
PHONE:	(503)663-3323	DISTANCE:	3.22 mile(s)
GRADES:	6th Grade - 8th Grade	TITLE ONE:	2-No

HIGH SCHOOLS

NAME:	Sam Barlow High School	CHARTER SCHOOL:	No
ADDRESS:	5105 Se 302Nd Ave	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Gresham, OR 97080	AREA DESCRIPTION:	21-Suburb: Large
PHONE:	(503)258-4850	DISTANCE:	4.26 mile(s)
GRADES:	9th Grade - 12th Grade	TITLE ONE:	2-No

NAME:	Sandy High School	CHARTER SCHOOL:	No
ADDRESS:	37400 Bell St	MAGNET SCHOOL:	
CITY, STATE, ZIP:	Sandy, OR 97055	AREA DESCRIPTION:	31-Town: Fringe
PHONE:	(503)668-8011	DISTANCE:	6.07 mile(s)
GRADES:	9th Grade - 12th Grade	TITLE ONE:	2-No



OREGON AT-A-GLANCE DISTRICT PROFILE

Oregon Trail SD 46

SUPERINTENDENT: Aaron Bayer | 36525 SE Industrial Way, Sandy 97055 | 503-668-5541



Students We Serve

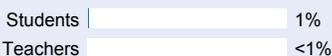


4,085

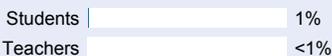
Student Enrollment

DEMOGRAPHICS

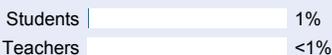
American Indian/Alaska Native



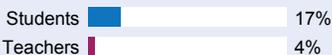
Asian



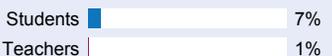
Black/African American



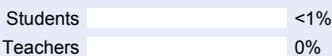
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



11%

Ever English Learners



35

Languages Spoken

15%

Students with Disabilities

8%

Mobile Students

25%

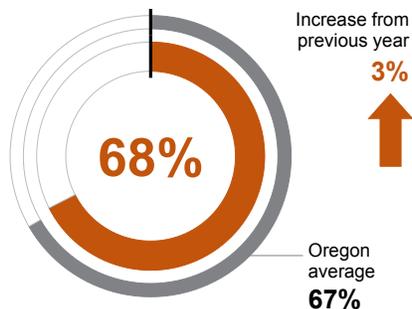
Students Experiencing Poverty

*<10 students or data unavailable

District Environment

REGULAR ATTENDERS

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

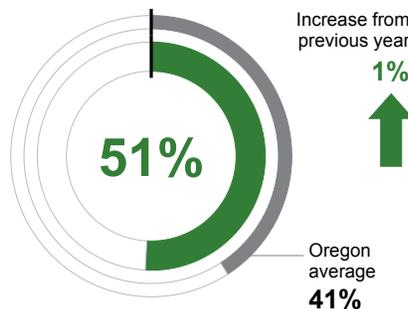


Academic Success

Grade 3

ENGLISH LANGUAGE ARTS

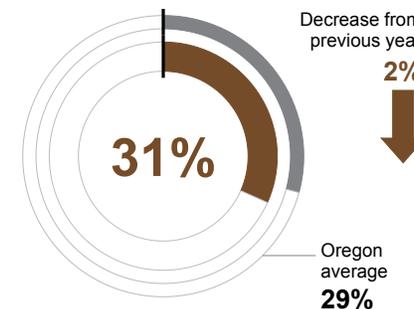
Students meeting state grade-level expectations.



Grade 8

MATHEMATICS

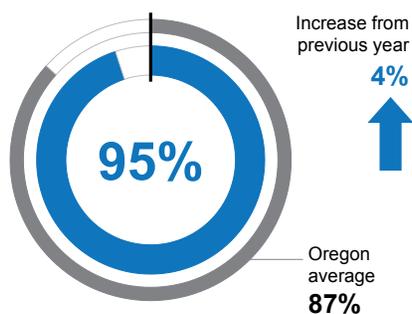
Students meeting state grade-level expectations.



High School Success

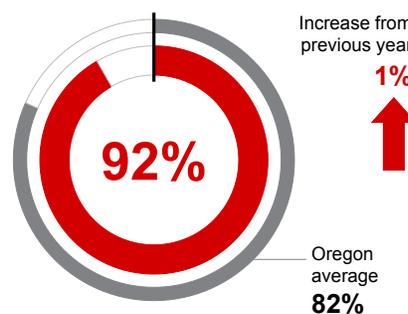
ON-TRACK TO GRADUATE

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



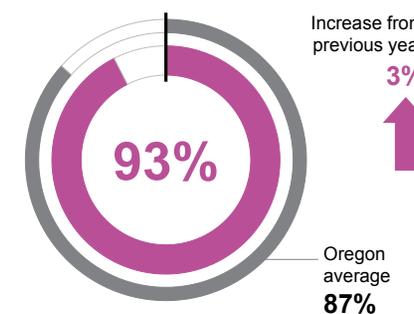
ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2020-21 graduating in 2023-24.



FIVE-YEAR COMPLETION

Students earning a high school diploma or GED within five years. Cohort includes students who were first-time ninth graders in 2019-20 finishing in 2023-24.



District Goals

In 2024-25, OTSD maintained a steadfast focus on academic outcomes to ensure students arrive at the future they deserve. Intervention coaches and high school success coaches kept students, K-12, on track to meet their academic goals. New middle school CTE courses were developed to articulate with Sandy High School's Career Technical Education Programs.

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.



OREGON AT-A-GLANCE DISTRICT PROFILE CONTINUED

Oregon Trail SD 46

Outcomes

Our Staff (rounded FTE)



18

Administrators



207

Teachers



76

Educational assistants



11

Counselors



0

Social Workers



2

Licensed Librarians



4

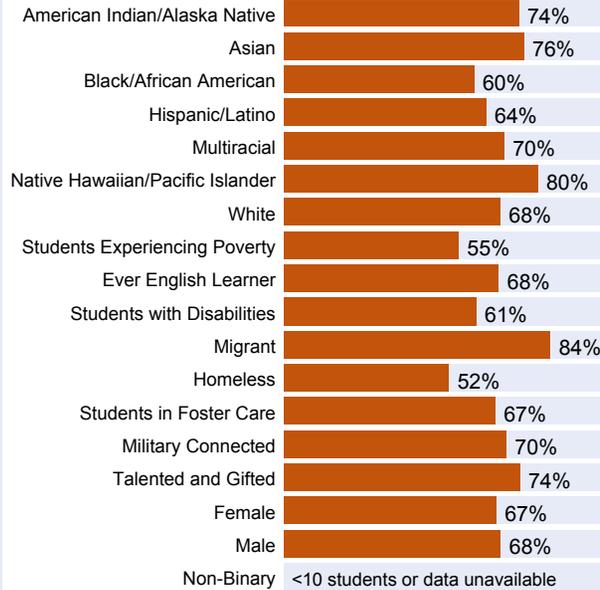
Psychologists



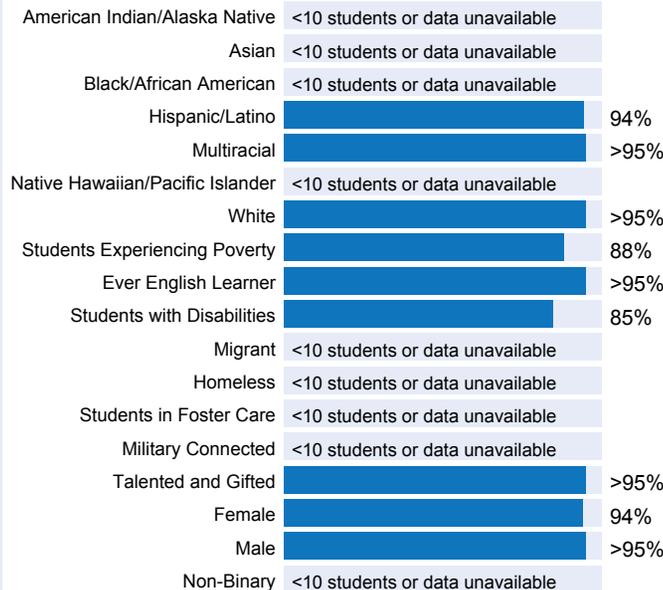
Not enough data

% of licensed teachers with more than 3 years of experience

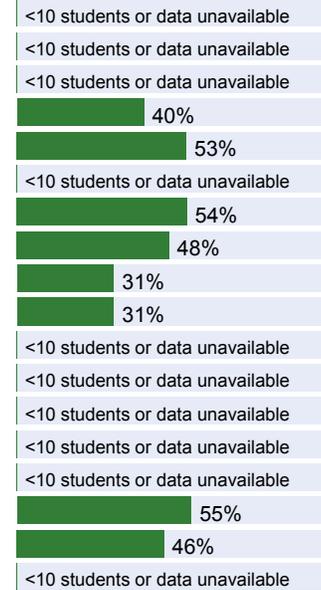
REGULAR ATTENDERS



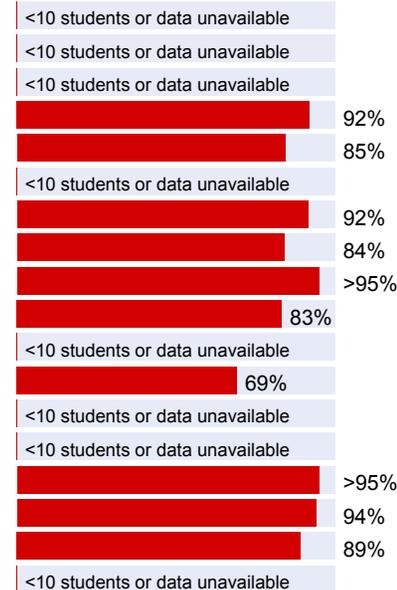
ON-TRACK TO GRADUATE



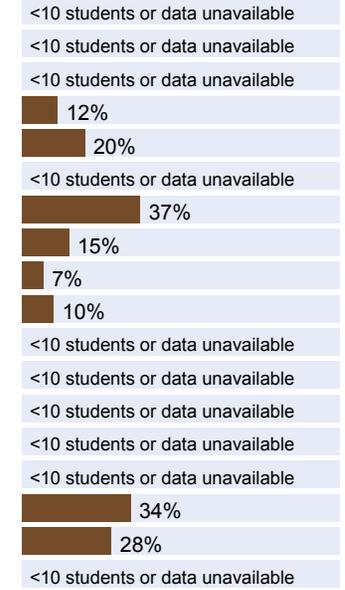
Grade 3 ENGLISH LANGUAGE ARTS



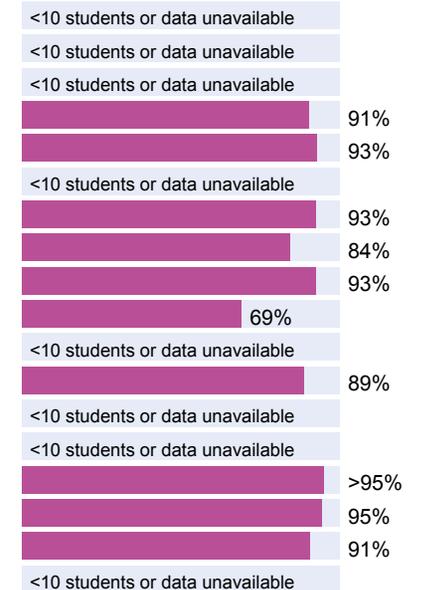
ON-TIME GRADUATION



Grade 8 MATHEMATICS



FIVE-YEAR COMPLETION





OREGON AT-A-GLANCE SCHOOL PROFILE

Naas Elementary School



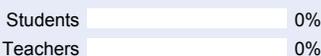
PRINCIPAL: Rachel Weeks | GRADES: K-5 | 12240 SE School Ave, Boring 97009 | 503-668-4454

Students We Serve

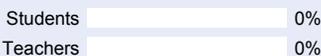


DEMOGRAPHICS

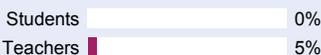
American Indian/Alaska Native



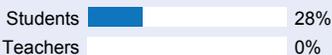
Asian



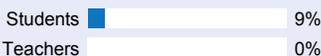
Black/African American



Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



22%

Ever English Learners



3

Languages Spoken

19%

Students with Disabilities

91%

Required Childhood Vaccinations

33%

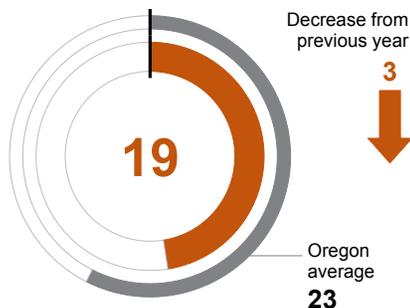
Students Experiencing Poverty

*<10 students or data unavailable

School Environment

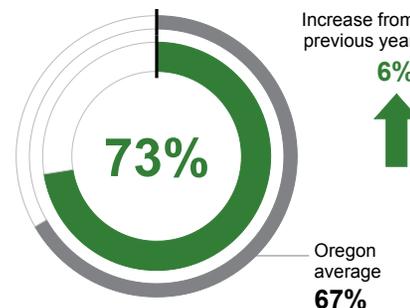
CLASS SIZE

Median class size.



REGULAR ATTENDERS

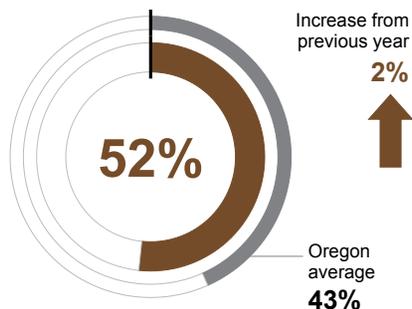
Students who attended more than 90% of their enrolled school days.



Academic Success

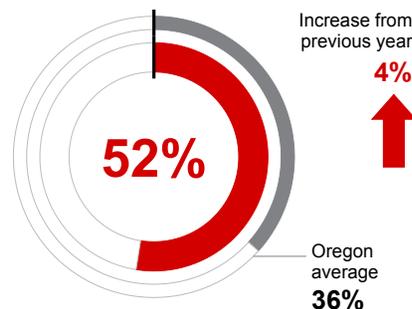
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



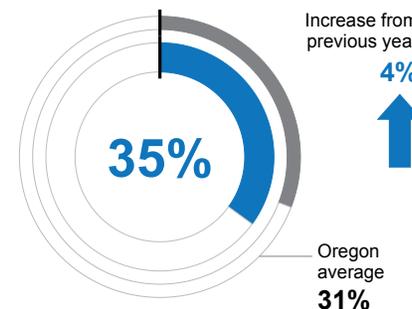
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

Helping students achieve success through academics, high expectations, strong attendance, and social responsibility.

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

Safety of our students is a priority at Naas Elementary. At Naas Elementary, a safe learning environment is fostered through:

- Positive Behavior Intervention Support (PBIS) system is used throughout the school
- Comprehensive counseling program
- School wide assemblies focusing on PBIS character traits



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

Naas Elementary School



Outcomes

Our Staff (rounded FTE)



19

Teachers



11

Educational assistants



1

Counselors/
Psychologists/
Social Workers



81%

Average teacher retention rate over the past three years



74%

% 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	74%
Multiracial	64%
Native Hawaiian/Pacific Islander	<10 students or data unavailable
White	73%
Students Experiencing Poverty	67%
Ever English Learner	83%
Students with Disabilities	70%
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	79%
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%
47%
<10 students or data unavailable
60%
50%
33%
36%
<10 students or data unavailable
52%
52%
<10 students or data unavailable

MATHEMATICS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
21%
67%
<10 students or data unavailable
64%
37%
19%
18%
<10 students or data unavailable
49%
55%
<10 students or data unavailable

About Our School

BULLYING, HARASSMENT, AND SAFETY POLICIES

Measures that ensure a safe and secure environment for students are as follows:

- Comprehensive guidance counseling program
- Individual safety plans for students needing higher levels of support
- Positive behavior interventions and supports for social, emotional, and behavior support
- Online system for anonymous incident reporting
- Comprehensive threat assessment tool, and processes for responding to threats of violence
- Staff and student training on how to respond to security threats using Run, Hide, Fight protocols
- Secure schools with single point of entry vestibules and security monitors

EXTRACURRICULAR ACTIVITIES

Extracurricular activities continue to be a priority at Naas. These opportunities include:

- Student Jobs Program
- English Language Development and Reading Support for students with this identified need.
- Little Steps to Success (pre K literacy program)
- Kindergarten Kick Off
- Champions Before and After School Care

PARENT ENGAGEMENT

Naas Elementary strives to engage parents through regular communication, informative sessions, family oriented activities, and volunteer opportunities such as:

- Classroom and school newsletters
- Open House
- Literacy and math nights
- Family/Teacher Conferences
- Site Council Involvement
- Parent Information Nights
- Volunteer opportunities both inside and outside the classroom
- Translation for non-English speaking families
- Fundraisers
- School Newsletters

COMMUNITY ENGAGEMENT

Partnership with community members and organizations are a critical component to the success of Naas students. The partnerships provide additional resources and support within the school setting as well as opportunities for students to explore their local community. Partnerships include:

- Naas Community Committee (NCC)
- Field Trips for all grade levels throughout the year
- Boring Fire
- Sandy Helping Hands
- Various local businesses



OREGON AT-A-GLANCE SCHOOL PROFILE

Boring Middle School

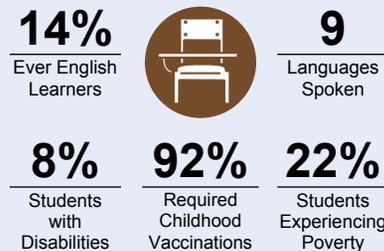
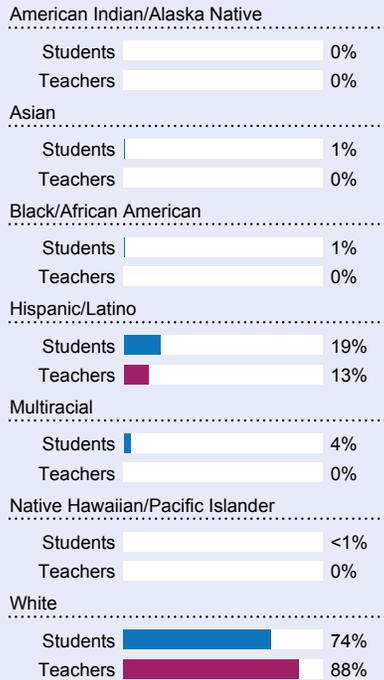
PRINCIPAL: Morgan MacGregor | GRADES: 6-8 | 27801 SE Dee St, Boring 97009 | 503-668-9393



Students We Serve



DEMOGRAPHICS

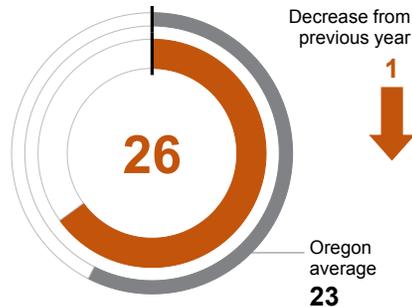


*<10 students or data unavailable

School Environment

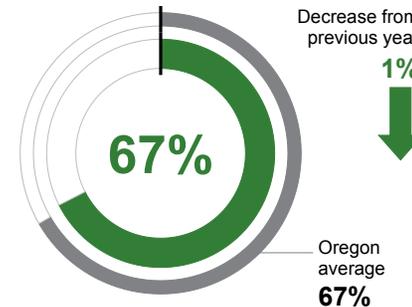
CLASS SIZE

Median class size.



REGULAR ATTENDERS

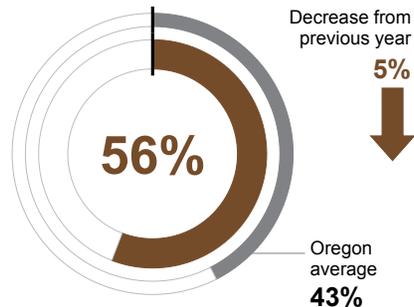
Students who attended more than 90% of their enrolled school days.



Academic Success

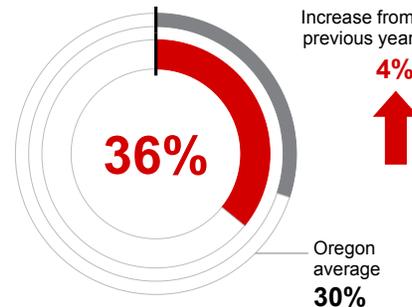
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



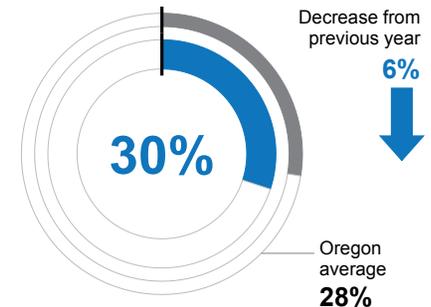
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

Boring Middle School is committed to a rigorous pursuit of excellence in education, where all members of the school community are encouraged and challenged towards their very best personal growth and achievement. All of our academic expectations and rigor are aligned to meet the state standards, and our interventions are specifically designed to target and improve students' specific academic needs. When students attend school regularly and put forth a sustained effort, our team grows students academically.

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

The Positive Behavior Intervention Supports (PBIS) Program is the foundation for creating a safe and supportive environment at BMS. Our Advisory Program connects all of our students with a mentor teacher for their three years at BMS. Our advisory program focuses on academic organization, character education, and community-building activities. Our school counselor designs individual supports to help students academically, emotionally, socially, and behaviorally.



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

Boring Middle School

2024-25

Outcomes

Our Staff (rounded FTE)



19

Teachers



3

Educational assistants



2

Counselors/
Psychologists/
Social Workers



84%

Average teacher retention rate over the past three years



61%

% 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	75%
Multiracial	56%
Native Hawaiian/Pacific Islander	<10 students or data unavailable
White	66%
Students Experiencing Poverty	42%
Ever English Learner	81%
Students with Disabilities	53%
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	67%
Female	72%
Male	62%
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
49%
44%
<10 students or data unavailable
58%
38%
39%
19%
<10 students or data unavailable
>95%
69%
42%
<10 students or data unavailable

MATHEMATICS

<10 students or data unavailable
<10 students or data unavailable
<10 students or data unavailable
23%
28%
<10 students or data unavailable
40%
17%
18%
10%
<10 students or data unavailable
>95%
39%
33%
<10 students or data unavailable

About Our School

BULLYING, HARASSMENT, AND SAFETY POLICIES

Measures that ensure a safe and secure environment:

- Comprehensive Guidance Counseling
- Individual safety plans for students in need
- PBIS provides social, emotional, and behavioral support
- Online system for anonymously reporting incidents
- Say Something curriculum
- Comprehensive threat assessment tool
- All staff and students trained to Run, Hide, Fight
- Secure schools with single-point-of-entry vestibules and security monitors

EXTRACURRICULAR ACTIVITIES

Extra-Curricular Activities: Volleyball, Wrestling, Track, Boys and Girls Basketball, and Futsal.

Academic Enrichment: Advanced Math and Language Arts. High School credit courses for 8th-grade students, including Algebra 1, 9th Grade ELA, Intro to Engineering: Robotics & Drones, Vet Science, Food & You, Intro to First Aid, and Spanish 1. High-Interest Elective Options: Band, Choir, Environmental Science with Outdoor Garden, Creative Science, Robotics, Leadership, Media Arts, Art (drawing and painting), Journalism, Sports Center, World Exploration, Myths & Legends, Storytellers, and Sports Management.

PARENT ENGAGEMENT

BMS's Parent Teacher Club organizes a school-wide fundraiser and an 8th-grade promotion celebration activity. Funds raised support students academically by purchasing instructional materials and educational technology. The PTC also funds athletic scholarships. At the beginning of each school year, parents are contacted by their students' Advisory teacher for an individual back-to-school conference. Our school uses ParentSquare, and teachers also use ParentVUE to communicate with parents regularly about their students' grades and upcoming assignments/projects.

COMMUNITY ENGAGEMENT

Each fall and spring, our leadership class organizes the Road Clean Up. BMS leadership has adopted all of the roads surrounding the school and works diligently twice a year to make sure that they are clean for our community. BMS partners each December with our local Kiwanis Club to collect food and gifts for families in our local community. Throughout the year, BMS welcomes our community in for our evening Band, Choir, and Storyteller performances as well as our sporting events



OREGON AT-A-GLANCE SCHOOL PROFILE

Sandy High School

PRINCIPAL: Sarah Dorn | GRADES: 9-12 | 37400 Bell St, Sandy 97055 | 503-668-8011

Students We Serve

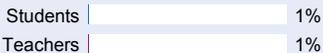


1,323

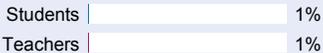
Student Enrollment

DEMOGRAPHICS

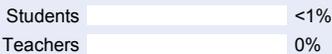
American Indian/Alaska Native



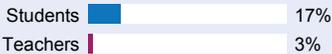
Asian



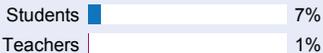
Black/African American



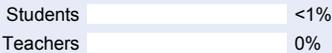
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



10%

Ever English Learners



19

Languages Spoken

14%

Students with Disabilities

93%

Required Childhood Vaccinations

20%

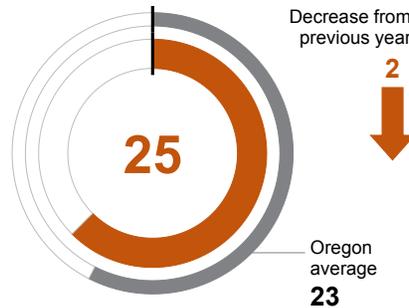
Students Experiencing Poverty

*<10 students or data unavailable

School Environment

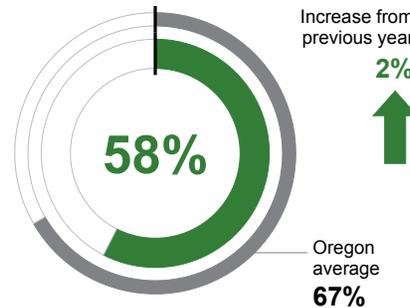
CLASS SIZE

Median size of classes in core subjects.



REGULAR ATTENDERS

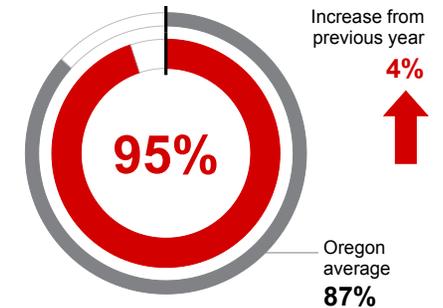
Students who attended more than 90% of their enrolled school days.



Academic Progress

ON-TRACK TO GRADUATE

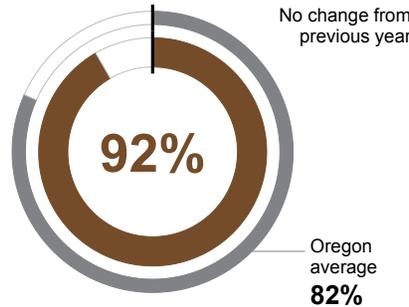
Students earning one-quarter of graduation credits in their 9th grade year.



Academic Success

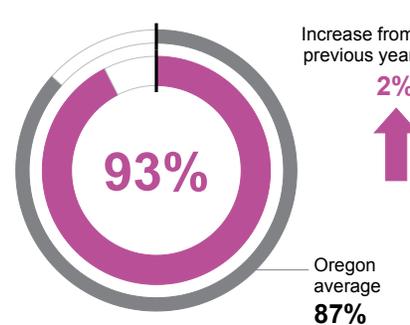
ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2020-21 graduating in 2023-24.



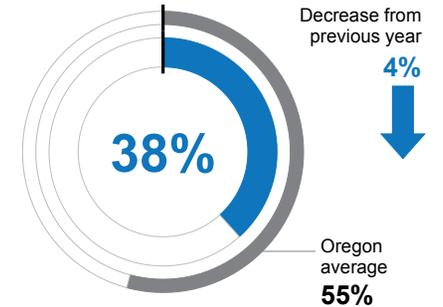
FIVE-YEAR COMPLETION

Students earning a high school diploma or GED within five years. Cohort includes students who were first-time ninth graders in 2019-20 finishing in 2023-24.



COLLEGE GOING

Students enrolling in a two or four year college within 12 months of completing high school in 2022-23. Data from the National Student Clearinghouse.



School Goals

Sandy High School is committed to a robust and relevant education for all students. We continue to provide rigorous instruction and encourage student engagement in order to increase student achievement. Key components are to improve student attendance and support students as they transition to high school. Further, we are focusing on assisting students with maintaining their "on-track" status to graduate in four years. Thank you for your support in your student's engagement in academics and involvement in sports and activities. We look forward to partnering with you!

State Goals

The Oregon Department of Education is partnering with school districts and communities statewide to reach a 90% on-time graduation rate by 2027. Anchored in the pillars of Academic Excellence, Belonging & Wellness, and Accountability, ODE prioritizes evidence-based strategies that strengthen early literacy, improve attendance, and deepen student engagement. We are committed to eliminating opportunity and achievement gaps for historically underserved students. By investing in culturally responsive practices, cultivating inclusive school environments, and fostering a culture of continuous improvement, we can help ensure every student thrives.

Safe & Welcoming Environment

To support a safe and secure environment, Sandy High School has a variety of student supports. In Advisory, students connect with the same teacher for their entire high school experience. All staff receive annual training to prevent and intervene in bullying and harassment issues. Students can use the Speak Up system to share concerns. We work diligently to create a "Pioneer Family" environment while giving staff and students the support they need.



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

Sandy High School

2024-25

Outcomes

Our Staff (rounded FTE)



59

Teachers



18

Educational assistants



5

Counselors/
Psychologists/
Social Workers



88%

Average teacher retention rate over the past three years



79%

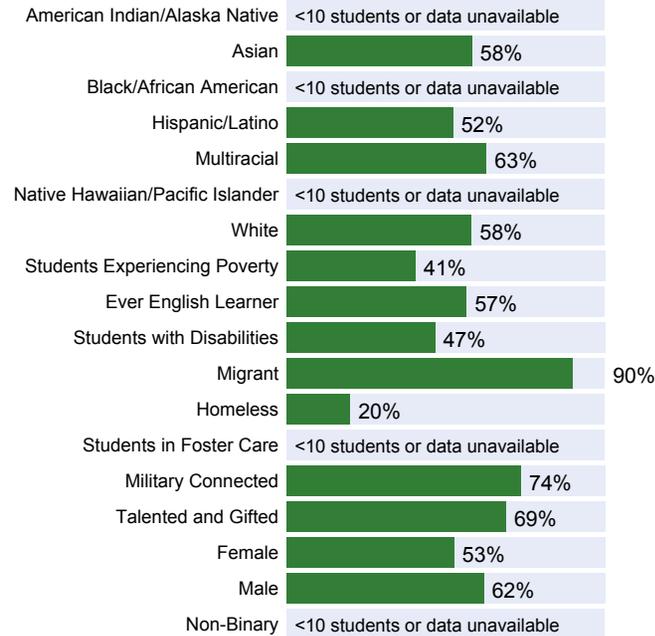
% of licensed teachers with more than 3 years of experience



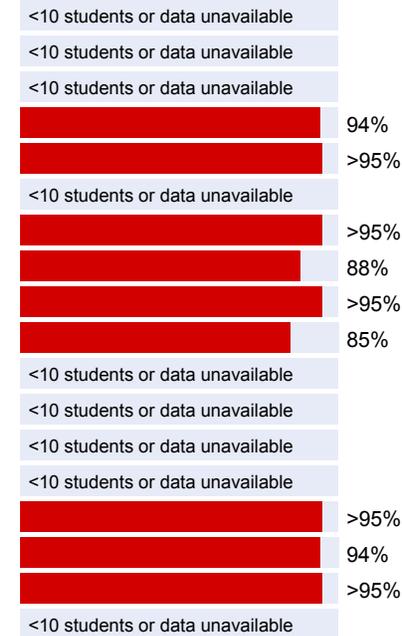
Yes

Same principal in the last 3 years

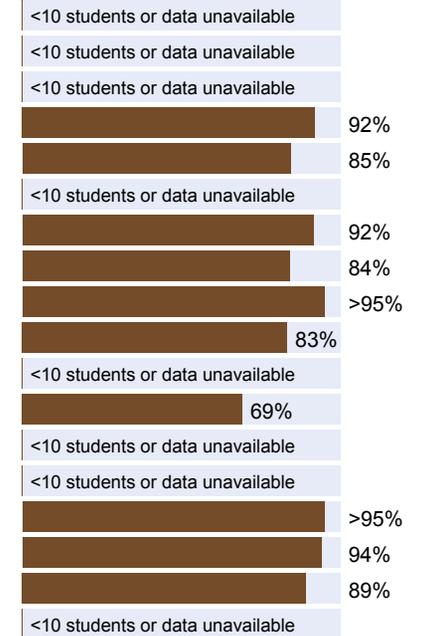
REGULAR ATTENDERS



ON-TRACK TO GRADUATE



ON-TIME GRADUATION



About Our School

ADVANCED COURSEWORK

Sandy High School has advanced course offerings in Language Arts, Math, Science, Social Studies, World Language and CTE. Additionally, over 25 of our courses are articulated with community college partners to provide students with the opportunity to earn college credit. Sandy High School also partners with MHCC to offer a Middle College Program for students who would like to begin their college career while also completing their high school diploma. Students may earn an Honors Diploma by challenging themselves in advanced courses and meeting expectations throughout their four years at Sandy High School.

CAREER & TECHNICAL EDUCATION

Sandy High School offers eight career-technical education programs including: Agriculture, Art Production, Automotive, Business, Computer Science, Engineering, Health Science and Manufacturing. All of our programs offer hands-on learning experiences that involve industry standard equipment and alignment with post-secondary education and business partners.

EXTRACURRICULAR ACTIVITIES

Sandy High School offers a myriad of activities for students. SHS is a member of the OSAA Mt. Hood Conference that offers football, volleyball, cheer, dance, soccer, cross country, water polo, basketball, swimming, skiing, wrestling, baseball, softball, tennis, track and field, and golf. Additionally, students may also participate in clubs such as OHSET, Chess, DECA, FFA, HOSA, Key Club, Literary Society, NHS, QSA, Robotics, Skills USA and many others. Our Leadership Class, ASB and Class Officers develop after school events.

PARENT & COMMUNITY ENGAGEMENT

Sandy High School strives to engage parents and our community through a variety of activities including: Freshman Seminar, Freshman Academy, Open House, Conferences, FAFSA Night, post-secondary planning events, athletics and activities. Consistent communication occurs through ParentSquare, Synergy, email and social media. We value the partnership with our families and community.

CITY OF DAMASCUS

10,539



POPULATION
CENSUS DATA

\$91,124



MEDIAN INCOME
CENSUS DATA

43.2



MEDIAN AGE
CENSUS DATA

50.8%



MALE
CENSUS DATA

49.2%



FEMALE
CENSUS DATA

Damascus is a census-designated place and once-disincorporated city in Clackamas County, Oregon, United States. Established in 1867, it was incorporated in 2004 in an effort to enable local land use decision-making control by the community. It was disincorporated July 18, 2016 under a special Oregon Legislature-directed election process where a majority of those voting voted for the dissolution of the city on May 17, 2016. This vote was found to be against statute and was overturned by the Oregon Court of Appeals on May 1, 2019. Damascus is located east of Happy Valley and Interstate 205 and west of Boring.



SCHOOL DISTRICTS

- North Clackamas
- Oregon Trail
- Estacada
- Centennial
- Gresham-Barlow



AGE DEMOGRAPHIC

- 25% under age 18
- 6.8% between ages 18 to 24
- 20.6% between ages 25 to 44
- 34.2% between ages 45 to 64
- 13.3% above age 65



HOUSING

- 90.21% of homes owner occupied
- 9.79% of homes rented



CITY QUICK FACTS

- 16.14 square miles
- 16 miles southeast of Portland
- 712 feet elevation
- Highest Average Temperature 81°
- Lowest Average Temperature 47°



POPULATION DENSITY

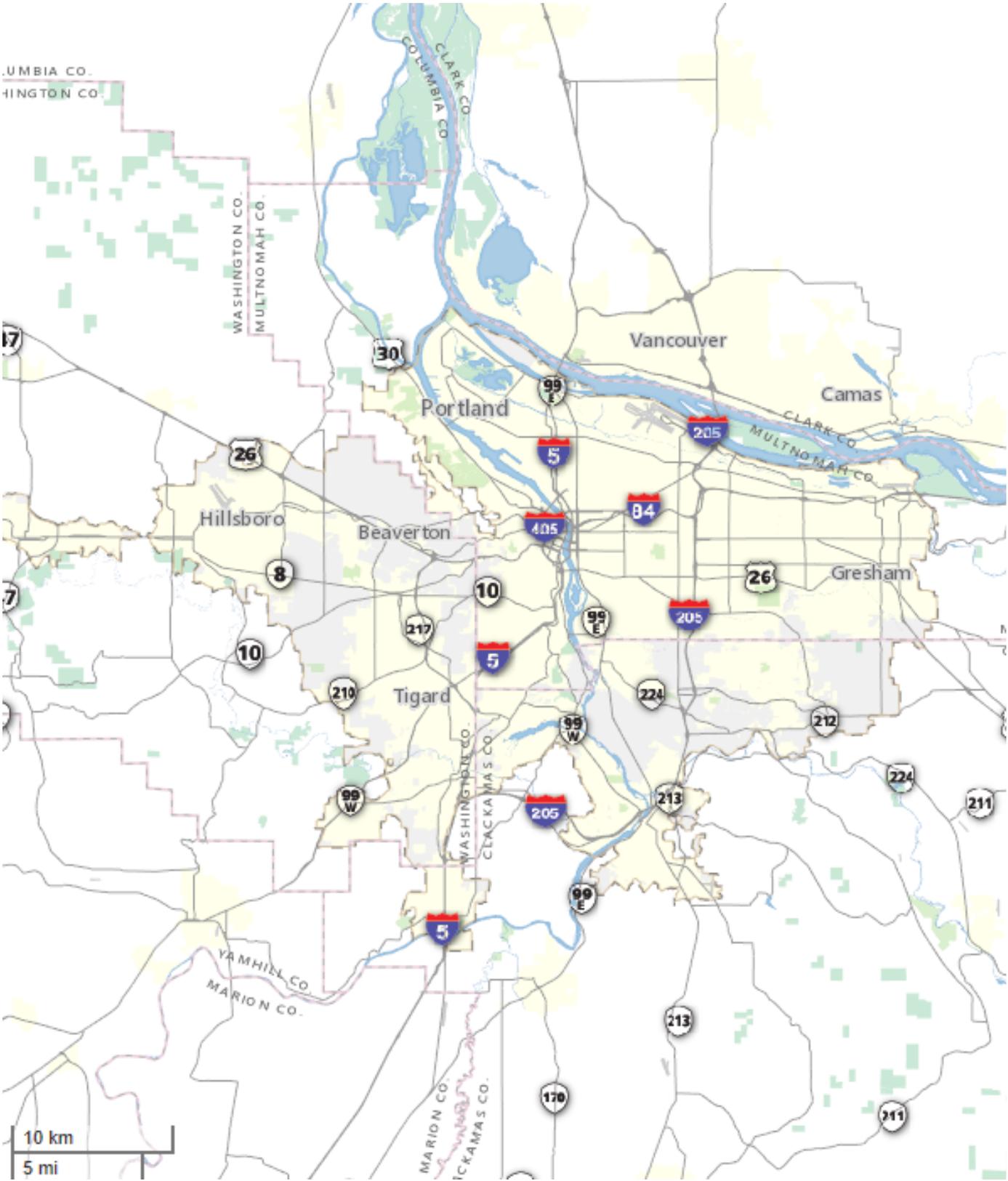
- 657 inhabitants per sq. mile
- 3,769 housing units at an average density of 235 per sq. mile



HISTORY

According to Oregon Geographic Names, Damascus can date its existence as a community back to 1867, when a post office by that name was established. That post office was closed in 1904. The original heart of the community is along Oregon Route 212, which as of 2004 served as part of the city's southern boundary.

METRO AREA BASE MAP



LOCAL BUSINESSES

Car Wash

Name	Address	Telephone	Distance
Drive Thru Espresso Self Service Car Wash	Gresham, OR 97080, USA		2.84 miles
Cascade Car Wash	1810 E Powell Blvd, Gresham, OR 97080, USA	(503) 409-3525	2.84 miles
Washman Car Wash Burnside	1655 NE Burnside Rd, Gresham, OR 97030, USA	(503) 667-8888	3.13 miles
Mia's Express Car Wash	750 NW Eastman Pkwy, Gresham, OR 97030, USA	(503) 492-8942	3.25 miles

Gas Station

Name	Address	Telephone	Distance
Shell	27960 SE Hwy 212, Boring, OR 97009, USA	(503) 663-0383	0.67 miles
Chevron	31251 SE, US-26, Boring, OR 97009, USA	(503) 663-6802	1.69 miles
76	20265 SE Hwy 212, Damascus, OR 97089, USA	(503) 658-2677	1.81 miles
Gresham Valley Market & Gas	Orient, OR 97080, USA		1.84 miles

Car Dealer

Name	Address	Telephone	Distance
Bickmore Auto Sales	2020 E Powell Blvd, Gresham, OR 97080, USA	(503) 966-8388	2.73 miles
Hertz Car Sales Portland	1940 E, Powell Blvd, Gresham, OR 97080, USA	(503) 928-5769	2.79 miles
Gresham City Motors LLC	1730 E Powell Blvd, Gresham, OR 97030, USA	(503) 933-9644	2.87 miles
Gresham Toyota	950 NE Hogan Dr, Gresham, OR 97030, USA	(503) 465-4646	3.09 miles

LOCAL BUSINESSES

Car Repair

Name	Address	Telephone	Distance
York Automotive Repair Inc.	28117 SE Hwy 212, Boring, OR 97009, USA	(503) 663-7566	0.69 miles
Kosrow Automotive Repair	12410 SE 282nd Ave, Boring, OR 97009, USA	(503) 512-8899	0.76 miles
Mike's Truck & Auto Service	21310 SE Tillstrom Rd, Damascus, OR 97089, USA	(503) 658-5511	1.44 miles
Daner's Automotive Repair LLC	8627 SE Orient Dr, Gresham, OR 97080, USA	(503) 734-7573	1.92 miles

Bank

Name	Address	Telephone	Distance
Clackamas County Bank	28500 OR-212, Boring, OR 97009, USA	(503) 663-3000	0.82 miles
KeyBank	2689 SE Burnside Rd, Gresham, OR 97080, USA	(503) 676-2369	2.67 miles
Umpqua Bank	13183 SE 172nd Ave Ste 174, Happy Valley, OR 97086, USA	(503) 454-2600	2.69 miles
OnPoint Community Credit Union	2497 SE Burnside Rd, Gresham, OR 97080, USA	(503) 228-7077	2.74 miles

Insurance Agency

Name	Address	Telephone	Distance
Farmers Insurance - Brian Ross	28150 SE Hwy 212 Ste A, Boring, OR 97009, USA	(503) 737-9385	0.72 miles
Gerald Guerrero Insurance	505 Powell Blvd, Gresham, OR 97030, USA	(503) 667-6007	2.97 miles
Allstate Insurance Agent: Heidi Rowan	12900 SE 162nd Ave #100, Happy Valley, OR 97086, USA	(503) 966-4242	3.00 miles
Oregon Insurance Agency Inc	55 E Powell Blvd, Gresham, OR 97030, USA	(503) 665-4140	3.01 miles

LOCAL BUSINESSES

Electrician

Name	Address	Telephone	Distance
North River Electric	16525 SE Tickle Creek Rd, Boring, OR 97009, USA	(503) 658-1911	1.68 miles
Gresham Electric Inc	4664 SE Antelope Hills, Gresham, OR 97080, USA	(503) 740-1727	1.84 miles
Metro Electric Inc	25027 OR-224, Boring, OR 97009, USA	(503) 407-1447	1.88 miles
Metro Electric Inc	2809 SE Myrtlewood Way, Gresham, OR 97080, USA	(503) 666-2159	2.04 miles

Beauty Salon

Name	Address	Telephone	Distance
Parkside Salon	28080 OR-212 # 1B, Boring, OR 97009, USA	(503) 781-9138	0.70 miles
That Girl Lash & Beauty Bar	735 SE Mount Hood Hwy B, Gresham, OR 97080, USA	(503) 912-9505	2.58 miles
Salon Fuss	13203 SE 172nd Ave #172nd, Happy Valley, OR 97086, USA	(503) 454-0565	2.69 miles
Salon Ambiance	192 NE 2nd St B, Gresham, OR 97030, USA	(503) 674-7474	3.02 miles

Moving Company

Name	Address	Telephone	Distance
Luxury Moving of Oregon LLC	825 NE Division St, Gresham, OR 97030, USA	(503) 660-8308	3.23 miles
Caseys Movers	5932 SE Equestrian Dr, Portland, OR 97236, USA	(971) 270-7757	3.37 miles
Gentle John's Moving & Storage	15252 OR-224 Suite C, Damascus, OR 97089, USA	(714) 280-9000	3.41 miles
Priestley and Sons Moving & Storage, Inc.	2255 NW Birdsdale Ave, Gresham, OR 97030, USA	(503) 661-7920	3.88 miles

LOCAL BUSINESSES

Painter

Name	Address	Telephone	Distance
JP's Painting Home Maintenance & Repair	24262 SE Three Cedars St, Damascus, OR 97089, USA	(503) 313-8253	0.63 miles
Don Rhyne Painting	19800 SE Damascus Ln, Damascus, OR 97089, USA	(503) 658-8100	1.93 miles
Portland Painting and Construction	901 SE Mount Hood Hwy Suite B, Gresham, OR 97080, USA	(503) 489-2009	2.51 miles
Uptown Painting	18151 SE Hwy 212, Damascus, OR 97089, USA	(971) 330-3141	2.55 miles

Plumber

Name	Address	Telephone	Distance
Living Water Plumbing, Inc.	32380 SE Compton Rd, Boring, OR 97009, USA	(503) 668-0699	2.03 miles
Sky Heating, AC, Plumbing & Electrical	530 NE Liberty Ave, Gresham, OR 97030, USA	(503) 235-9083	3.04 miles
Diligent Plumbing LLC	1023 SE 223rd Ave, Gresham, OR 97030, USA	(503) 407-7293	3.75 miles
Roto-Rooter Plumbing & Water Cleanup	1954 SE 182nd Ave Ste 9, Gresham, OR 97233, USA	(503) 446-4956	4.03 miles

Post Office

Name	Address	Telephone	Distance
United States Postal Service	28515 SE Hwy 212, Boring, OR 97009, USA	(800) 275-8777	0.84 miles
United States Postal Service	103 W Powell Blvd, Gresham, OR 97030, USA	(503) 665-2663	3.03 miles
USPS -- Gift 'n Post -- CPU	11 NE 181st Ave, Portland, OR 97230, USA	(503) 661-4087	4.58 miles
United States Postal Service	8100 SE Crystal Springs Blvd, Portland, OR 97206, USA	(503) 774-4938	5.72 miles

LOCAL BUSINESSES

Storage

Name	Address	Telephone	Distance
Boring RV	26180 SE Hwy 212, Boring, OR 97009, USA	(503) 749-7000	0.43 miles
Boring Cold Storage	11630 SE 272nd Ave, Boring, OR 97009, USA	(503) 663-6706	0.54 miles
Boring Mini Storage	28170 OR-212, Boring, OR 97009, USA	(503) 663-2949	0.76 miles
Northwest Self Storage	14613 SE Old Barn Ln, Damascus, OR 97089, USA	(503) 461-9526	1.70 miles

Fire Station

Name	Address	Telephone	Distance
Clackamas Fire (Station 14)	28655 SE Hwy 212, Boring, OR 97009, USA	(503) 742-2600	0.87 miles
Fire Station 76	30300 SE Dodge Park Blvd, Gresham, OR 97080, USA	(503) 618-2355	2.13 miles
Gresham Fire Station 72	500 NE Kane Dr, Gresham, OR 97030, USA		3.00 miles
Fire Station 31	1927 SE 174th Ave, Portland, OR 97233, USA		4.22 miles

Police Station

Name	Address	Telephone	Distance
Gresham Police Department	1333 NW Eastman Pkwy, Gresham, OR 97030, USA	(503) 618-2318	3.45 miles
Happy Valley Police Department	12915 SE King Rd, Happy Valley, OR 97086, USA	(503) 760-0123	4.06 miles
Sandy Police Department	39850 Pleasant St, Sandy, OR 97055, USA	(503) 655-8211	4.57 miles
Multnomah County Sheriff's Office	234 SW Kendall Ave, Troutdale, OR 97060, USA	(503) 988-7300	4.61 miles

LOCAL BUSINESSES

Hospital

Name	Address	Telephone	Distance
Legacy Mount Hood Medical Center	24800 SE Stark St, Gresham, OR 97030, USA	(503) 674-1122	3.65 miles
Kaiser Permanente Sunnyside Medical Center	10180 SE Sunnyside Rd, Clackamas, OR 97015, USA	(503) 813-2000	4.91 miles
Adventist Health Portland	10123 SE Market St, Portland, OR 97216, USA	(503) 257-2500	5.98 miles
Providence Willamette Falls Medical Center	1500 Division St, Oregon City, OR 97045, USA	(503) 656-1631	6.59 miles

Pharmacy

Name	Address	Telephone	Distance
Walmart Pharmacy	2444 Powell Blvd, Gresham, OR 97080, USA	(503) 492-5267	2.63 miles
Fred Meyer Pharmacy	2497 NE Burnside Rd, Gresham, OR 97080, USA	(503) 669-4233	2.73 miles
Fred Meyer Pharmacy	17005 SE Sunnyside Rd, Happy Valley, OR 97086, USA	(971) 999-6284	2.74 miles
Walgreens Pharmacy	1950 NE Burnside Rd, Gresham, OR 97030, USA	(503) 674-8482	2.98 miles

Urgent Care

Name	Address	Telephone	Distance
Primary Care: Adventist Health Portland	14450 SE Royer Rd, Damascus, OR 97089, USA	(503) 658-5521	1.73 miles
Providence Medical Clinic - Happy Valley	16180 SE Sunnyside Rd, Happy Valley, OR 97015, USA	(503) 582-4900	3.03 miles
Providence Medical Group - Gresham	440 NW Division St, Gresham, OR 97030, USA	(503) 215-9500	3.31 miles
Adventist Health Medical Group - Gresham Station Family Practice	831 NW Council Dr UNIT 101, Gresham, OR 97030, USA	(503) 665-8176	3.62 miles

LOCAL BUSINESSES

Veterinary Care

Name	Address	Telephone	Distance
Pine Point Animal Hospital	14605 SE 202nd Ave, Damascus, OR 97089, USA	(503) 912-4477	1.86 miles
Fern Hill Veterinary Care	12930 SE 162nd Ave Suite 101, Happy Valley, OR 97086, USA	(503) 821-7070	2.97 miles
Happy Valley Veterinary Hospital	15957 SE Happy Valley Town Center Dr, Happy Valley, OR 97086, USA	(503) 395-1649	3.08 miles
Kind Care Animal Clinic	36645 US-26 ste a, Sandy, OR 97055, USA	(971) 414-6115	3.54 miles

Bowling Alley

Name	Address	Telephone	Distance
Mt Hood Lanes	2311 Powell Blvd, Gresham, OR 97080, USA	(503) 492-9820	2.76 miles
KingPins Family Entertainment Center	3550 SE 92nd Ave, Portland, OR 97266, USA	(503) 788-7889	5.82 miles
Milwaukie Bowl	3056 SE Harrison St, Milwaukie, OR 97222, USA	(503) 654-7719	7.08 miles
Grand Central Restaurant & Bowling Lounge	808 SE Morrison St, Portland, OR 97214, USA	(503) 236-2695	8.65 miles

Campground

Name	Address	Telephone	Distance
Barton Park	19009 SE Barton Park Rd, Boring, OR 97009, USA	(503) 742-4414	2.06 miles
Oxbow Park Campground Entrance	FPV4+RPQ, Corbett, OR 97080, USA	(503) 663-4708	4.13 miles
Lewis and Clark State Recreation Site	1 Jordan Rd, Troutdale, OR 97060, USA	(800) 551-6949	4.73 miles
Milo Mclver State Park Campground	7JWW+R5, Estacada, OR 97023, USA		5.94 miles

LOCAL BUSINESSES

Gym

Name	Address	Telephone	Distance
Live Well Fitness	17951 SE Hemrich Rd, Damascus, OR 97089, USA	(971) 645-2979	2.54 miles
Planet Fitness	2456 E Powell Blvd, Gresham, OR 97080, USA	(503) 342-7000	2.63 miles
barre3 Happy Valley	13180 SE 172nd Ave Suite 136, Happy Valley, OR 97086, USA	(503) 773-2251	2.66 miles
Snap Fitness Gresham	400 NW Eastman Pkwy, Gresham, OR 97030, USA	(971) 293-3422	3.16 miles

Library

Name	Address	Telephone	Distance
Multnomah County Library - Gresham	385 NW Miller Ave, Gresham, OR 97030, USA	(503) 988-5123	3.12 miles
Happy Valley Library	13793 SE Sieben Park Way, Happy Valley, OR 97015, USA	(503) 783-3456	3.51 miles
Library	26000 SE Stark St, Gresham, OR 97030, USA	(503) 491-7161	3.58 miles
Sandy Public Library	38980 Proctor Blvd, Sandy, OR 97055, USA	(503) 668-5537	4.35 miles

Movie Theater

Name	Address	Telephone	Distance
Mt. Hood Theatre	401 Powell Blvd, Gresham, OR 97030, USA	(503) 665-0604	2.98 miles
Sandy Cinema	16605 Champion Way, Sandy, OR 97055, USA	(503) 826-8100	3.23 miles
Regal Stark Street	2929 NE Kane Dr, Gresham, OR 97030, USA	(844) 462-7342	3.66 miles
McMenamins Power Station Theater & Pub	2126 SW Halsey St, Troutdale, OR 97060, USA	(503) 492-4686	4.50 miles

LOCAL BUSINESSES

Park

Name	Address	Telephone	Distance
Damascus Centennial Park	20100 SE Hwy 212, Damascus, OR 97089, USA	(503) 558-6795	1.88 miles
Hogan Butte Nature Park	757 SE Gabbert Rd, Gresham, OR 97080, USA	(503) 618-2300	1.99 miles
Barton Park	19009 SE Barton Park Rd, Boring, OR 97009, USA	(503) 742-4414	2.06 miles
Gradin Community Sports Park	2303 SE Palmquist Rd, Gresham, OR 97080, USA	(503) 618-2929	2.43 miles

Bakery

Name	Address	Telephone	Distance
Sugar Cubed Cakes	101 N Main Ave, Gresham, OR 97030, USA	(503) 512-7871	3.03 miles
Nya's Cakes Bakery	16607 Champion Way suite 300, Sandy, OR 97055, USA	(971) 208-9487	3.22 miles
Frosted Sugar Bakeshop	10990 SE 362nd Ave, Boring, OR 97009, USA	(509) 366-1805	3.25 miles
O The Bake Shop	465 NE Burnside Rd, Gresham, OR 97030, USA	(971) 471-1371	3.41 miles

Coffee

Name	Address	Telephone	Distance
Country Coffee	28320 SE Hwy 212, Boring, OR 97009, USA	(971) 801-4352	0.77 miles
Pioneer Coffee	24180 SE Borges Rd, Damascus, OR 97089, USA		1.10 miles
Cat's Moon Coffee	30265 SE Hwy 212, Boring, OR 97009, USA	(503) 663-2896	1.37 miles
Country Coffee Sit & Sip	31277 SE Compton Rd, Boring, OR 97009, USA		1.70 miles

LOCAL BUSINESSES

Meal Delivery

Name	Address	Telephone	Distance
CI Lifestyle Meals	Foster - Powell, 14808 SE Powell Blvd, Portland, OR 97236, USA	(503) 869-3564	4.42 miles
PDX MEAL PREP	7238 SE Foster Rd, Portland, OR 97206, USA	(971) 371-0563	6.21 miles
MyFitFoods	3608 SE Powell Blvd, Portland, OR 97202, USA	(503) 446-3744	7.44 miles
Squirrel Meals PDX	2625 SE 26th Ave, Portland, OR 97202, USA	(650) 274-7949	7.94 miles

Bar

Name	Address	Telephone	Distance
Chester's Pub	31293 SE, US-26, Boring, OR 97009, USA	(503) 663-7551	1.71 miles
Pub 212	20400 SE Hwy 212, Damascus, OR 97089, USA	(503) 658-3070	1.80 miles
Backroads Pub & Grub	13230 SE Orient Dr, Boring, OR 97009, USA	(503) 663-5777	2.31 miles
The Kooler	1467 SE Orient Dr, Gresham, OR 97080, USA	(503) 512-8648	2.33 miles

Restaurant

Name	Address	Telephone	Distance
Red Apple Restaurant	28300 SE 282nd Ave, Boring, OR 97009, USA	(503) 512-7819	0.76 miles
Rom's Gyro Grill	28425 SE Hwy 212, Boring, OR 97009, USA	(503) 522-6675	0.79 miles
Los Venados Mexican Grill	31255 US-26, Boring, OR 97009, USA	(971) 274-2909	1.68 miles
Backroads Pub & Grub	13230 SE Orient Dr, Boring, OR 97009, USA	(503) 663-5777	2.31 miles

Home Improvement

Name	Address	Telephone	Distance
HomePlace Furniture & Design	19995 SE Hwy 212, Damascus, OR 97089, USA	(503) 462-4836	1.91 miles
Cost Plus World Market	989 NW 12th St, Gresham, OR 97030, USA	(503) 669-9727	3.46 miles
Lowe's Home Improvement	1000 NE Wood Village Blvd, Wood Village, OR 97060, USA	(503) 667-1005	4.29 miles
Sandy Decor	39180 Proctor Blvd, Sandy, OR 97055, USA	(503) 668-7496	4.40 miles

LOCAL BUSINESSES

Liquor Store

Name	Address	Telephone	Distance
Damascus Liquors	19940 SE Hwy 212, Damascus, OR 97089, USA	(971) 224-4191	1.94 miles
Gresham Liquor Store	2414 SE Burnside Rd, Gresham, OR 97080, USA	(503) 665-9327	2.76 miles
Cheap Charlie's Beer and Wine Superstore	79 NE Roberts Ave, Gresham, OR 97030, USA	(503) 545-4301	3.02 miles
Tobacco Outlet Liquor	1173 NE Division St, Gresham, OR 97030, USA	(503) 661-2276	3.21 miles

Shopping Mall

Name	Address	Telephone	Distance
Oregon Trail Center	2083 NE Burnside Rd, Gresham, OR 97030, USA	(833) 800-4343	2.96 miles
Gresham Town Fair	300 NW Eastman Pkwy, Gresham, OR 97030, USA	(877) 848-0023	3.22 miles
Gresham Station	649 NW 12th St, Gresham, OR 97030, USA	(503) 450-0700	3.42 miles
Gresham Shopping Square	390 NW Burnside Rd, Gresham, OR 97030, USA	(503) 379-1898	3.46 miles

Jewelry Store

Name	Address	Telephone	Distance
Fred Meyer Jewelers	17005 SE Sunnyside Rd, Happy Valley, OR 97015, USA	(971) 999-6295	2.73 miles
Fred Meyer Jewelers	2497 SE Burnside Rd, Gresham, OR 97080, USA	(503) 669-4215	2.75 miles
Fred Meyer Jewelers	16625 362nd Ave, Sandy, OR 97055, USA	(503) 668-2315	3.40 miles
Twisted Designs By Beth	2870 NE Hogan Dr Suite E #188, Gresham, OR 97030, USA	(503) 688-9515	3.70 miles

LOCAL BUSINESSES

Pet Store

Name	Address	Telephone	Distance
Mud Bay	13180 SE 169th Ave #100, Happy Valley, OR 97086, USA	(503) 303-0880	2.78 miles
Petco	2000 NE Burnside Rd St, Gresham, OR 97030, USA	(503) 674-8558	2.94 miles
EarthWise Pet	12960 SE 162nd Ave #203, Happy Valley, OR 97086, USA	(503) 454-0140	2.99 miles
Tractor Supply Co.	16325 Champion Way, Sandy, OR 97055, USA	(503) 668-2868	3.24 miles

Shoe Store

Name	Address	Telephone	Distance
Shoe Mill - Gresham	659 NW 12th St, Gresham, OR 97030, USA	(503) 491-4455	3.42 miles
Famous Footwear	753 NW 12th St, Gresham, OR 97030, USA	(503) 676-2088	3.44 miles
Famous Footwear Outlet	450 NW 257th Ave #408, Troutdale, OR 97060, USA	(503) 661-8202	4.73 miles
Rack Room Shoes	450 NW 257th Ave Suite 502, Troutdale, OR 97060, USA	(503) 669-8449	4.74 miles

Furniture Store

Name	Address	Telephone	Distance
HomePlace Furniture & Design	19995 SE Hwy 212, Damascus, OR 97089, USA	(503) 462-4836	1.91 miles
Amiton Furniture	202 N Main Ave, Gresham, OR 97030, USA	(503) 665-5095	3.05 miles
Furniture Factory Outlet	320 NW Eastman Pkwy, Gresham, OR 97030, USA	(503) 805-8152	3.12 miles
Furniture City	550 NW Burnside Rd, Gresham, OR 97030, USA	(503) 667-8927	3.53 miles

LOCAL BUSINESSES

Groceries

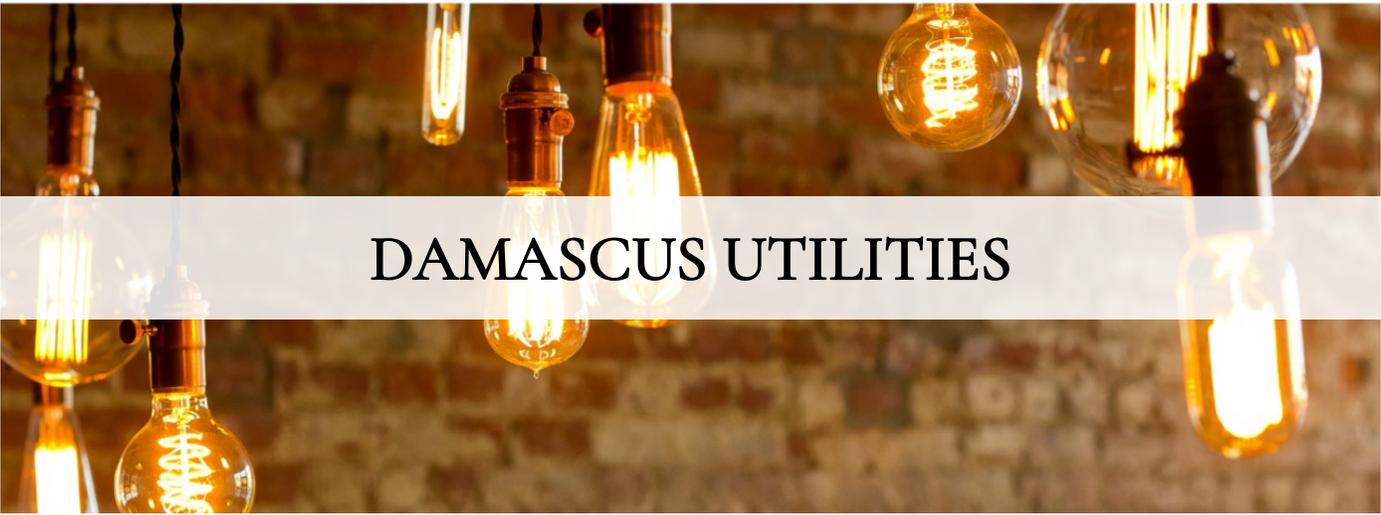
Name	Address	Telephone	Distance
Safeway	20151 SE Hwy 212, Boring, OR 97089, USA	(503) 658-7000	1.87 miles
WinCo Foods	2511 SE 1st St, Gresham, OR 97030, USA	(503) 666-1777	2.88 miles
Safeway	1455 NE Division St, Gresham, OR 97030, USA	(503) 492-7270	3.23 miles
Safeway	1001 SW Highland Dr, Gresham, OR 97080, USA	(503) 674-7080	3.43 miles

Airport

Name	Address	Telephone	Distance
Troutdale Airport	999 NW Frontage Rd, Troutdale, OR 97060, USA	(503) 415-6119	4.98 miles
Troutdale Airport	1220 NW Perimeter Way, Troutdale, OR 97060, USA		5.09 miles
Sandy River	42313 SE Oral Hull Rd, Sandy, OR 97055, USA	(503) 668-4542	5.25 miles
Fairways Airport-OG20	Oregon City, OR 97045, USA	(503) 632-6991	6.84 miles

Train Station

Name	Address	Telephone	Distance
Oregon City Station	1757 Washington St, Oregon City, OR 97045, USA	(800) 872-7245	6.64 miles
Tigard TC WES Station	Tigard, OR 97223, USA		11.23 miles
Beaverton TC WES Station	Beaverton, OR 97005, USA		12.43 miles
Wilsonville WES Station	Wilsonville, OR 97070, USA		12.53 miles



DAMASCUS UTILITIES

Emergency
Police/Medical/Fire
911

AT&T
(800) 288-2020
www.att.com

Northwest Natural Gas
(800) 422-4012
www.nwnatural.com

Poison Control
(800) 222-1222
www.aapcc.org

CenturyLink
(866) 963-6665
www.centurylink.com

Portland General Electric
(503) 228-6322
www.portlandgeneral.com

United States Postal Service
(800) 275-8777
www.usps.com

Dish Network
(800) 318-0572
www.dish.com

Boring Water District
(503) 663-4594
www.boringwater.com

Xfinity
(800) 266-2278
www.xfinity.com

DIRECT TV
(800) 531-5000
www.directtv.com

Hoodview Disposal & Recycling
(503) 668-8300
www.hoodviewdisposal.com

Ziplay Fiber
(866) 699-4759
www.ziplayfiber.com

The Oregonian
(503) 221-8240
www.oregonlive.com

Oregon Trail School District
(503) 668-5541
www.oregontrailschools.com

Verizon
(800) 483-4100
www.verizon.com

TRI-MET
(503) 238-7433
www.trimet.org



CHANGE OF ADDRESS

USPS

Below is the website if you would like to change your address online or you can visit your local post office, they will provide you with the change of address packet.

<https://moversguide.usps.com>

Benefits you will receive when you change your address online are:

- Exclusive mover savings coupons
- Safe and secure with identity verification by a simple \$1.00 charge to your credit or debit card
- Email confirmation at the end of registration of your change of address

** Must have valid email address and credit card to register online.*

AUTO REGISTRATION AND DRIVER LICENSING

Below is the website if you would like to change your address online or you can visit your local DMV office.

Oregon Department of Transportation

DMV Services

1905 Lana Avenue NE

Salem, OR 97314-0100

www.oregondmv.com/oregon/index.htm

General DMV Information Contact:

503-299-9999



VOTERS REGISTRATION

TO REGISTER TO VOTE, YOU MUST BE:

- A citizen of the USA
- A resident of Oregon
- A Legal Resident of Oregon State at least 18 years of age on or before the next election.

HOW TO REGISTER

To register to vote online you will need an Oregon driver's license, permit or ID card number issued by the Oregon Driver and Motor Vehicle Services Division (DMV).

If you do not have an Oregon driver's license, permit or ID card, you can still use the online voter registration application. The information you enter will display on a voter registration card (PDF document) that you will need to print, sign and deliver to your county elections office to complete your registration.

REGISTRATION DEADLINE

A new registrant must submit their online registration by 11:59:59 p.m. Pacific Time on the 21st calendar day before an election to be eligible to vote in that election.

CHANGE OF ADDRESS

If you move to a new county, you must complete a new voter registration, otherwise you must request a transfer of your registration.

Clackamas County Voter Registration: 503-655-8510

Multnomah County Voter Registration: 503-988-3720

Washington County Voter Registration: 503-846-5800



MOVING CHECKLIST

UTILITIES

- Electric
- NW Natural Gas
- Water District
- Sewer District
- Garbage Provider
- Cable/Satellite
- Fuel (Propane)
- Phone Services
- Internet

FINANCIAL

- Banks and Credit Unions
- Credit Card Companies
(including department store credit cards)
- Lenders
(Mortgage, Home Equity, Auto, Student Loans)
- Insurance Companies
(Health, Renters, Auto, Home, Medical, Dental, Disability, Life)
- Retirement
(Pension plans, 401K, Social Security, Veterans Affairs)
- Investments *(Investment Agencies and Brokers)*
- Online Bill Payer
- Paypal

GOVERNMENT

- US Post Office
- Department of Motor Vehicles
(Obtain your driver's license and change vehicle registration)
- IRS
- Passport Office
- Veteran Affairs
- Unemployment Office
(If you are currently receiving unemployment benefits)

HEALTH

- Physician
- Pharmacies

SERVICE PROVIDER

- Childcare
- Housecleaning Services
- Delivery Services
- Lawn Care Services
- Veterinarian
- Pool Service

MEMBERSHIPS

- Health Clubs
- Membership Clubs *(AAA or similar)*
- Community Groups
(PTA, Neighborhood Associations, Civic Clubs)
- Children's Extracurricular
- Activities *(Dance Classes, Music Lesson, Sports Clubs)*

SUBSCRIPTIONS

- Newspapers
- Magazine *(USPS will only forward 2 months)*
- Movie Subscriptions
- Book or Music Clubs

OTHER

- Friends and Family
- Employers *(typically notify the HR Department)*



MOVING CHECKLIST

8 WEEK BEFORE YOU MOVE

- Inventory Sheets: Create an inventory sheet of all your belongings which need to be moved
- Research Moving Options: You'll need to decide if yours is a do-it-yourself move or if you'll be using a moving company.
- Request Moving Quote: Solicit moving quotes from as many moving companies and movers as possible. There can be a large difference between rates and services within moving companies.
- Discard Unnecessary Items: Moving is a great time for ridding yourself of unnecessary items. Have a yard sale or donate unnecessary items to charity.
- Packing Material: Gather moving boxes and packing material for your move.
- Contact Insurance Companies: You'll need to contact your insurance agent to cancel/transfer your insurance policy.

4 WEEK BEFORE YOU MOVE

- Start Packing: Begin packing all things destined for your new location.
- Obtain Your Medical Records: Contact your doctor, physician, dentist and other medical specialists who may currently be retaining any of your family's medical records. Obtain these records or make plans for them to be delivered to your new medical facilities if changing. Security is critical of personal records.
- Note Food Inventory Levels: Check your cupboards, refrigerator and freezer. Use up as much of your perishable food as possible.
- Small Engines: Service small engines for your move by extracting gas and oil from the machines. This will reduce that chance to catch fire during your move.
- Protect Jewelry and Valuables: Transfer your jewelry and valuables to a safety deposit box; you don't want them to be lost or stolen during your move.
- Borrowed and Rented Items: Return items that you may have borrowed or rented. Collect items borrowed to others.

1 WEEK BEFORE YOU MOVE

- Your Change of Address: Change your address with the USPS, DMV, Financial Institutions, Utilities, Government Offices, Health Care Service Providers, Memberships, Subscriptions and Insurance Provisions.
- Bank Accounts: Transfer or close bank accounts if changing banks. Make sure to have a money order for paying the moving company.
- Service Automobiles: If automobiles are to be driven long distance, you'll want to have them serviced so you have a trouble-free drive.
- Cancel Services: Notify any remaining service providers (newspapers, lawn services, etc.) of your move.
- Travel Items: Set aside all items you'll need while traveling.
- Make sure these are not packed on the moving truck..
- Contact Utility Companies: Set utility turnoff date, seek refunds and deposits and notify them of your new address.

MOVING DAY

- Plan Your Itinerary: Make plans to spend the entire day at the house or at least until the movers are on their way. Someone will need to be around to make decisions. Make plans for kids and pets to be at a sitters for the day.
- Review the House: Once the house is empty, check the entire house (closets, attic, basement, etc.) to ensure no items are left or no home issues exist.
- Double Check With Your Mover: Ensure the mover has the new property address and all of your most recent contact information, should they have any questions during your move.
- Vacate Your Home: Make sure utilities are off, doors and windows are locked and notify your real estate agent you've vacated the property.
- Questions To Ask: Where is the garage door opener? Where are the keys to the house, mailbox and other lockable area? Did you retrieve all keys from neighbors and friends?



MOVING RESOURCES

THE HOME DEPOT

(800) 466-3337
www.homedepot.com

Beaverton
(503) 469-4242
4401 SW 110th Ave.
Beaverton, OR 97005

S. Beaverton
(503) 646-1525
13700 NW Science Pk. Dr.
Portland 97229

Clackamas
(503) 774-6372
9300 SE 82nd Ave.
Happy Valley, OR 97086

Hillsboro
(503) 693-9090
1950 SE Minter Bridge Rd.
Hillsboro 97123

Jantzen Beach
(503) 289-9200
1728 N Tomahawk Island Dr.
Portland 97217

Oregon City
(503) 723-3181
2002 Washington St.
Oregon City, OR 97045

E. Portland
(503) 261-8543
10120 SE Washington St.
Portland 97216

NE Portland
(503) 252-0188
11633 NE Glen Widing Dr.
Portland 97220

Sherwood
(503) 925-8447
20260 SW Pacific Hwy.
Sherwood, OR 97140

Tigard
(503) 639-3500
14800 SW Sequoia Parkway
Tigard 97224

THE HOME DEPOT CONTINUED

Troutdale
(503) 674-3944
25101 SE Stark St.
Troutdale, OR 97060

LOWES

(800) 466-3337
www.lowes.com

Hillsboro
(503) 844-6200
1951 SE 24th Ave.
Hillsboro, OR 97123

Milwaukie
(503) 794-2500
13631 SE Johnson Rd.
Milwaukie 97222

Portland
(503) 737-3000
1160 N Hayden Meadows Dr.
Portland 97217

Tigard
(503) 624-2644
12615 SW 72nd Ave.
Tigard, OR 97223

Wood Village
(503) 667-1005
1000 NE Wood Village Blvd.
Wood Village, OR 97060

DONATION FACILITIES

Goodwill
(800) 741-0186
locator.goodwill.org

The Salvation Army
(800) 958-7825
www.salvationarmyusa.org

Value Village
(800) 958-7825
www.valuevillage.com

MOVING TRUCK RENTALS

Budget
(800) 462-8343
www.budgettruck.com

Penske
(888) 996-5415
www.pensketruckrental.com

Ryder
(800) 297-9337
www.ryder.com

U-Haul
(800) 468-4285
www.uhaul.com

STORAGE COMPANIES

NW Self Storage
www.nwselfstorage.com

Public Storage
(800) 906-0879
www.publicstorage.com

Pods
(888) 309-8967
www.pods.com

TRANSFER STATIONS

Garbage/Recycling

Metro Center
(503) 234-3000
www.oregonmetro.gov
6161 NW 61st Ave.
Portland, OR 97210

Metro South
(503) 234-3000
www.oregonmetro.gov
2001 Washington St.
Oregon City, OR 97045

RESOURCE GUIDE

AIRPORT

Portland International Airport
(877) 793-4690
www.flypdx.com

AUTO & DRIVER REGISTRATION

DMV
(503) 945-5000
www.odot.state.or.us/dmv/

BUS SERVICE

C-Tran
(360) 695-0123
www.c-tran.com

Greyhound
(800) 231-2222
www.greyhound.com

Tri-Met
(503) 238-7433
www.tri-met.org

CABLE TV & INTERNET

Verizon
(888) 881-8161
www.verizon.com

XFINITY (Comcast)
(800) 934-6489
www.comcast.com

CITY CONTACT

Banks
(503) 324-5112
www.cityofbanks.org

Beaverton
(503) 526-2222
www.ci.beaverton.or.us

Canby
(503) 266-4021
www.ci.canby.or.us

CITY CONTACT CONTINUED

Cornelius
(503) 357-9112
www.ci.cornelius.or.us

Damascus
(503) 658-8545
www.ci.damascus.or.us

Estacada
(503) 630-8270
www.cityofestacada.org

Fairview
(503) 665-7929
www.ci.fairview.or.us

Forest Grove
(503) 359-3200
www.ci.forest-grove.or.us

Gaston
(503) 985-3340

Gladstone
(503) 656-5225
www.ci.gladstone.or.us

Gresham
(503) 661-3000
www.ci.gresham.or.us

Happy Valley
(503) 760-3325
www.ci.happy-valley.or.us

Hillsboro
(503) 681-6100
www.hillsboro-oregon.gov

King City
(503) 639-4082
www.ci.king-city.or.us

Lake Oswego
(503) 635-0270
www.ci.oswego.or.us

Milwaukie
(503) 786-7525
www.ci.cityofmilwaukie.org

CITY CONTACT CONTINUED

Molalla
(503) 829-6855
www.cityofmolalla.com

North Plains
(503) 647-5555
www.northplains.org

Oregon City
(503) 657-0891
www.ci.orcity.or.us

Portland
(503) 823-4000
www.portlandonline.com

River Grove
(503) 639-6919

Sandy
(503) 668-5533
www.ci.sandy.or.us

Sherwood
(503) 625-5522
www.ci.sherwood.or.us

Tigard
(503) 639-4171
www.ci.tigard.or.us

Troutdale
(503) 665-5175
www.ci.troutdale.or.us

Tualatin
(503) 692-2000
www.tualatinoregon.gov

West Linn
(503) 657-0331
www.westlinnoregon.gov

Wilsonville
(503) 682-1011
www.ci.wilsonville.or.us

Wood Village
(503) 667-6211
www.ci.wood-village-or.us

RESOURCE GUIDE

COUNTY CONTACTS

Clackamas
(503) 655-8011
www.co.clackamas.or.us
Taxation
(503) 655-8671

Multnomah
(503) 248-3511
www.co.clackamas.or.us
Taxation
(503) 988-3326

Washington
(503) 846-8611
www.co.clackamas.or.us
Taxation
(503) 846-8741

ELECTRICITY

Pacific Power
(888) 221 7070
www.pacificpower.net

Portland General
(800) 542-8818
www.portlandgeneral.com

HOSPITALS

Adventist Medical
(503) 257-2500
www.adventisthealthnw.com

Doernbecher Children's
Hospital
(503) 494-8311
www.ohsu.edu

Legacy Good Samaritan
(503) 413-4683
www.legacyhealth.org

Legacy Emanuel
(503) 413-2200
www.legacyhealth.org

HOSPITALS CONTINUED

Legacy Meridian Park
(503) 692-1212
www.legacyhealth.org

Legacy Mt. Hood
(503) 674-1122
www.legacyhealth.org

Kaiser Permanente Sunnyside
(503) 813-2000
www.kaiserpermanente.org

Kaiser Permanente Westside
(503) 813-2000
www.kaiserpermanente.org

OHSU
(503) 494-8311
www.ohsu.edu

Providence Milwaukie
(503) 513-8300
www.providence.org

Providence Portland
(503) 215-1111
www.providence.org

Providence St. Vincent
(503) 216-1234
www.providence.org

Providence Willamette Falls
(503) 656-1631
www.providence.org

Shriner's Hospital
(503) 241-5090
www.shrinershq.org

Tuality Community
(503) 681-1111
www.tuality.org

Tuality Forest Grove
(503) 357-2173
www.tuality.org

NATURAL GAS

NW Natural
(800) 422-4012
www.nwnatural.com

NEWSPAPERS

The Columbian
(360) 694-3391
www.columbian.com

The Oregonian
(503) 221-8240
www.oregonlive.com

Willamette Weekly
(503) 243-2122
www.wweek.com

RECREATION

Convention Center
(503) 235-7575
www.oregoncc.org

Expo Center
(503) 736-5200
www.expocenter.org

Mt. Hood Meadows
(503) 337-2222
www.mthoodmeadows.com

OMSI
(503) 797-4000
www.oms.edu

Oregon Zoo
(503) 266-1561
www.oregonzoo.com

Portland International
Raceway
(503) 823-7223
www.portlandraceway.com

Portland Art Museum
(503) 266-2811
www.pam.org

RESOURCE GUIDE

RECREATION CONTINUED

Providence Park
(503) 553-5400
www.providenceparkpdx.com

Regal Cinemas
(800) FANDANGO
www.regalcinemas.com

Moda Center
(503) 797-9619
www.rosequarter.com

Willamette Jetboat
(503) 231-1532
www.willamettejet.com

SHOPPING

Bridgeport Village
(503) 968-1704
www.bridgeport-village.com

Cedar Hills Crossing
(503) 643-6563
www.cedarhillscrossing.com

Clackamas Town Center
(503) 653-6913
www.clackamastowncenter.com

Columbia Gorge Outlets
(503) 669-8060
www.premiumoutlets.com/columbiagorge

Lloyd Center
(503) 282-2511
www.lloydcenter.com

Mall 205
(503) 255-5805

Pioneer Place
(503) 228-5800
www.pioneerplace.com

SHOPPING CONTINUED

Streets of Tanasbourne
(503) 533-0561
www.streetsoftanasbourne.com

Washington Square
(503) 369-8860
www.shopwashingtonsquare.com

Woodburn Outlets
(888) 664-SHOP
www.woodburncompanystores.com

TELEPHONE SERVICE

Verizon
(800) 483-4100
www.verizon.com

AT&T
(800) 288-2020
www.att.com

TRANSFER STATIONS

Metro Center
(503) 234-3000
www.oregonmetro.gov
6161 NW 61st Ave.
Portland, OR

Metro South
(503) 234-3000
www.oregonmetro.gov
2001 Washington St.
Oregon City, OR

Clackamas County
(503) 668-8885
www.wmnorthwest.com
19600 SE Canyon Valley Rd.
Sandy, OR

VOTER REGISTRATION

Clackamas
(503) 655-8510

Multnomah
(503) 248-3720

Washington
(503) 846-5800

WATER BUREAU

Beaverton
(503) 526-2257

Clackamas
(503) 722-9220

Gladstone
(503) 656-5223

Gresham
(503) 618-2373

Hillsboro
(503) 681-6228

Lake Oswego
(503) 635-0265

Milwaukie
(503) 786-7525

Oregon City
(503) 657-8151

Portland
(503) 823-7770

Tigard
(503) 639-1554

Tualatin
(503) 692-2000

West Linn
(503) 656-4261

Wilsonville
(503) 682-1011



CYBER SECURITY

Because of you... we obsess over cyber security!

Cyber fraud and email hacking are on the rise. Fraudsters may access individual email accounts and monitor the life of your transaction. At the time funds are due to the escrow, fraudsters intercept the information for wiring funds, and the fraudsters change the information without the knowledge of the sender or recipient, resulting in the funds being sent to an outside account and never credited to the intended party.

To protect and reduce your risk, WFG has implemented the following procedures for outgoing and incoming wires:

- Outgoing Wire from WFG to seller or borrower for proceeds
 - In the escrow paperwork provided you will be asked to provide written instructions on how you want funds due you sent to you at the close of escrow. If you choose to have the funds sent via wire transfer, WFG will contact you by phone to confirm the wire information provided.
- Incoming Wires from the buyer and/or lender to WFG bank account
 - For funds that are to be wired to WFG for your transaction, we will send specific wire instructions to the remitting person via an encrypted email. We recommend you reach out to your WFG contact to confirm the wire instructions prior to remittance.

We look forward to processing your escrow transaction for you. We know that this can be a stressful time and we are here to assist you in any way we can to make this a good experience.

<http://national.wfgnationaltitle.com/2016/04/05/obsess-cyber-security/>



OWNERS TITLE INSURANCE

Why it's important

Financially speaking, the decision to buy a home is one of the biggest decisions a person will likely ever make.

Owner's title insurance insures that, when the purchase is closed, the buyer is the owner of and has marketable title to the property, has access to the home, and there are no liens, claims, or restrictions on the buyer's property, other than the mortgage the buyer agrees to pay.

If the preliminary title search uncovers potential problems, a buyer can require that those problems be satisfactorily dealt with before closing on the home.

In addition, owner's title insurance protects buyers against a myriad of risks that not even the most careful title search can uncover, including things such as forged documents, undisclosed or missing heirs of a previous owner, fraud, will disputes, and unrecorded claims of many types.

Without owner's title insurance, the legal costs to resolve such title claims could easily be in the tens of thousands of dollars and would have to be paid out of pocket by the buyer - not to mention the stress that such situations would cause to the buyer.

Owner's title insurance is one of the most affordable insurance policies a person can ever buy. Unlike other forms of insurance, there is only a one-time fee at closing for the policy, which financially protects the buyer's investment for as long as the buyer or the buyer's heirs own the home.

So, if someone tells the buyer that owner's title insurance is "optional", that certainly does not mean that the buyer should not get it. Virtually every lender requires lender's title insurance, but that insurance does not protect the buyer.

In order to safeguard the buyer's investment in the property, which is possibly the most important investment the buyer will ever make, owner's title insurance is absolutely critical.



WHAT IS ESCROW?

Understanding the Escrow Process

An escrow is an arrangement in which a neutral third party (the escrow agent) assembles and processes many of the components of a real estate transaction, records the transaction, and ultimately, disburses and distributes funds according to the buyers', sellers' and lenders' instructions. Your transaction is typically closed by an Escrow Officer. People buying and selling real estate usually open an escrow for their protection and convenience. Both the buyer and seller rely on the escrow agent to carry out their written instructions relating to the transaction and to advise them if any of their instructions are not mutually consistent or cannot be carried out. If the instructions from all parties to an escrow are clearly drafted, the escrow officer can proceed on behalf of the buyer and seller without further consultation. This saves much time and facilitates the closing of the transaction.

TYPICAL ROLES IN THE CLOSING PROCESS

The Seller/Agent

- Delivers a fully executed Purchase Sale Agreement to the escrow agent.
- Executes the paperwork necessary to close the transaction.

The Buyer/Agent

- Deposits collected funds required to close (in with the escrow agent).
- Approves the commitment for title insurance, or other items as called for by the Purchase Sale Agreement.
- Executes the paperwork and loan documents necessary to close the transaction.

The Lender

- Deposits loan documents to be executed by the buyer
- Deposits the loan proceeds.
- Directs the escrow agent of the conditions under which the loan funds may be used

The Escrow Agent

- Clears Title
- Obtains title insurance
- Obtains payoffs and release documents for underlying loans on the property
- Receives funds from the buyer and/or lender.
- Prepares vesting document affidavit on seller's behalf.
- Prorates insurance, taxes, rents, etc.
- Prepares a final statement (often referred to as the "HUD Statement" or "Settlement Statement") for each party, indicating amounts paid in conjunction with the closing of your transaction.
- Forwards deed to the county for recording.
- Once the proper documents have been recorded, the escrow agent will distribute funds to the proper parties.

In Summary

Escrow is the process that assembles and processes many of the components of a real estate transaction. The sale is officially closed when the new deed is recorded and funds are available to the seller, thus transferring ownership from the seller to the buyer. The escrow agent is a neutral third party acting on behalf of the buyer and seller.



WHAT IS TITLE?

About Title Insurance

Title is a bundle of rights in real property. Protecting purchasers and lenders against loss is accomplished by the issuance of a title insurance policy. Usually, during a purchase transaction, the lender requests a policy (commonly referred to as the Lender's Policy) while the buyers receive their own policy (commonly referred to as an Owner's Policy).

In short, the policy states that if the status of the title to a parcel of real property is other than as represented, and if the insured (either the owner or lender) suffers a loss as a result of a title defect, the insurer will reimburse the insured for that loss and any related legal expenses, up to the face amount of the policy, subject to exceptions and exclusions contained in the policy.

Typically there are two policies issued. The Mortgagee's Policy insures the lender for the amount of the loan. The Owner's Policy insures the purchaser of the purchase price.

How is title insurance different from other types of insurance?

While the function of most other forms of insurance is risk assumption through the pooling of risks for losses arising out of unforeseen future events (such as sickness or accidents), the primary purpose of title insurance is to eliminate risks and prevent losses caused by defects in title arising out of events that have happened in the past. To achieve this goal, title insurers perform an extensive search and examination of the public records to determine whether there are any adverse claims (title defects) attached to the subject property. Said defects/claims are either eliminated prior to the issuance of a title policy

or their existence is excepted from coverage. Your policy is issued after the closing of your new home, for a one-time nominal fee, and is good for as long as you own the property.

What's involved in a title search? A title search is actually made up of three separate searches:

- Chain of Title – History of the ownership of the subject property
- Tax Search – The tax search reveals the status of the taxes and assessments
- Judgment and Name Search – Searches for judgment and liens against the owners' and purchasers' names

Once the three searches have been completed, the file is reviewed by an examiner who determines:

- Whether or not the Chain of Title shows that the party selling the property has the right to do so.
- The status of taxes for the subject property. The Tax Search will also indicate the existence of any special assessments against the land and whether or not these assessments are current or past due.
- Whether there are any unsatisfied judgments on the Judgment and Name Search against the previous owners, sellers, or and purchasers.

Rights established by judgment decrees, unpaid federal income taxes and mechanic liens all may be prior claims on the property, ahead of the buyer's or lender's rights. The title search will only uncover defects in title that are of public record, thus allowing the title company to work with the seller to clear up these issues and provide the new buyer with title insurance.

In Summary

After the searches have been examined, the title company will issue a commitment, stating the conditions under which it will insure title. The buyer, seller and the mortgage lender will proceed with the closing of the transaction after clearing up any defects in the title that have been uncovered by the search and examination.

WHO PAYS WHAT IN OREGON

SELLER PAYS



TYPICAL COSTS

- The following costs generally affect all transactions:
- Escrow Fee - one-half of the fee, based on title company's fee schedule
- Recording Fees - based on county fee schedule
- Title Premium - based on fixed statewide fee schedule
- Real Estate Commission - based on agreement with Broker
- Tax Prorate - to apportion taxes between parties as of date of closing
- General Costs - as listed for each specific transaction, as requested by principals
- Release fees for loan payoff(s)

LAND SALE CONTRACT TRANSACTION

- Attorney Fee - optional, and is sometimes shared with purchaser
- Collection Escrow Setup Fee - optional, and is often shared with purchaser

ASSIGNMENT OF CONTRACT FOR ASSUMPTION OF LOAN TRANSACTION

- Any delinquent payments to bring contract or loan current
- Prorate share of current month's interest based on current rate

CONVENTIONAL, FHA, VA LOAN TRANSACTIONS

- Any closing cost (not expenses of property or loan interest) negotiated on behalf of the purchaser, subject to lender's approval
- FHA, VA Loans - check with lender for any applicable seller costs

BUYER PAYS



TYPICAL COSTS

- The following costs generally affect all transactions:
- Escrow Fee - one-half of the fee, based on title company's fee schedule
- Recording Fees - based on county fee schedule
- Fire Insurance Premium - mandatory when any lender is involved, including the seller's lender
- Tax Prorate - to apportion taxes between parties as of date of closing
- General Costs - as listed for each specific transaction, as requested by the principals

LAND SALE CONTRACT TRANSACTION

- Attorney Fee - optional, and is sometimes shared with seller
- Collection Escrow Setup Fee - optional, and is sometimes shared with seller
- Recording Fee - for contract or memorandum thereof

ASSIGNMENT OF CONTRACT FOR ASSUMPTION OF LOAN TRANSACTION

- Assumption or Assignment
- Next monthly payment due, if required by lender
- Recording Fee - for Assumption/Assignment of Agreement, if required by lender

CONVENTIONAL, FHA, VA LOAN TRANSACTIONS

- Lenders title insurance policy & endorsements, as required by lender
- Loan Fee - as required by lender
- Credit Report Fee - as required by lender
- Appraisal Fee - as required by lender
- Mortgage Insurance Premium - based on fee schedule and endorsements of lender
- Prepaid Interest - if required by lender
- VA Loans only - funding fee, if required by lender
- FHA, VA, and some Conventional Loans - reserves for real property taxes, fire insurance and mortgage insurance



TITLE VESTING

Common ways to hold title to real property

AS AN INDIVIDUAL

An individual may hold title in his or her name only, regardless of whether or not married – e.g. “Jane Smith, an individual”. That individual then owns all rights to the property, which can be sold or transferred to others via will or trust. While a divorce is pending, however, if the property was acquired during the marriage it will likely be treated as part of the marital estate and thus be subject to court authority.

AS TENANTS BY THE ENTIRETY

A conveyance to a husband and wife creates a tenancy by the entirety – e.g. “John Smith and Jane Smith, husband and wife, as tenants by the entirety”. This creates a survivorship estate, which means that if one spouse dies, his/her interest will automatically go to the surviving spouse. A husband and wife may also take title as tenants in common (discussed below) if the intention to hold title in that manner is expressly stated.

AS TENANTS IN COMMON

Unless a conveyance expressly provides that the parties intend to create a survivorship estate (discussed below), a conveyance to two or more persons who are not married creates a tenancy in common in which each has (unless otherwise stated) an equal undivided interest in the property – e.g. “John Smith and Robert Jones, as tenants in common, each as to an undivided 50% interest”. Each tenant in common then owns an undivided interest in the entire property, which can be sold or transferred to others via will or trust.

AS A SURVIVORSHIP ESTATE

Two or more persons who are not married may also hold title as tenants in common with a right of survivorship, as long as the survivorship declaration is expressly contained in the deed – e.g. “John Smith and Robert Jones, not as tenants in common, but with the right of survivorship”. This creates a survivorship estate, which means that if one party dies, his/her interest will automatically go to the survivor and cannot be sold during the lifetime of or transferred via will or trust by the party who dies first.

AS REGISTERED DOMESTIC PARTNERS

Registered domestic partners may take title as (i) tenants in common– e.g. “Jane Smith and Mary Jones, registered domestic partners, as tenants in common, each as to an undivided 50% interest”, or (ii) in a survivorship estate similar to that of a tenancy by the entirety – e.g. “Jane Smith and Mary Jones, as registered domestic partners with right of survivorship”.

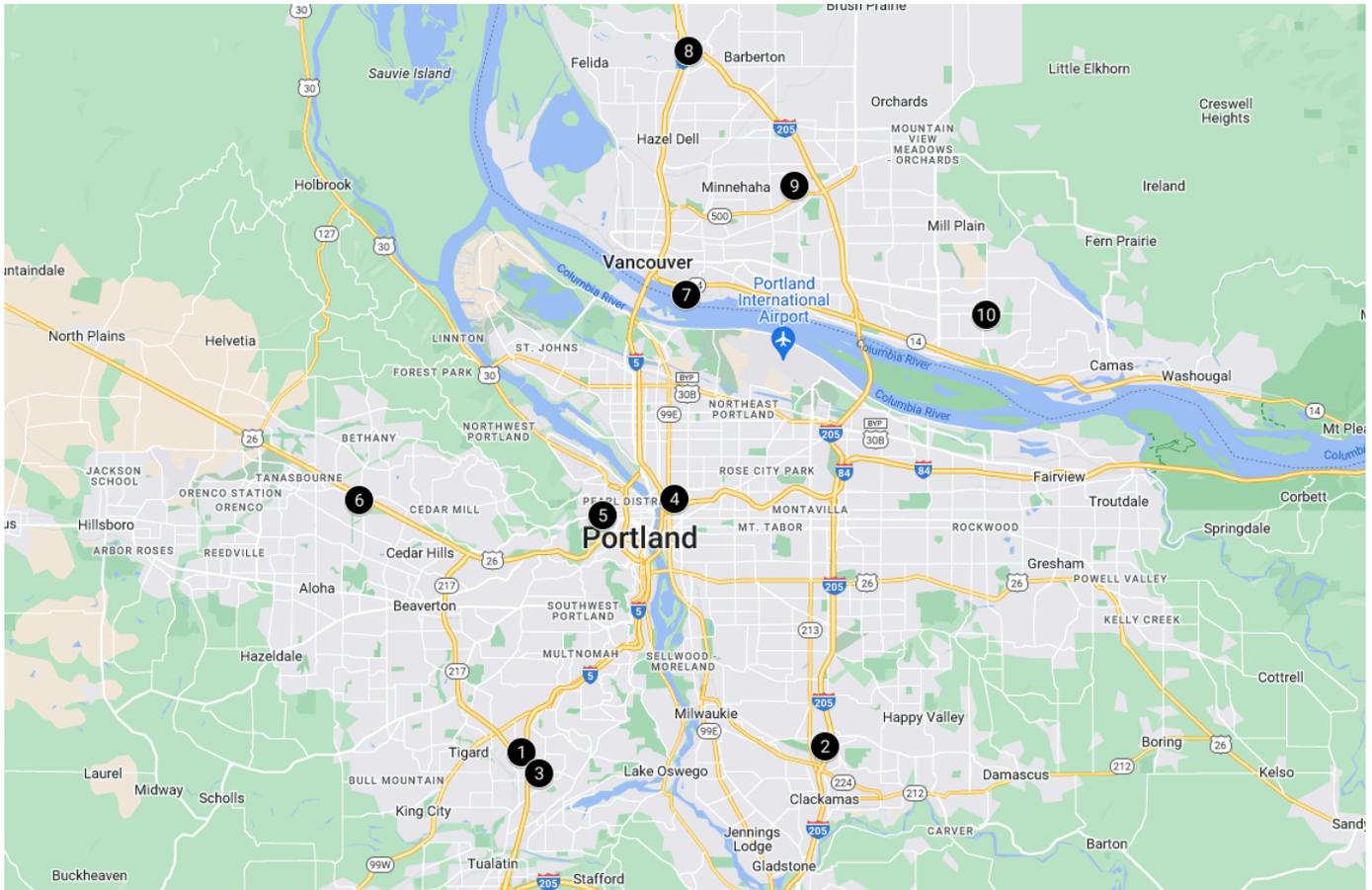
AS A SAME SEX MARRIED COUPLE

Same sex married couples may take title as (i) tenants in common – e.g. “John Smith and Robert Smith, a married couple, as tenants in common, each as to an undivided 50% interest”, or (ii) in a survivorship estate similar to that of a tenancy by the entirety – e.g. John Smith and Robert Smith, a married couple with right of survivorship, or (iii) as tenants by the entirety – e.g. “John Smith and Robert Smith, a married couple, as tenants by the entirety”.

AS AN ENTITY

A registered entity, such as a corporation, limited liability company or partnership, may hold title. Title should be held exactly as the name is registered with the Oregon Secretary of State – e.g. “Smith & Jones, LLC, an Oregon limited liability company”.

WFG OFFICE LOCATIONS



1 ADMINISTRATIVE
12909 SW 68th Pkwy.
Ste. 350
Portland, OR 97223
503-431-8500

2 CLACKAMAS
9200 SE Sunnybrook Blvd.
Ste. 350
Clackamas, OR 97015
503-353-9975

3 LAKE OSWEGO
5885 Meadows Rd.
Ste. 130
Lake Oswego, OR 97035
503-624-4900

4 LLOYD/COMMERCIAL
700 NE Multnomah St.
Ste. 190
Portland, OR 97232
503-230-8488

5 NW PORTLAND
25 NW 23rd Pl.
Ste. 1
Portland, OR 97210
503-219-9088

6 BETHANY
1500 NW Bethany Blvd.
Ste. 155
Beaverton, OR 97006
503-850-3990

7 DOWNTOWN VANCOUVER
2001 SE Columbia River Dr
Ste. 100
Vancouver, WA 98661
360-314-0300

8 SALMON CREEK
2105 NE 129th St.
Ste. 107
Vancouver, WA 98686
360-314-1818

9 VANCOUVER MALL
4400 NE 77th Ave.
Ste. 250
Vancouver, WA 98662
360-891-5454

10 EAST VANCOUVER
2004 SE 192nd Ave.
Ste. 100
Vancouver, WA 98683
360-356-9990



Your Local Market Report

Damascus, OR 97089

REPORT FOR 3/13/2026

Single-Family Homes



Presented by WFG National Title Company
reports@wfgnationaltitle.com

This week the median list price for Damascus, OR 97089 is \$736,499 with the market action index hovering around 36. This is an increase over last month's market action index of 34. Inventory has decreased to 16.

MARKET ACTION INDEX

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



Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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
\$1,400,000	3,766	5 - 10 acres	4	2	71	1	2	245
\$777,500	2,343	0.5 - 1 acre	4	3	51	0	1	63
\$642,350	2,626	-	3	2.5	26	0	2	105
\$542,475	2,041	4,500 - 6,500 sqft	3	2.5	26	1	1	52

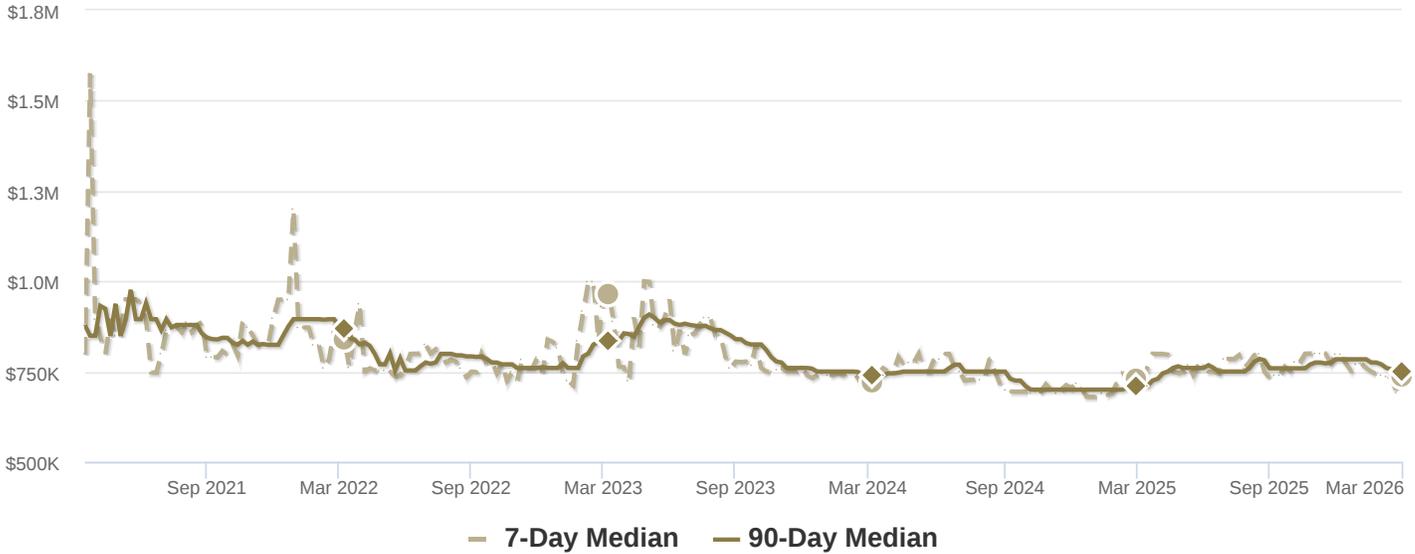
REAL-TIME MARKET PROFILE

Median List Price	\$736,499
Median Price of New Listings	\$922,500
Per Square Foot	\$289
Average Days on Market	156
Median Days on Market	84
Price Decreased	38%
Price Increased	0%
Relisted	13%
Inventory	16
Median Rent	\$3,047
Market Action	36

Slight Seller's Advantage

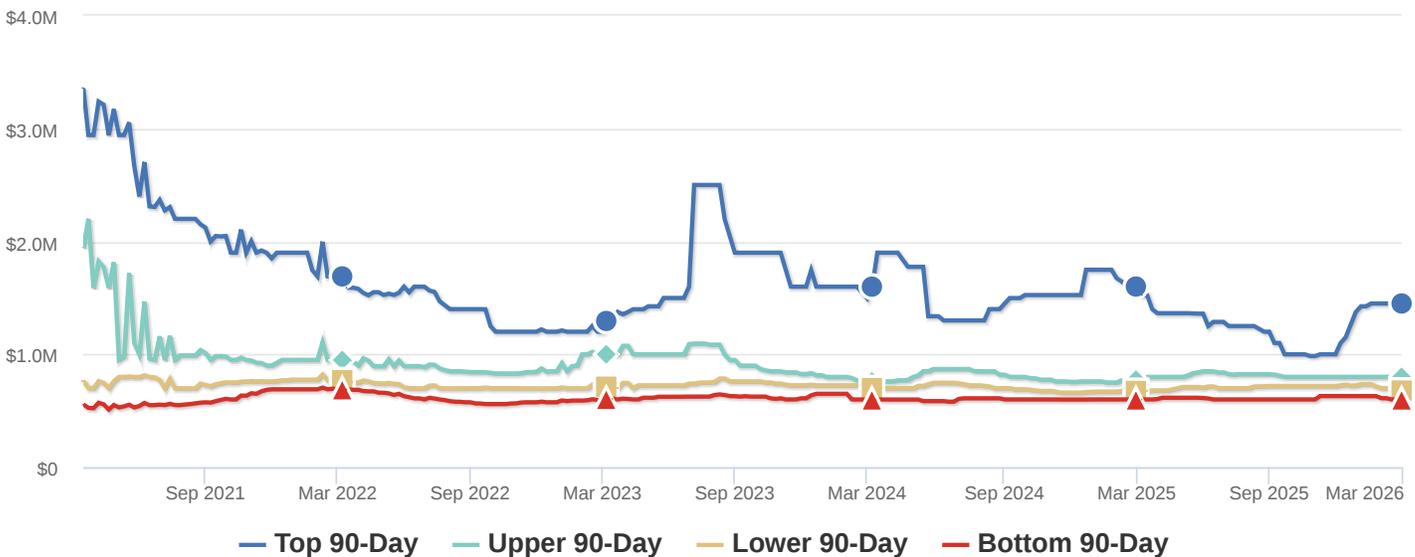
MEDIAN LIST PRICE

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



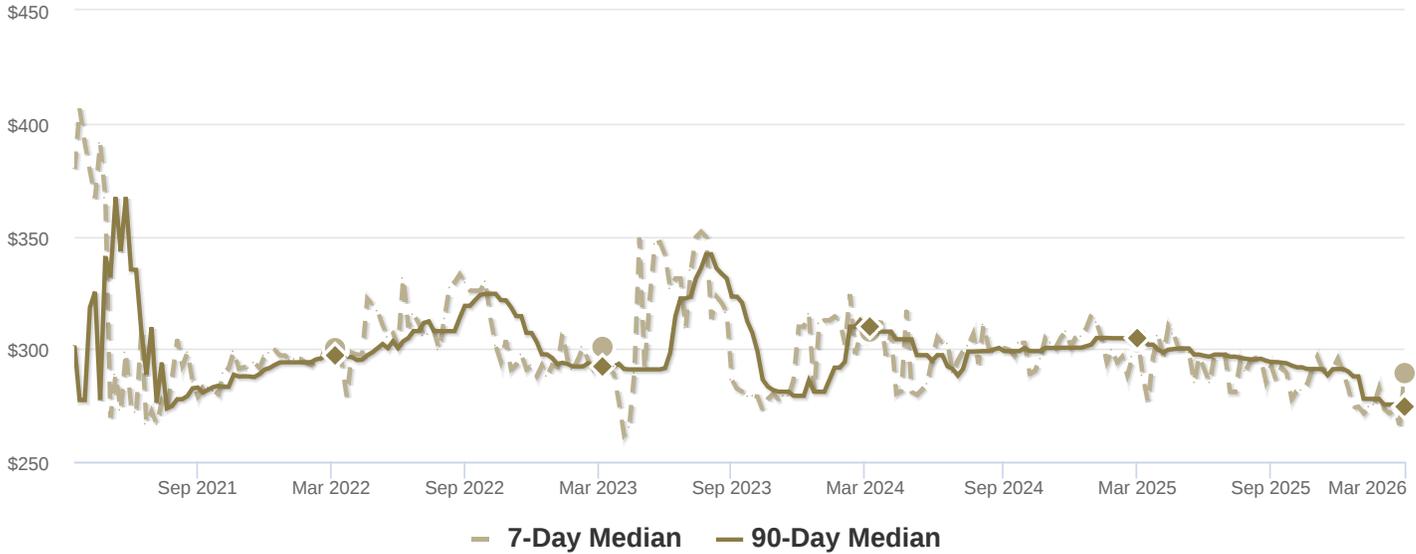
SEGMENTS

In the quartile market segments, we see prices in this zip code generally settled at a plateau, although Quartile 3 has been declining in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



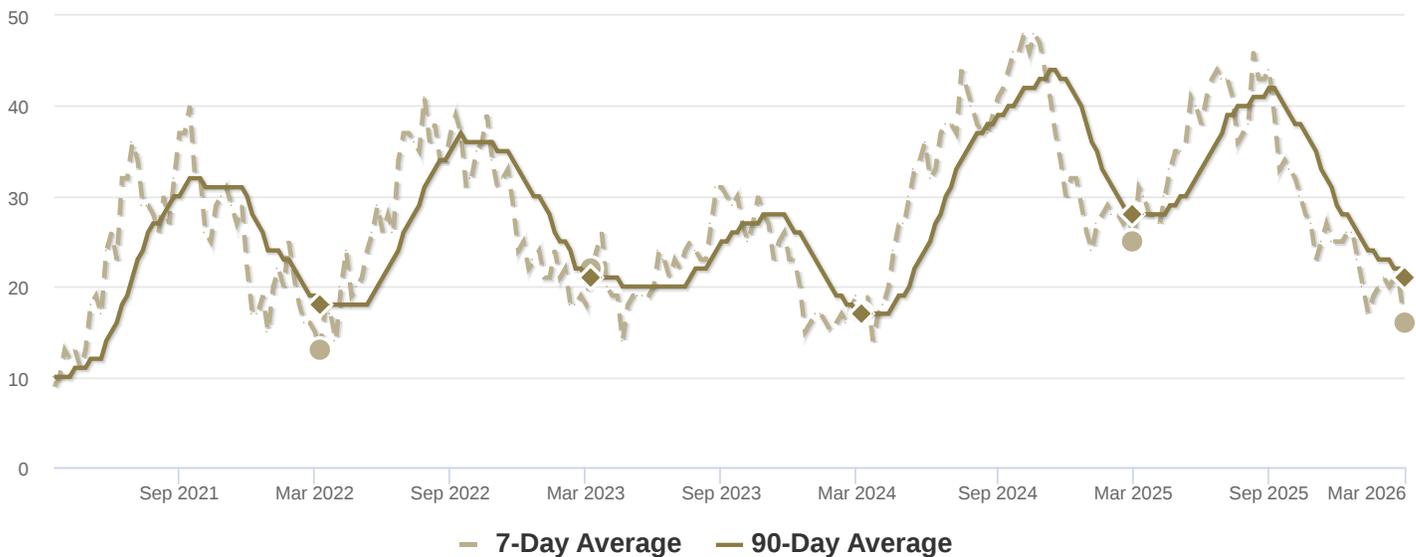
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



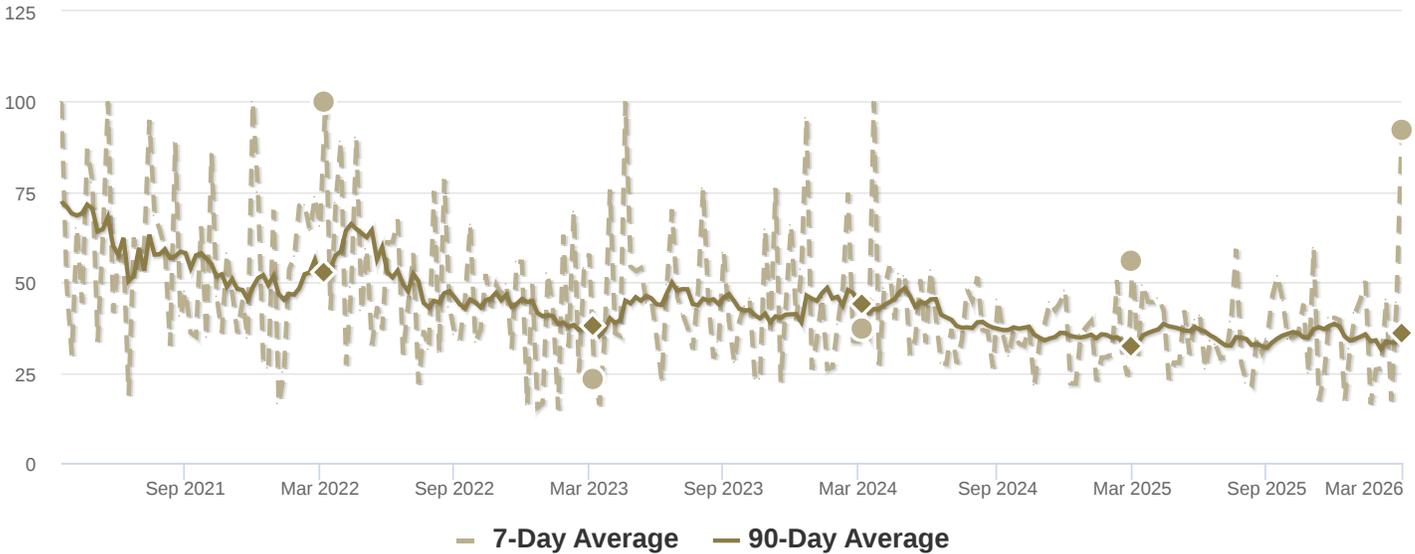
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



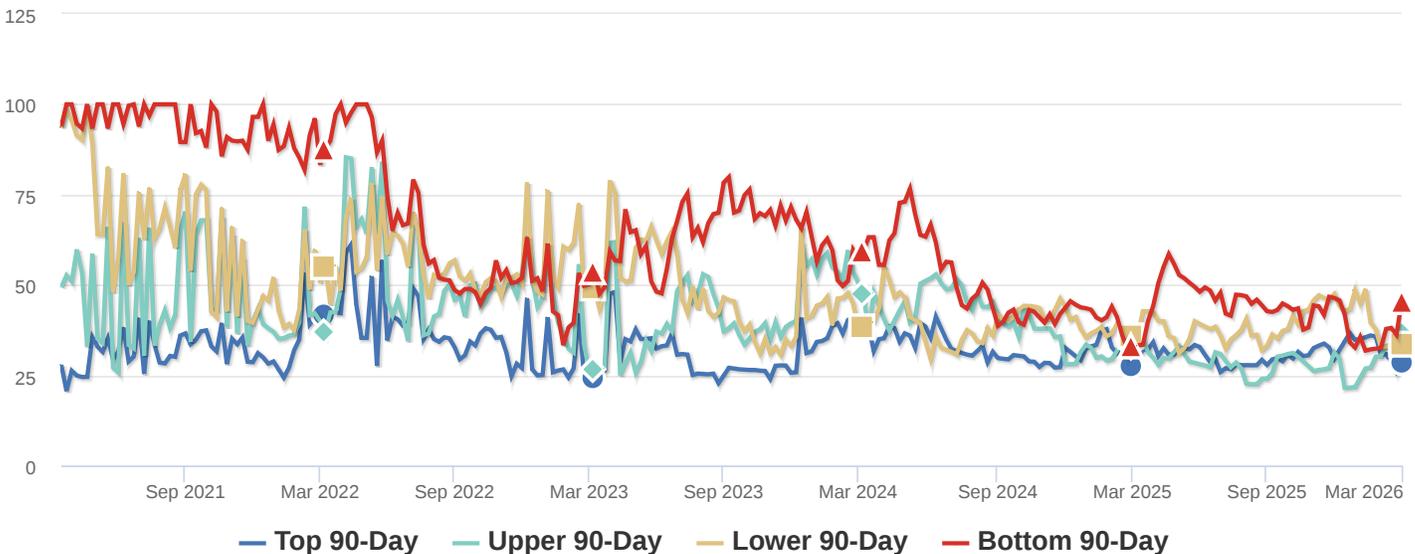
MARKET ACTION INDEX

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



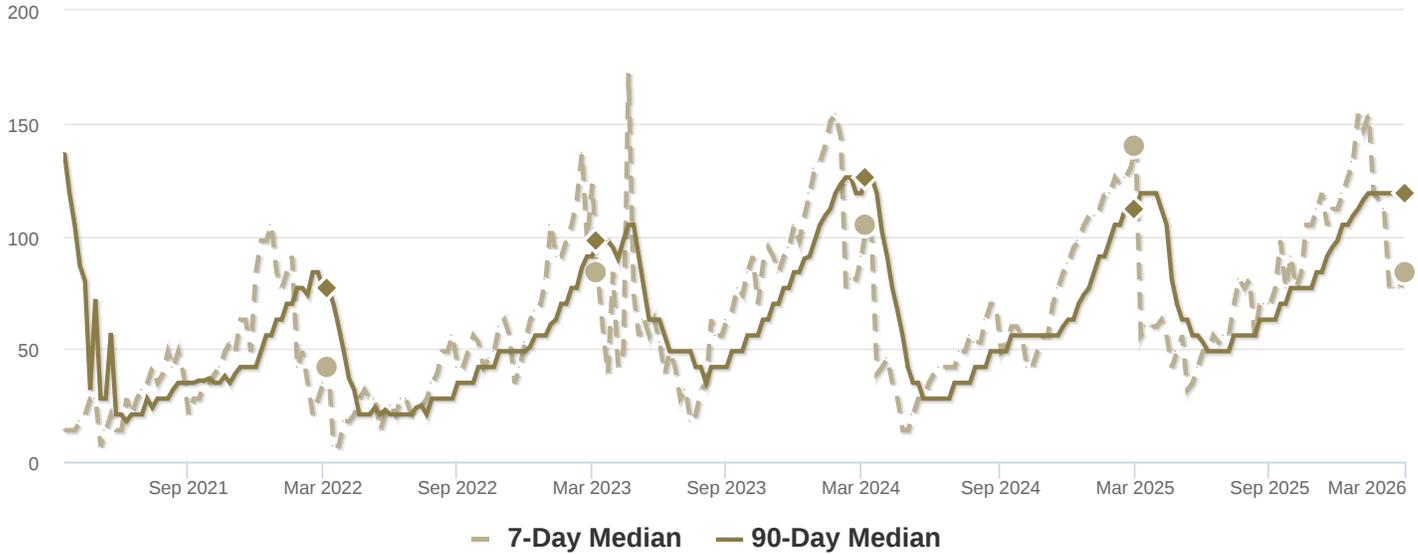
MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



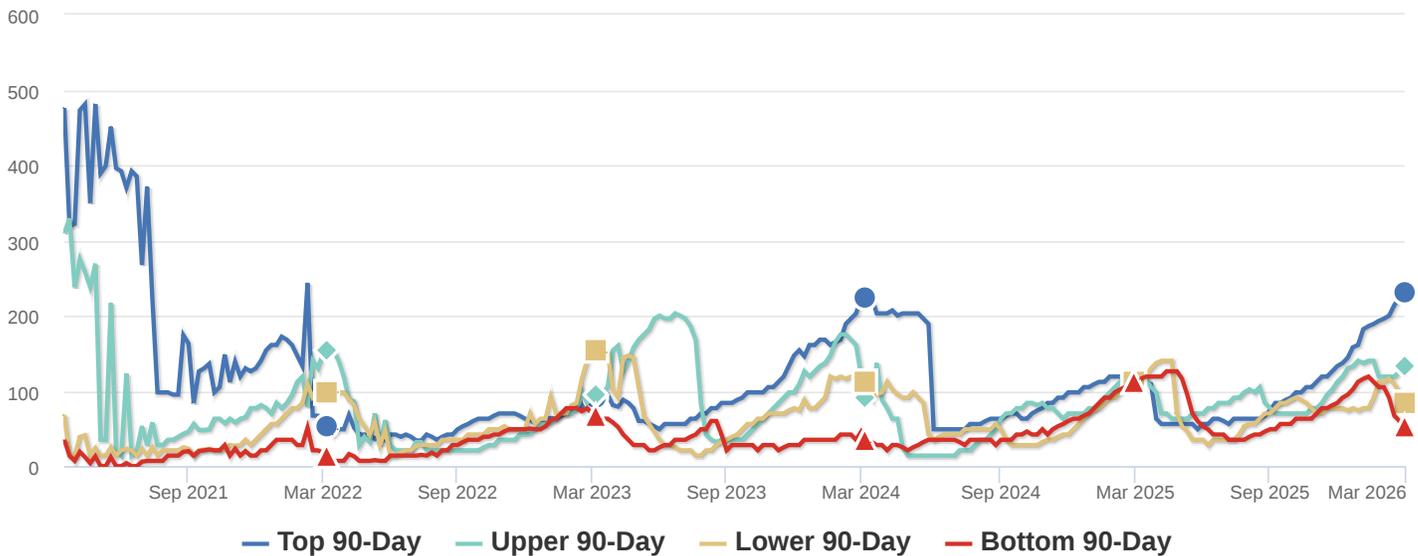
MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 187 days. Half of the listings have come newly on the market in the past 120 or so days. Watch the 90-day DOM trend for signals of a changing market.

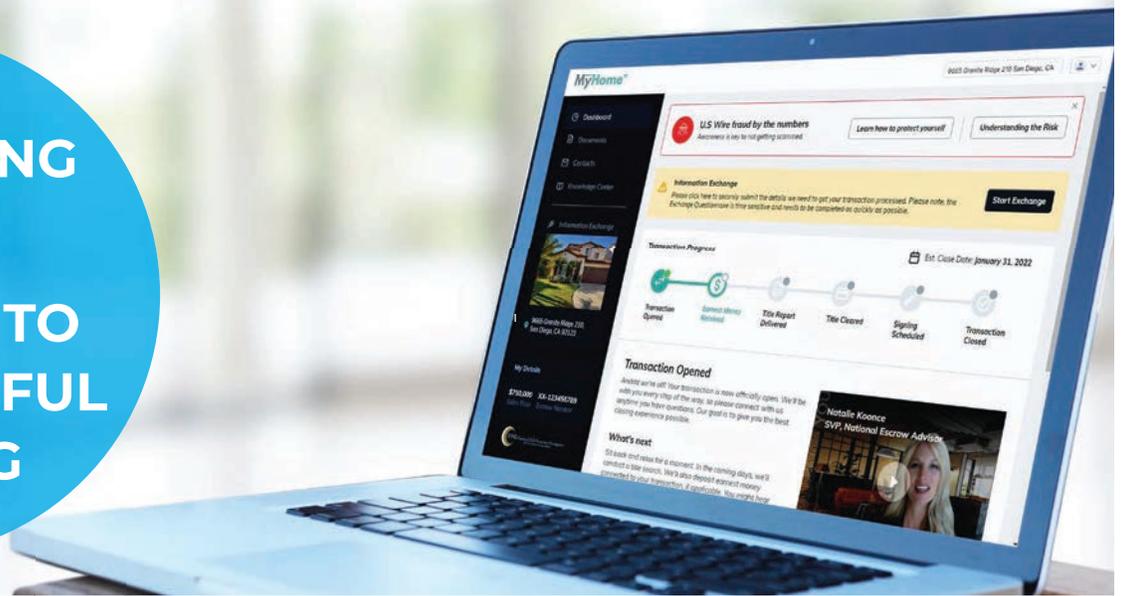


SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



**SIMPLIFYING
YOUR
JOURNEY TO
A SUCCESSFUL
CLOSING**

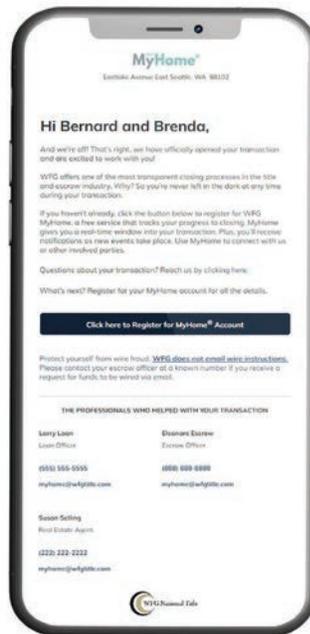


Personalized. Secure. Transparent.

WFG's MyHome® provides full transparency, real-time updates, and post-closing home information in a secure web environment. It is fully responsive, mobile-first and built with YOU in mind.

Sign up for an account at <https://myhome.wfgtitle.com> today!

- 1 Click **Register for MyHome® account** on a MyHome® email notification or go directly to <https://myhome.wfgtitle.com>.
- 2 Complete a brief registration form. **Use your email address on file with WFG, and have your escrow number handy.**
- 3 Confirm email for immediate access.



- Instant access to essential file details
- Contact information for all parties involved
- In-depth Knowledge Center



- Timeline view of the entire escrow process
- Real-time updates via text, email, or personalized dashboard

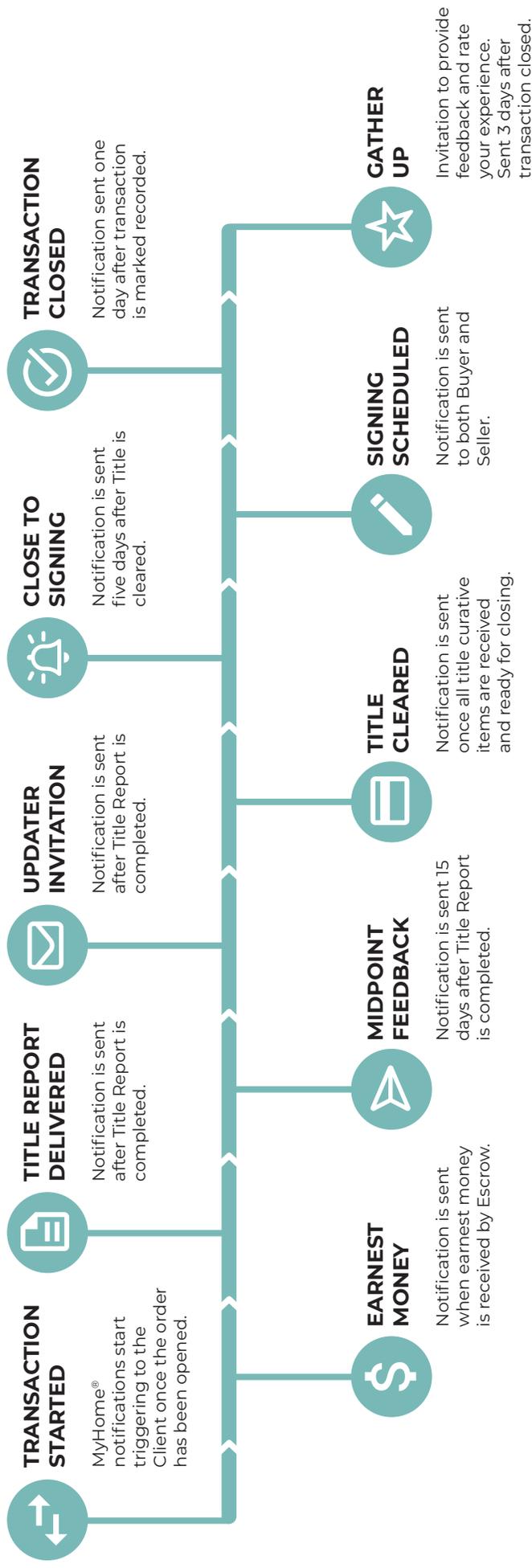


- Complete forms needed for your transaction
- Upload documents to your escrow team



- Explainer videos for each milestone
- Access on desktop, tablet or mobile

CONSUMER EXPERIENCE TIMELINE



All notifications include a link that can be used for registration and access to your MyHome® dashboard post registration.

Contact us to schedule a demo or sign up for an account.

myhome.wfgtitle.com