

DEVELOPER PACKET

3011 & 3035 SW 170TH AVE

PORTLAND, OR 97229

PARCELS: R0043125, R0043205 & R49227



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PROPERTY DETAILS

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The information contained is provided by WFG's Customer Service Department to our customers, and while deemed reliable, is not guaranteed.

Property Detail Report

Owner: Underwood Family Rev Trust
Site: Ns Unincorporated OR 97003
Mail: 3011 SW 170th Ave Beaverton OR 97003



Location and Site Information

County:	Washington	Lot SqFt:	43,560
Legal Description:	JOHNSON EST ADD TO BEAV-REED ACR, LOT PTS 84 & 111, ACRES 1.00	Lot Acres:	1.00
APN:	R43125	Land Use:	1900 - Urban Developable Tract - Vacant
Tax Lot:	1S107AC00601	Land Use STD:	Vacant Land (General)
TwN-Rng-Sec:	01S / 01W / 07 / NE	County Bldg Use:	8000
Neighborhood:	Cpo 6 Cooper Mtn-Aloha N	# Dwellings:	
Subdivision:		Map Page/Grid:	624-F1
Legal Lot/Block:	84	Zoning:	Washington Co.-R-15
Census Tract/Block:	031624 / 2001	Watershed:	Rock Creek-Tualatin River
Elementary School:	Beaver Acres Elementary School	High School:	Aloha High School
Middle School:	Meadow Park Middle School	School District:	Beaverton

Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

Assessment and Tax Information

Market Total:	\$654,760.00	Property Tax:	\$1,208.18
Market Land:	\$654,760.00	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	2023	Levy Code:	51.50
Assessed Total:	\$66,970.00	Mill Rate:	18.0406

Sale and Loan Information

Sale Date:	Lender:
Sale Amount:	Loan Amount:
Document #:	Loan Type:
Deed Type:	Price/SqFt:
Title Co:	Seller Name:

Prepared By: WFG National Title Customer Service Department
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Detail Report

Owner: Underwood Family Rev Trust
Site: 3011 SW 170th Ave Beaverton OR 97003
Mail: 3011 SW 170th Ave Beaverton OR 97003



Location and Site Information

County:	Washington	Lot SqFt:	84,071
Legal Description:	JOHNSON EST ADD TO BEAV-REED	Lot Acres:	1.93
APN:	ACR, LOT PT 111, ACRES 1.93	Land Use:	7010 - Apartment Improved
Tax Lot:	R43205	Land Use STD:	Commercial Building
TwN-Rng-Sec:	1S107AC00900	County Bldg Use:	2043 - Office-Small
Neighborhood:	01S / 01W / 07 / SE	# Dwellings:	
Subdivision:	Cpo 6 Cooper Mtn-Aloha N	Map Page/Grid:	624-F1
Legal Lot/Block:	111	Zoning:	Washington Co.-R-15
Census Tract/Block:	031624 / 2001	Watershed:	Rock Creek-Tualatin River
Elementary School:	Beaver Acres Elementary School	High School:	Aloha High School
Middle School:	Meadow Park Middle School	School District:	Beaverton

Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

Assessment and Tax Information

Market Total:	\$931,700.00	Property Tax:	\$4,571.14
Market Land:	\$915,000.00	Exemption:	
Market Structure:	\$16,700.00	Market Improved %:	2.00%
Assessment Year:	2023	Levy Code:	51.50
Assessed Total:	\$253,380.00	Mill Rate:	18.0406

Sale and Loan Information

Sale Date:	Lender:
Sale Amount:	Loan Amount:
Document #:	Loan Type:
Deed Type:	Price/SqFt:
Title Co:	Seller Name:

Prepared By: WFG National Title Customer Service Department
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
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Property Detail Report

Owner: Underwood Family Rev Trust
Site: 3035 SW 170th Ave Beaverton OR 97003
Mail: 3011 SW 170th Ave Beaverton OR 97003



Location and Site Information

County:	Washington	Lot SqFt:	14,375
Legal Description:	ACRES 0.33	Lot Acres:	0.33
APN:	R49227	Land Use:	1010 - Residential Improved
Tax Lot:	1S107DB00100	Land Use STD:	Single Family Residential
Twn-Rng-Sec:	01S / 01W / 07 / SE	County Bldg Use:	1001 - Residence Single Family
Neighborhood:	Cpo 6 Cooper Mtn-Aloha N	# Dwellings:	
Subdivision:		Map Page/Grid:	624-G1
Legal Lot/Block:		Zoning:	Washington Co.-R-15
Census Tract/Block:	031624 / 2001	Watershed:	Rock Creek-Tualatin River
Elementary School:	Barnes Elementary School	High School:	Beaverton High School
Middle School:	Meadow Park Middle School	School District:	Beaverton

Property Characteristics

Total Living Area:	1,220	Bedrooms:	3	Year Built/Eff:	1946 (1955)
First Floor SqFt:	1,220	Bathrooms Total:	1	Heating:	Baseboard Electric
Second Floor SqFt:		Bathrooms Full/Half:		Cooling:	
Basement Fin/Unfin:		Stories:		Fireplace:	
Attic Fin/Unfin:		Foundation:	01	Pool:	
			Composition		
Garage SqFt:	600	Roof Material:	Shingle	Kitchen:	

Assessment and Tax Information

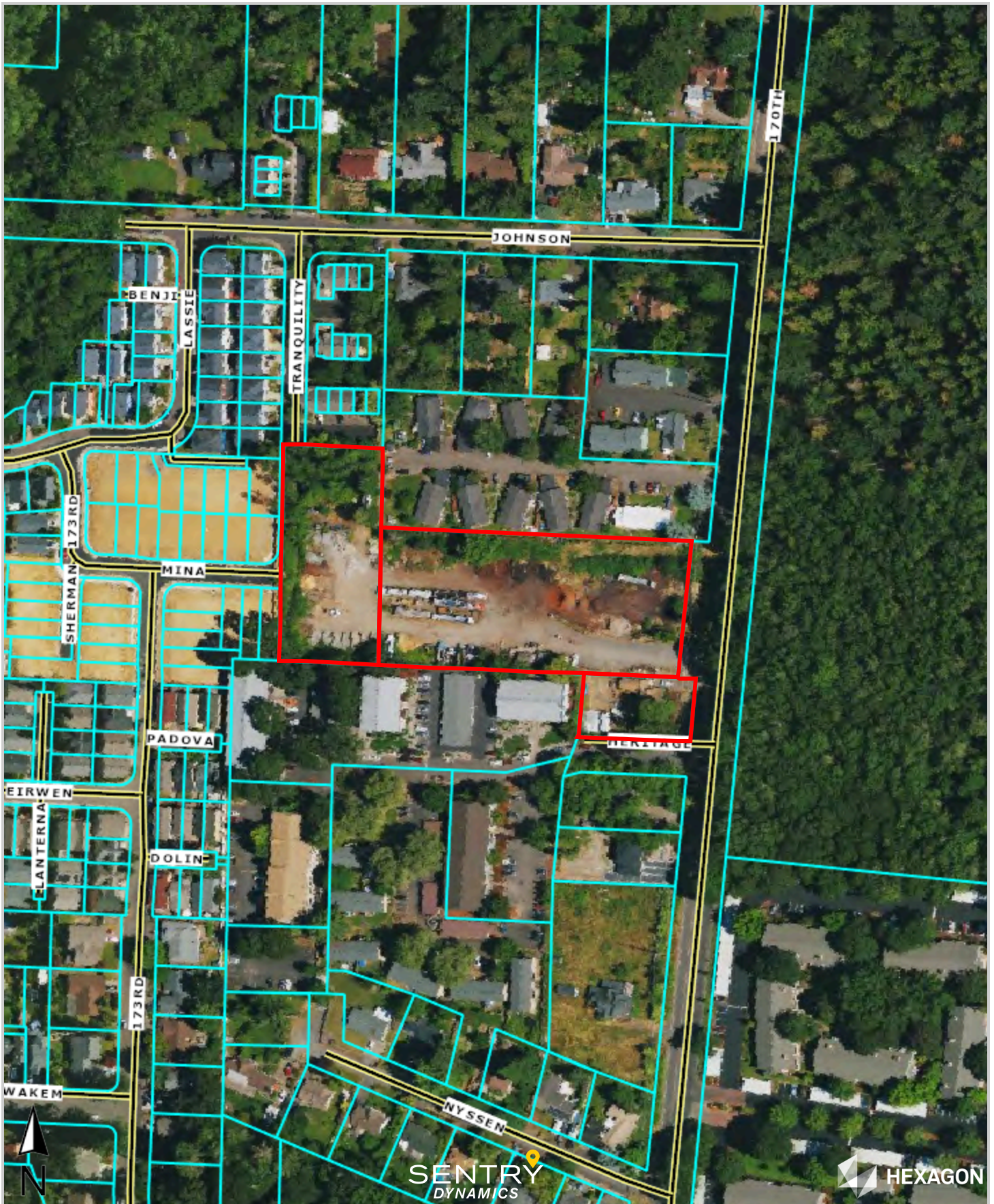
Market Total:	\$374,010.00	Property Tax:	\$2,569.13
Market Land:	\$265,010.00	Exemption:	
Market Structure:	\$109,000.00	Market Improved %:	29.00%
Assessment Year:	2023	Levy Code:	51.50
Assessed Total:	\$142,410.00	Mill Rate:	18.0406

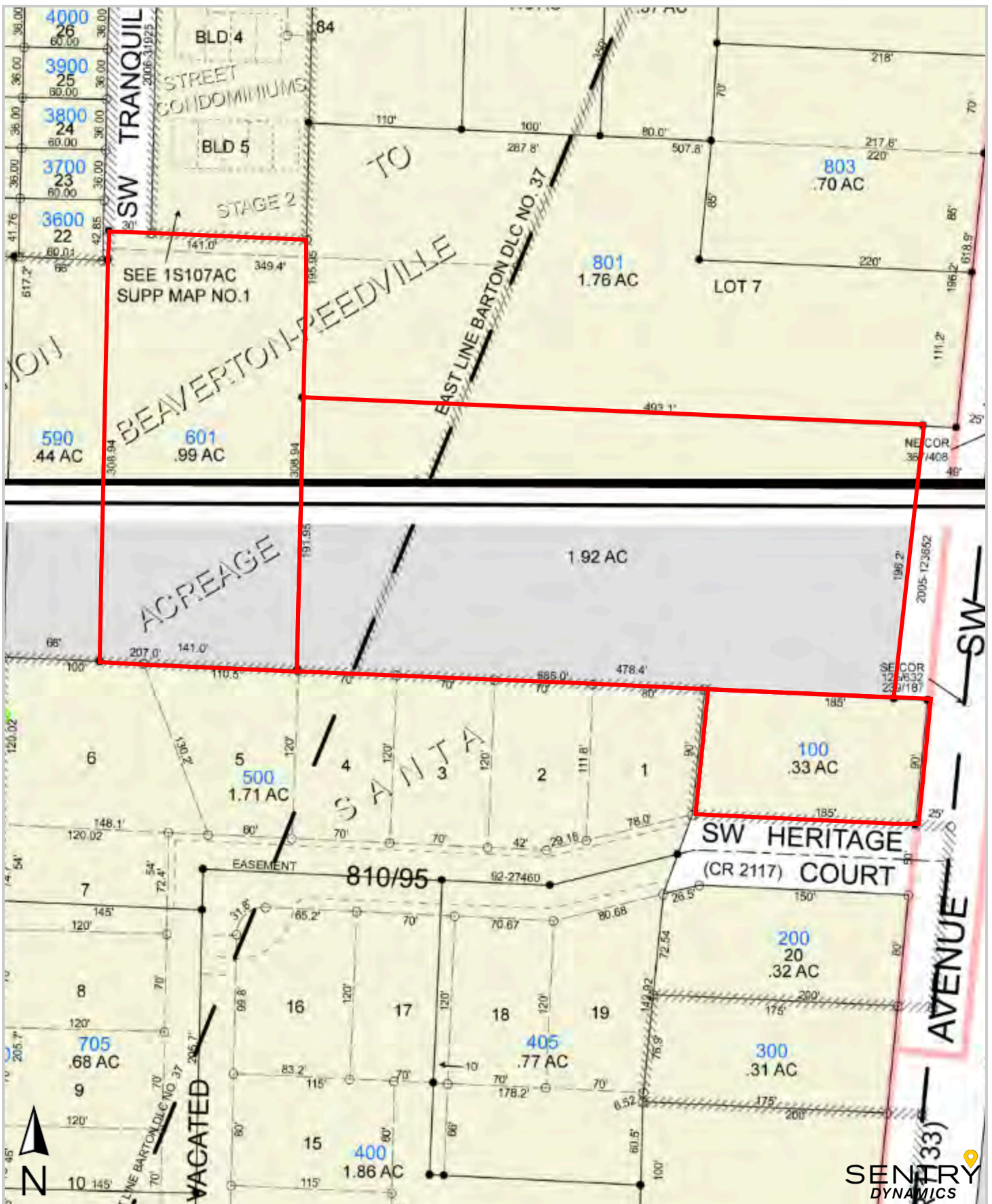
Sale and Loan Information

Sale Date:		Lender:	
Sale Amount:		Loan Amount:	
Document #:		Loan Type:	
Deed Type:		Price/SqFt:	
Title Co:		Seller Name:	

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36

Washington County, Oregon **2016-015443**
02/29/2016 11:35:53 AM
D-DBS Cnt=1 Str=12 S PFEIFER
\$30.00 \$5.00 \$11.00 \$20.00 - Total = \$66.00



02137004201600154430060065

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Handwritten signature of Richard Hobernicht in black ink.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Rerecorded at the request of the grantor to correct the legal description. Previously recorded as fee number 2016-002184.

Washington County, Oregon 2016-002184
01/13/2016 11:01:55 AM
D-DBS Cnt=1 Stn=9 D MOON
\$20.00 \$5.00 \$11.00 \$20.00 - Total = \$56.00



02122481201600021840040041
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



EPA

After recording, return to:

C. Thomas Davis
12220 SW First Street
Beaverton OR 97005

**Until a change is requested,
all tax statements shall be
sent to the following address:**

As is on record

STATUTORY BARGAIN AND SALE DEED

DAVID G. UNDERWOOD and PENNEY L. UNDERWOOD, Grantor, conveys to DAVID G. UNDERWOOD and PENNEY L. UNDERWOOD, Trustee of the UNDERWOOD FAMILY REVOCABLE TRUST dated November 15, 2015, or successor trustee, Grantee, all of Grantor's right, title and interest in the following real properties situated in Washington County, Oregon, to-wit:

- Common: 8447 SW 175th Ave. Beaverton, OR
- Legal: (Tax Acct. No. R257661) ~~XXXX XXXXXX XXXX~~
See attached Exhibit C
- Common: 3035 SW 170th Ave. Beaverton, OR
- Legal: (Tax Acct. No. R49227) See attached Exhibit A
- Common: 3011 SW 170th Ave. Beaverton, OR
- Legal: (Tax Acct. No. R43205) See attached Exhibit B
- Legal: (Tax Acct No. R43125) See attached Exhibit B

The true consideration for this conveyance is NONE- probate avoidance.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: Jan 6, 2016.

David G. Underwood
David G. Underwood, GRANTOR

Penney L. Underwood
Penney L. Underwood, GRANTOR

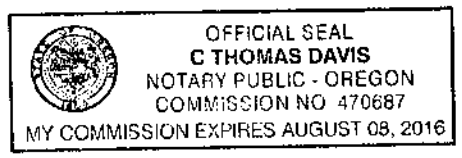
STATE OF OREGON)
) ss.
County of Washington)

Jan 6, 2016

Personally appeared before me the above named David G. Underwood and declared the same to be a voluntary act and deed.

C Thomas Davis

Notary Public for Oregon



STATE OF OREGON)
) ss.
County of Washington)

Jan 6, 2016

Personally appeared before me the above named Penney L. Underwood and declared the same to be a voluntary act and deed.

C Thomas Davis

Notary Public for Oregon

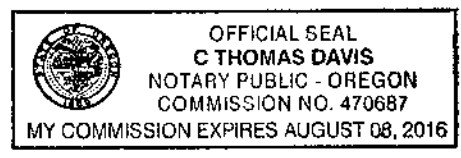
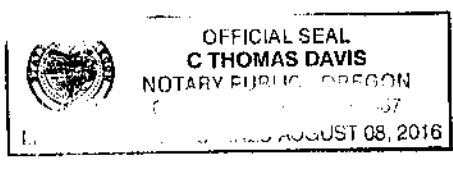


EXHIBIT "A"

Legal Description:

A tract of land in Section 7, Township 1 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at an iron pipe on the West line of Lot 111, JOHNSON ESTATE ADDITION TO BEAVERTON REEDVILLE ACREAGE, as shown on the duly recorded map and plat thereof, in the County of Washington and State of Oregon, which beginning point herein is also the Southwest corner of that certain 10 acre tract conveyed to Etta Welch by Deed recorded in Book 125, page 632, Deed Records of Washington County, Oregon; running thence on the South line of said Welch Tract South 89°08' East 686.1 feet to an iron rod on the West line of the John Elliott Donation Land Claim No. 41, being also the Southeast corner of said Welch 10.06 acre tract and also the true beginning of the tract herein conveyed; thence on the West line of the said John Elliott Donation Land Claim No. 41, South 4°0' West 90 feet; thence North 89°08' West and parallel with the South line of the said Welch tract a distance of 185 feet; thence North parallel with the West line of said John Elliott Donation Land Claim No. 41, a distance of 90 feet; thence East on the South line of said Welch tract a distance of 185 feet to the point of beginning.

EXHIBIT "B"

Parcel 1.

County of Washington, State of Oregon;

Beginning at a point on the west line of a tract of land conveyed to Anna E. Underwood by deed recorded on page 547 of Book 247, Washington County, Oregon Deed Records, S 0° 26' E 307.65 feet from the northwest corner thereof; thence S 89° 18-1/2' E, parallel with the south line of said Underwood tract, 141.0 feet to a point on the east line thereof; thence S 0° 26' E 308.94 feet to the southeast corner of said Underwood tract; thence N 89° 18-1/2' W 141.0 feet to the southwest corner of said Underwood tract; thence N 0° 26' W 308.94 feet to the place of beginning, containing one acre.

Parcel 2.

County of Washington, State of Oregon;

Part of lot 111, Johnson Estate Addition to Beaverton-Reedville Acreage, described as follows: Beginning at the southeast corner of that tract conveyed to Sidney H. Woollett and Ruth M. Woollett, husband and wife, by deed recorded in deed book 239, page 187, which corner is on the easterly line of said lot 111; thence north 3° 58' east on the easterly line of said lot 111 in the center of Huber Avenue a distance of 196.2 feet; thence north 89° 16' west parallel with the south line of said Woollett tract to a point which is 207 feet easterly from the west line of said lot 111 and on the west line of said Woollett tract; thence south 0° 20' east 191.95 feet, more or less, to the southwest corner of said Woollett tract; thence south 89° 16' east 478.4 feet, to the place of beginning.

EXHIBIT "C"

A tract of land in the East one-half of the East one-half of the Northwest one-quarter of Section 30, Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point in REUSSER ROAD (now SW 175th Avenue), and on the East line of said Northwest one quarter which is South 0° 11½' East 1268 feet of the North quarter corner of said section, said point also being the Southeast corner of that tract of land conveyed to Marie Hoffman by deed recorded in Book 352, page 177, Washington County Records; thence North 89° 20' West along the South line of said Hoffman tract 20 feet more or less to the West line of said Reusser Road (now SW 175th Avenue), as it exists in August, 1976. Thence from said true point of beginning continuing North 89° 20' West along the South line of said Hoffman Tract a distance of 335 feet to a point; thence North 0° 11½' West, parallel to the West line of said Reusser Road 121.3 feet to a point; thence South 89° 20' East, parallel to the South line of said Hoffman Tract, 335 feet to a point on the West line of said Reusser Road; thence South 0° 11½' East, along the West line of said Reusser Road 121.3 feet to the place of beginning.

UTILITY

AS-BUILTS

- **Water As-Built Maps**

Tualatin Valley Water District

- **Sewer As-Built Maps**

Clean Water Services

SEWER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

ZONING DETAILS

- **Detailed Zoning Information**

Washington Co R-15 (Residential 15 Units Per Acre)

- **Zoning Map**

- **Community Jurisdiction**

305 - R-15 DISTRICT (RESIDENTIAL 15 UNITS PER ACRE*)

* This limit not applicable to Middle Housing

(Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-1 Intent and Purpose

The intent and purpose of the R-15 District is to implement the policies of the Comprehensive Plan for areas designated for residential development at no more than 15 units per acre and no less than 12 units per acre, except as otherwise specified for Middle Housing, or by Sections 300-2, 300-5 or 305-6.

(Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

305-2.1 Accessory Uses and Structures - Section 430-1.

305-2.2 Attached Dwelling Units (Duplex on approved Duplex lot only) - Section 430-13.3.

305-2.3 Bus Shelter - Section 430-23.

305-2.4 Expansion of any Type II or III use which meets the following:

- A. Is exempt from application of public facility standards of Section 501-2 or meets the standards for a Type I review pursuant to Section 501-3.2;
- B. Is not in an Area of Special Concern as designated on the applicable Community Plan map;
- C. Is not a telecommunication facility; and
- D. Is not a school (Section 430-121).

305-2.5 Home Occupation - Section 430-63.1.

305-2.6 Parks - Section 430-97.

305-2.7 Recycle Drop Box - Section 430-113.

305-2.8 Accessory Dwelling Unit(s) - Section 430-2.1.

305-2.9 Temporary Use - Section 430-135.1, excluding C.(9). and J.

305-2.10 Single Detached Dwelling Unit

- A. Single new detached dwelling unit on an existing lot or parcel that was approved for the construction of a Single Detached Dwelling Unit through a Standard Subdivision or Standard Partition, provided the lot or parcel meets the following:

(1)

Does not exceed 10,000 square feet in buildable area (buildable area excludes unbuildable land categories listed in Section 300-3.1) - Section 430-37.1 A; and

(2) When on a public street:

(a) Along the entire site frontage, existing right-of-way width meets the required minimum below, or the applicant proposes to dedicate right-of-way to meet the following:

(i) Local street: 25 feet to centerline;

(ii) Neighborhood route: 30 feet to centerline;

(iii) Collector: 37 feet to centerline;

(iv) Arterial: 45 feet to centerline; or

If road improvements built to ultimate County standard exist, no additional right-of-way is required.

(b) Right-of-way dedications needed to meet minimums above shall be provided using a document prepared and approved by the County Surveyor's Office and recorded prior to issuance of the first building permit.

B. Expansion or replacement of an existing Single Detached Dwelling Unit (Section 430-37.1 A) that meets the following:

(1) Expansion or replacement will not create an additional primary dwelling unit; and

(2) Expansion or replacement will result in a net habitable space increase of 2,000 square feet or less; or

(3) If the expansion or replacement will result in a net habitable space increase of more than 2,000 square feet, when on a public street:

(a) Along the entire site frontage, right-of-way width meets the required minimum below, or the applicant proposes to dedicate right-of-way to meet the following:

(i) Local street: 25 feet to centerline;

(ii) Neighborhood route: 30 feet to centerline;

(iii) Collector: 37 feet to centerline;

(iv) Arterial: 45 feet to centerline; or

If road improvements built to ultimate County standard exist, no additional right-of-way is required.

(b) Right-of-way dedications needed to meet minimums above shall be provided using a document prepared and approved by the County Surveyor's Office and recorded prior to issuance of the first building permit.

Manufactured Home on an existing lot or parcel that was approved for the construction of a detached dwelling unit through a Standard Subdivision or Standard Partition, provided the lot does not exceed 10,000 square feet in area - Section 430-76.

305-2.12 Co-location of antennas, excluding those antennas exempt pursuant to Sections 430-109.3 and 201-2 - Section 430-109.

305-2.13 New Telecommunication Facilities with Towers using Stealth Design to a maximum height of 100 feet and new Small Wireless Facilities, excluding those facilities exempt pursuant to Sections 430-109.3 and 201-2 - Section 430-109.

305-2.14 Middle Housing (Section 430-84) on an existing lot or parcel that was approved for the construction of a Single Detached Dwelling Unit through a Standard Subdivision or Standard Partition, when the lot or parcel meets the following:

A. Does not exceed 10,000 square feet in buildable area; or

B. Exceeds 10,000 square feet in buildable area, and the proposed number of Middle Housing Units would meet or exceed the minimum density required for other housing types in the District (12 units per acre). Existing lawful dwellings to be retained may be counted in this calculation; and

C. In the case of A or B, above, when on a public street:

(1) Along the entire site frontage, existing right-of-way width meets the required minimum below, or the applicant proposes to dedicate right-of-way to meet the following:

(a) Local street: 25 feet to centerline;

(b) Neighborhood route: 30 feet to centerline;

(c) Collector: 37 feet to centerline;

(d) Arterial: 45 feet to centerline; or

If road improvements built to ultimate County standard exist, no additional right-of-way is required.

(2) Right-of-way dedications needed to meet minimums above shall be provided using a document prepared and approved by the County Surveyor's Office and recorded prior to issuance of the first building permit.

Note: For a Middle Housing Land Division (Article VI), right-of-way minimums for site frontage are as required by Washington County Functional Classification standards, and dedications shall be included on the plat.

D. Buildable area above excludes unbuildable land categories listed in Section 300-3.1.

(Ord. No. 826A, § 2.A.(Exh. 1, § 6), 10-24-17, eff. 11-24-17; Ord. No. 831A, § 2.A.(Exh. 1, § 6), 7-17-18, eff. 8-16-18; Ord. No. 855, § 2.A.(Exh. 1, § 6), 8-6-19, eff. 11-28-19; Ord. No. 856A, § 2.A.(Exh. 1, § 5), 10-22-19, eff. 11-28-19; Ord. No. 859, § 2.A.(Exh. 1, § 5), 9-17-19, eff. 11-28-19; Ord. No. 866, § 2.C.(Exh. 3, § 6), 9-1-20, eff. 10-1-20; Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

305-3.1 Ambulance Service - 430-9.1.

305-3.2 Attached Dwelling Units (when proposal is not consistent with the Middle Housing definition in Section 106, and provisions of 430-84).

305-3.3 Boarding House - Section 430-19.

305-3.4 Single Detached Dwelling Unit, not otherwise permitted by Section 305-2.10 and/or where any of the following apply:

- A. Buildable area is greater than 10,000 square feet (buildable area excludes unbuildable land categories listed in Section 300-3.1) - Section 430-37.1 B; and/or
- B. Where site fronts a public road, the proposal does not meet right-of-way requirements of Section 305-2.10 A, above, and the applicant seeks a Type II exemption subject to criteria of 501-8.4.

305-3.5 Flag Lot - Section 430-46.

305-3.6 Home Occupation - Section 430-63.2.

305-3.7 Manufactured Dwelling Park - Section 430-77.

305-3.8 Manufactured Dwelling Subdivision - Section 430-79.

305-3.9 Parks - Section 430-97.

305-3.10 Construction of a local street not in conjunction with a development application or within existing right-of-way.

305-3.11 Temporary Use - Section 430-135.2 A. and B.

305-3.12 Zero Lot Line Development - Section 430-147.

305-3.13 Expansion of Existing Telecommunication Facilities, including co-located antennas, not otherwise allowed through a Type I Procedure pursuant to Section 430-109.5 or exempt pursuant to Sections 430-109.3 and 201-2 - Section 430-109.

305-3.14

Uses Accessory and Incidental to a Residential Development Provided for the Service and Convenience of the Residents:

- A. Clubhouse.
- B. Meeting hall.
- C. Day care facility - Section 430-53.2.
- D. Recreation center.
- E. Gymnasium.
- F. Indoor swimming pool.

305-3.15 Group Care - Section 430-53.1 I and 430-53.3.

305-3.16 Manufactured Home, not otherwise permitted by Section 305-2.11 - Section 430-76 and Section 430-37.1 B.(1-3)

305-3.17 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

305-3.18 Expansion or replacement of an existing Single Detached Dwelling Unit (Section 430-37.1 A) that will not create an additional primary dwelling unit and will result in a habitable space increase of more than 2,000 square feet, where the following apply:

- A. Where site fronts a public road, the proposal does not meet right-of-way requirements of Section 305-2.10 B, above; and
- B. The applicant seeks a Type II exemption subject to criteria of 501-8.4.

305-3.19 Middle Housing not otherwise permitted by Section 305-2.14 and/or when any of the following apply:

- A. Buildable area exceeds 10,000 square feet, and the proposed number of Middle Housing Units will not meet or exceed the minimum density required for other housing types in the District (12 units per acre). Existing lawful dwellings to be retained may be counted in this calculation (Section 430-37.1 B); and/or
- B. Where site fronts a public road, the proposal does not meet right-of-way requirements of Section 305-2.14, above, and the applicant seeks a Type II exemption subject to criteria of 501-8.4.

(Ord. No. 826A, § 2.A.(Exh. 1, § 6), 10-24-17, eff. 11-24-17; Ord. No. 832A, § 2.A.(Exh. 1, § 6), 9-18-18, eff. 10-18-18; Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

305-4.1 Access to an existing solid waste disposal site - Section 430-127.3.

305-4.2 Group Care - Section 430-53.1, 430-53.2 and 430-53.5.

305-4.3 Heliport (Personal use only) - Section 430-59.

305-4.4 Kennel - Section 430-73.

305-4.5 Professional Office - Section 430-101.

305-4.6 Public Building - Section 430-103.

305-4.7 Public Utility - Section 430-105.

305-4.8 New Telecommunication Facilities with towers not using Stealth Design, to a maximum height of 100 feet - Section 430-109.

305-4.9 Special Recreation Use - Section 430-131.

305-4.10 Religious Institution - Section 430-116.

305-4.11 Expansion of an existing school - Section 430-121.

(Ord. No. 823, § 2.A.(Exh. 1, § 2), 9-5-17, eff. 10-5-17; Ord. No. 826A, § 2.A.(Exh. 1, § 6), 10-24-17, eff. 11-24-17; Ord. No. 832A, § 2.A.(Exh. 1, § 6), 9-18-18, eff. 10-18-18; Ord. No. 866, § 2.C.(Exh. 3, § 6), 9-1-20, eff. 10-1-20)

305-5 Prohibited Uses

305-5.1 Structures or uses of land not specifically authorized by Section 305.

305-5.2 The use of a manufactured dwelling or recreational vehicle as a residence except where specifically authorized in Section 305-2.9, 305-2.11, 305-3.7, 305-3.8, 305-3.11, 305-3.16 or as allowed under 201-2 (Exclusions from Permit Requirement).

305-5.3 Any parking or storage of tractor trailers, semi-trucks or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.

305-5.4 The outdoor parking or storage of any five or more operable vehicles on a single lot for more than 48 hours except as approved in conjunction with a development or as allowed under 201-2 (Exclusions from Permit Requirement).

305-5.5 Keeping of fowl for sale, keeping of swine (except for up to three purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.

305-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN 55

contour.

305-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.

305-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

305-5.9 Auto wrecking yards.

305-5.10 Marijuana production that requires a license from the Oregon Liquor Control Commission. Marijuana production includes the manufacture, planting, cultivation, growing, or harvesting of marijuana.

(Ord. No. 810, § 2.A.(Exh. 1, § 4), 10-25-16; Ord. No. 866, § 2.C.(Exh. 3, § 6), 9-1-20, eff. 10-1-20)

305-6 Density/Number of Units

305-6.1 Middle Housing in the R-15 District

A. Density is not a consideration for development of the three Middle Housing types listed below, however the following limits apply to the parent lot:

- (1) Duplex - maximum of two units;
- (2) Triplex - maximum four units per lot;
- (3) Quadplex - maximum four units per lot.

Except in areas subject to Section 421 and/or 422-3.3, up to one lawful existing Single Detached Dwelling Unit and up to two lawful existing Accessory Dwelling Units (ADUs) may be retained as such on the parent lot, without counting toward plex unit maximums.

Any existing dwellings converted to/considered as Middle Housing shall count toward plex unit maximums.

B. Cottage Clusters:

- (1) Up to 12 units allowed per common courtyard (no maximum number of courtyards);
- (2) Minimum density of four units per acre;
- (3) Maximum density does not apply.

C. Townhouses provided as Middle Housing:

- (1) Minimum of two units per development (land must be divided to create a separate lot or parcel for each unit);
- (2) Minimum density does not apply;
- (3) Maximum density 25 units per acre.

D. For all Middle Housing types, if the parent lot or parcel is divided through a Middle Housing Land Division, only one dwelling is permitted on each resulting lot or parcel.

305-6.2 Other housing in the R-15 District (residential development that does not meet the definition of Middle Housing in Section 106):

- A. The permitted residential density is no more than 15 units per acre and no less than 12 units per acre, except as otherwise specified by Section 300-2; and
- B. For developments with detached dwelling units, and attached dwelling units or assisted living units, where the detached dwelling units comprise 60% or more of the total density, building permits for the final 15% of the proposed number of detached dwelling units shall not be issued until at least 50% of the proposed number of attached dwelling units or assisted living units have been constructed or are under construction.

(Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 890A, § 2.A.(Exh. 1, §§ 1., 9.), 2-7-23, eff. 3-9-23)

305-7 Dimensional Requirements

305-7.1 Middle housing in the R-15 District (residential development that meets the definition of Middle Housing in Section 106)

- A. Minimum Lot Area - For purposes of 305-7.1 A (1) through (4), "lot" means the parent lot that will accommodate the overall development (not individual units) based on lot size prior to any right-of-way dedications necessary to meet minimums outlined above:
 - (1) Duplex: No minimum;
 - (2) Triplex: 5,000 square feet;
 - (3) Quadplex: 7,000 square feet;
 - (4) Cottage Cluster: 7,000 square feet;
 - (5) Townhouses: Lots for individual units must average no less than 1,500 square feet.
- B. Minimum yard (Setback) Requirements. Yards shall be measured from the property line, sidewalk, or easement for public travel, whichever is closest to the building line.

The minimum yard requirements shall be:

- (1) Front:
 - (a) Duplex, Triplex, Quadplex, Townhouse: 10 feet to front building wall; 6 feet to porch or other covered or enclosed entryway;
 - (b) Cottage Cluster: 10 feet; 6 feet to porch or other covered or enclosed entryway.
- (2) To garage vehicle entrance, for all Middle Housing types:
 - (a) From front or street side yard: 20 feet;
 - (b) From alley: 4 feet (portions of a structure located directly above a rear alley-loaded garage are also subject to a minimum 4-foot rear yard and shall not be closer to the rear lot line than the garage vehicle entrance).

- (3) Street side for all Middle Housing types: 8 feet;
- (4) Non-street side for all middle housing types:
 - (a) Zero feet where units attach;
 - (b) Five feet where abutting offsite land, except as permitted under (c) below;
 - (c) Three feet where not abutting offsite land, or as little as zero feet when a reduction is approved on a residential lot or parcel where all of the following requirements are met:
 - (i) The lot or parcel adjoins the non-street side yard of another residential lot or parcel that is within:
 - The same site; or
 - An adjacent site for which a concurrent Middle Housing and/or Middle Housing Land Division application is submitted by the same applicant; or
 - An adjacent site under the same ownership;
 - (ii) Neither of the two adjoining side yards is within an unbuildable tract;
 - (iii) The combined width of the two adjoining side yards is at least 6 feet; and
 - (iv) A private perpetual reciprocal maintenance easement is provided that runs the length of the primary dwellings on both adjoining lots for a minimum combined width of 6 feet.

The easement area shall be kept clear of structures, including fences and any other fixed object from the ground upward that would physically preclude access to the easement area and the adjacent dwellings, except heat pumps and air conditioners as allowed under Section 430-1.6.

- (5) Rear yard, except as provided in (2)(b) above:
 - (a) Duplex, Triplex, Quadplex, Townhouse: 12 feet;
 - (b) Cottage Cluster: 10 feet;
 - (c) For all Middle Housing types, a 5-foot rear yard may be provided to a detached garage that is accessed from the front street, provided the standards of (6) below are met. If an Accessory Dwelling Unit (Section 430-2) is provided above a detached garage, the building shall meet the applicable setback standards of (6) below and Section 430-2.1 C.
- (6) Required yards for all middle Housing types shall be horizontally unobstructed except as provided in Section 418; and
- (7) Additional setbacks may be required as specified in Section 418.

Note: For Middle Housing on a single shared lot, above yard/setback requirements apply to the parent lot. For a Middle Housing Land Division, above yard/setback requirements apply within each resulting lot (child lot).

- C. Minimum separation between buildings on the same lot that comprise dwelling units: 6 feet.

Note: If a Middle Housing Land Division is proposed, additional separation may be needed to meet setback/yard requirements of B, above, for each resulting lot (child lot).

- D. Maximum height:

- (1) Cottage Cluster Units and community buildings: 25 feet;
- (2) Duplex, Triplex, Quadplex, Townhouse: 35 feet.
- (3) Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the 35-foot building height limit to a maximum height of 60 feet.

- E. Minimum frontage on a public or private street:

- (1) Townhouses - 15 feet for each separate lot that will accommodate an individual unit (not applicable to parent lot that constitutes the overall development site);
- (2) All other Middle Housing - No minimum.

305-7.2 Other housing in the R-15 District (residential development that does not meet the definition of Middle Housing in Section 106)

- A. Minimum Lot Area:

- (1) For detached units: 2,100 square feet per unit, except as permitted through a Planned Development. No partitioning or subdividing to less than 20,000 square feet is permitted except when the standards of Sections 305-7.2D(2) and 420 are met.
- (2) For attached dwelling units on individual lots: 1,600 square feet, except as permitted through a Planned Development. No partitioning or subdividing to less than 20,000 square feet is permitted except when the standards of Sections 305-7.2 D(2) and 420 are met.

- B. Yard (Setback) Requirements. Yards shall be measured from the property line, sidewalk, or easement for public travel, whichever is closest to the building line.

- (1) The minimum yard requirements for detached dwelling units shall be:
 - (a) Ten-foot front yard to the front building wall and 6-foot front yard to a porch or other covered or enclosed entryway, except as necessary to comply with (f) below;
 - (b)

Twenty-foot front or street side yard to garage vehicle entrance, or 4-foot rear yard to garage vehicle entrance from an alley. Portions of a structure located directly above a rear alley-loaded garage are also subject to a minimum 4-foot rear yard, and shall not be closer to the rear lot line than the garage vehicle entrance;

- (c) Eight-foot street side yard;
- (d) Five-foot side yard, except where a reduction to as little as zero feet is approved on a residential lot or parcel through a land division where all of the following requirements are met:
 - (i) The lot or parcel adjoins the non-street side yard of another residential lot or parcel that is within the same site;
 - (ii) Neither of the two adjoining side yards is within an unbuildable tract;
 - (iii) The combined width of the two adjoining side yards is at least 6 feet; and
 - (iv) A private perpetual reciprocal maintenance easement is provided that runs the length of the primary dwellings on both adjoining lots for a minimum combined width of 6 feet.

The easement area shall be kept clear of structures, including fences and any other fixed object from the ground upward that would physically preclude access to the easement area and the adjacent dwellings, except heat pumps and air conditioners as allowed under Section 430-1.6.

- (e) Twelve-foot rear yard, except as provided in (b) above. A 5-foot rear yard may be provided to a detached garage which is accessed from the front street, provided the standards of (f) below are met. If an Accessory Dwelling Unit (Section 430-2) is provided above a detached garage, the building shall meet the applicable setbacks standards of (f) below and Section 430-2.1 C.
 - (f) A perimeter setback shall be provided along the perimeter of the development site when the adjacent property was developed with detached dwellings under dimensional standards in effect prior to November 27, 1998. The required perimeter setback shall be the applicable front, side, street side, or rear yard setback of Section 305-7.2 B(3), plus any screening and buffering setback now required by Section 411.
- (2) The minimum yard requirements for attached dwelling units on individual lots, when 35 feet in height or less, shall be:
- (a) Ten-foot front yard to the front building wall and 6-foot front yard to a porch or other covered or enclosed entryway, except as necessary to comply with (f) below;
 - (b)

Twenty-foot front or street side yard to garage vehicle entrance, or 4-foot rear yard to garage vehicle entrance from an alley. Portions of a structure located directly above a rear alley-loaded garage are also subject to a minimum 4-foot rear yard, and shall not be closer to the rear lot line than the garage vehicle entrance;

- (c) Eight-foot street side yard, except as necessary to comply with (f) below;
- (d) Five-foot side yard, except where a reduction to as little as zero feet is approved on a residential lot or parcel through a land division where all of the following requirements are met:
 - (i) The lot or parcel adjoins the non-street side yard of another residential lot or parcel that is within the same site;
 - (ii) Neither of the two adjoining side yards is within an unbuildable tract;
 - (iii) The combined width of the two adjoining side yards is at least 6 feet; and
 - (iv) A private perpetual reciprocal maintenance easement is provided that runs the length of the primary dwellings on both adjoining lots for a minimum combined width of 6 feet.

The easement area shall be kept clear of structures, including fences and any other fixed object from the ground upward that would physically preclude access to the easement area and the adjacent dwellings, except heat pumps and air conditioners as allowed under Section 430-1.6.

- (e) Twelve-foot rear yard, except as provided in (b) above or as necessary to comply with (f) or (g) below;
 - (f) A perimeter setback shall be provided along the perimeter of the development site when the adjacent property was developed with detached dwelling units under dimensional standards in effect prior to November 27, 1998. The required perimeter setback shall be the applicable front, side, street side, or rear yard setback of Section 305-7.2 B(3), plus any screening and buffering setback now required by Section 411.
 - (g) To determine the minimum setback for a different Primary Land Use District adjacent to this district, a 10-foot minimum shall be used.
- (3) The minimum yard requirements for all other uses (such as attached dwelling units on individual lots which exceed 35 feet in height, apartments, institutional uses) shall be:
- (a) Twenty-foot front yard;
 - (b) Twenty-foot front yard to garage vehicle entrance, measured from the property line, sidewalk, or easement for public travel;
 - (c) Twenty-foot rear yard;

(d) Side yards:

- (i) Five-foot - one story.
- (ii) Seven-foot - two stories.
- (iii) Ten-foot - three stories.
- (iv) Fifteen-foot - four stories.
- (v) Twenty-foot - five stories.
- (vi) Ten-foot street side yard except as specified in (iv) or (v) above.
- (vii) To determine the minimum setback for a different Primary Land Use District adjacent to this district, a 10-foot minimum shall be used.

(4) Additional setbacks may be required as specified in Sections 411 and 418.

(5) Required yards shall be horizontally unobstructed except as provided in Section 418.

C. Height:

- (1) The maximum height for Single Detached Dwelling Units shall be 35 feet, except as modified by other Sections of this Code;
- (2) The maximum height of accessory structures shall be 15 feet, except as modified by other Sections of this Code.
- (3) The maximum height for all other structures shall be 50 feet, except as modified by other Sections of this Code.
- (4) Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed 35 or the 50-foot building height limits to a maximum height of 60 feet;
- (5) The height of telecommunication facilities is regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.
- (6) For any detached dwelling or manufactured dwelling (except manufactured dwellings in a manufactured dwelling park or a manufactured dwelling approved as a temporary use), and their accessory structures, the maximum building height shall comply with the Solar Balance Point Standard in Section 427-4.

D. Lot Dimensions:

- (1) The minimum dimensions for new lots 20,000 square feet or greater shall be:
 - (a) Lot width - 100 feet;
 - (b) Lot depth - 100 feet; and
 - (c)

Lot width at the street - 40 feet, except as may be allowed through Section 430-46 (flag lot).

- (2) The minimum dimensions for new lots of less than 20,000 square feet shall be:
 - (a) For attached units:
 - (i) Lot width - 20 feet;
 - (ii) Lot depth - 60 feet;
 - (iii) Lot width at the street - 20 feet, except as allowed through Section 430-46 (flag lot); and
 - (iv) Lot width at the street on a cul-de-sac or hammerhead street terminus - 20 feet.
 - (b) For detached units:
 - (i) Lot width - 23 feet;
 - (ii) Lot depth - 60 feet;
 - (iii) Lot width at the street - 23 feet, except as may be allowed through Section 430-46 (Flag Lots); and
 - (iv) Lot width at the street on a cul-de-sac or hammerhead street terminus - 20 feet.

E. Required Outdoor Area

- (1) For detached dwellings, a minimum contiguous yard outdoor area of 400 square feet shall be provided on each lot, excluding driveways, of which no dimension shall be less than 10 feet. A recorded outdoor area use easement provided on an adjoining lot may also be used to satisfy the requirements of this Section provided that the same required outdoor area is not allocated for use by more than one dwelling.
- (2) For attached dwelling units on individual lots, a minimum contiguous outdoor area of 300 square feet shall be provided on each lot, excluding driveways, of which no dimension shall be less than 10 feet. A recorded outdoor area use easement provided on an adjoining lot may also be used to satisfy the requirements of this Section provided that the same required outdoor area is not allocated for use by more than one dwelling.
- (3) The required outdoor area required by (1) and (2) above may be re-allocated to porches, decks or patios when the following requirement(s) are met:
 - (a) The dwelling unit has a porch, deck or patio on its front elevation with clear dimensions of at least eight feet wide and five feet deep, which is covered by a roof supported by structurally integral columns, cables or brackets.
 - (b)

Other porches, decks or patios when provided in addition to decks required under Section (3)(a) must have clear dimensions of at least eight feet wide and four feet deep.

- (c) Re-allocation does not result in a reduction in the overall amount of required outdoor area provided on each lot.

(Ord. No. 822A, § 2.C.(Exh. 3, § 6), 10-17-17 ; Ord. No. 855, § 2.A.(Exh. 1, § 6), 8-6-19, eff. 11-28-19; Ord. No. 859, § 2.A.(Exh. 1, § 5), 9-17-19, eff. 11-28-19; Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22; Ord. No. 889A, § 2.C.(Exh. 3, § 5.), 2-7-23, eff. 3-9-23; Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-8 Building Façade Requirements

The following standards shall apply to Single Detached Dwelling Units, and attached dwelling units on individual lots with individual vehicular access to a street, that are located within 1,320 feet of an existing or planned Regular Bus Service route, Frequent Bus Service route or an Existing High Capacity Transit station as designated on the Transportation System Plan. Middle Housing is not subject to these Building Façade Standards.

(Ord. No. 890A, § 2.A.(Exh. 1, § 1.), 2-7-23, eff. 3-9-23)

305-8.1 Garage Frontage

- A. No more than 40% of the width of the ground floor of a dwelling shall be an attached garage (the garage width is the width of the garage door); or
- B. Up to 50% of the width of the ground floor of a dwelling may be an attached garage (the garage width is the width of the garage door) provided the garage front is located at least 5 feet behind the front building wall (the front building wall does not include a porch or other projections); or
- C. For lots with front loaded double car garages, up to 60% of the width of the ground floor of a dwelling may be an attached garage (the garage width is the width of the garage door) when:
 - (1) The garage front is located at least 10 feet behind the entire width of the remaining frontage of the dwelling; and
 - (2) A minimum of 20 square feet of windows on the front exterior wall of living space (e.g., living or family room; does not include an enclosed porch) is provided. Lower window sills shall not be more than 3 feet above grade except where interior floor levels prevent such placement, in which case the lower window sill shall not be more than a maximum of 4 feet above the finished exterior grade.
 - (3) The lots are interspersed among other lots within the development that meet the garage frontage standards of A. and B. above; or

D.

The width of an attached garage may exceed the dimensional requirement of A., B., or C. above when the applicant demonstrates compliance with the principles of Section 431-5.3 pursuant to the Type III procedure and Departmental review requirements for Type III actions in Transit Oriented Districts.

- E. The above garage frontage standards do not apply to lots on non-through streets, (e.g., culs-de-sac) unless the street is connected by an accessway to another street.

(Ord. No. 885A, § 2.1.(Exh. 1, § 7.), 6-28-22, eff. 7-28-22)

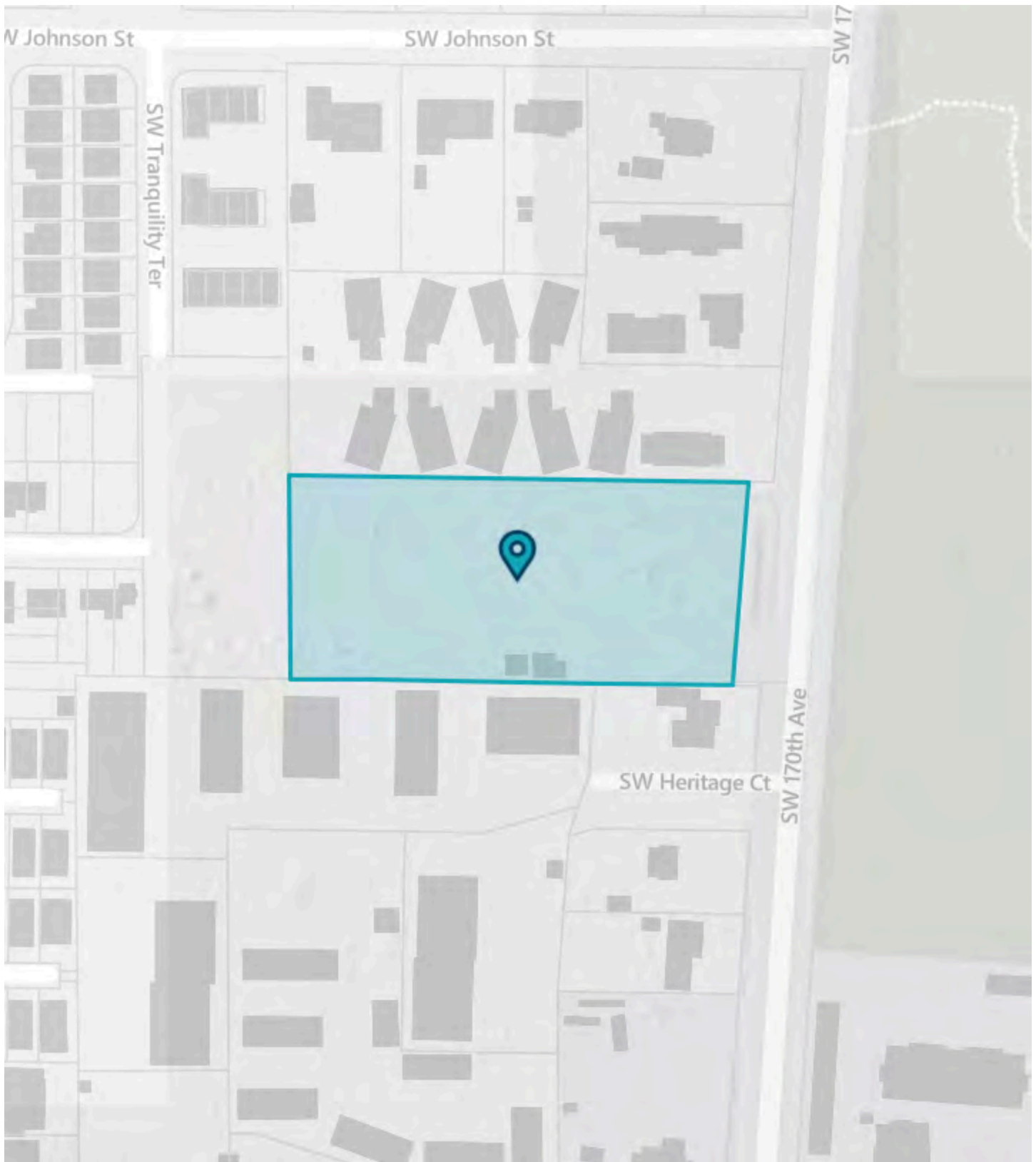
305-9 Parking Requirements

Required off-street parking and on-street parking shall be provided in accordance with the requirements of Section 413.

305-10 Article IV - Development Standards

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

Searched location: 3011 SW 170TH AVE, BEAVERTON, OR, 97003



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Summary data

Site Location		^
Address	3011 SW 170TH AVE	
City	Beaverton	
ZIP code	97003	
County	Washington	
State	OR	
Coordinates	(45.4981, -122.853299)	

Taxlot Information	
Taxlot ID	1S107AC00900
Taxlot area	1.95 acres
Sale price	Unavailable
Date of last sale	<i>No data</i>
Real market value of land	\$915,000
Real market value of building	\$16,700
Total real market value	\$931,700
Build area (sqft)	<i>No data</i>
Year built	<i>No data</i>
Land use	MFR
County tax code	051.50
Property account number	R43205
State general property code	701

Political Boundaries

Metro councilor	Juan Carlos Gonzalez
Metro councilor email	juancarlos.gonzalez@oregonmetro.gov
Metro council district	4
Neighborhood association or community planning organization	CPO6 Reedville/Cooper Mtn/Aloha
Jurisdiction	Unincorporated Washington County
Voter precinct	360
US congressional district (2020)	1
Oregon house district (2020)	35
Oregon senate district (2020)	18

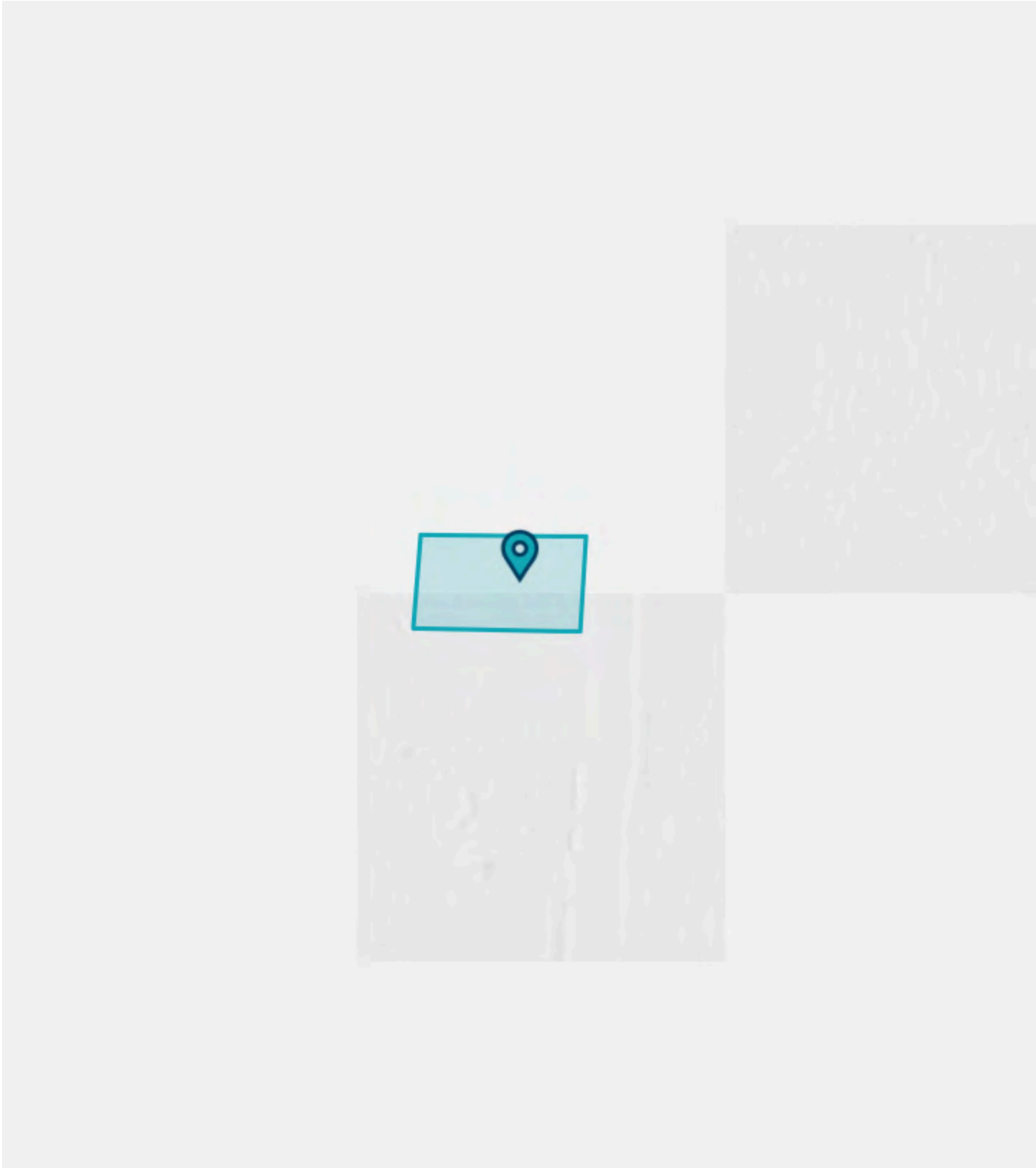
Land Use and Planning

Urban growth boundary	Inside
Watershed	Rock Creek-Tualatin River
Sub-watershed	Beaverton Creek
Basin	Willamette
Sub-basin	Tualatin
Flood plain	Outside
Urban or rural reserve	<i>No data</i>
Reserve name	<i>No data</i>
Local zoning	R-15
RLIS zoning classification	SFR3
RLIS zoning type	SFR

Service Districts

Residential hauler	Waste Management of Oregon
Residential hauler phone	(800) 808-5901
Commercial hauler	Waste Management of Oregon
Commercial hauler phone	(800) 808-5901
Dropbox provider	Waste Management of Oregon
Dropbox provider phone	(800) 808-5901
School district	BEAVERTON
School district number	48J
Fire district	Tualatin Valley Fire and Rescue District
Park district	Tualatin Hills Park and Recreation District
Sewer district	Clean Water Services District
Water district	Tualatin Valley Water District

Searched location: 3035 SW 170TH AVE, BEAVERTON, OR, 97003



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Summary data

Site Location	
Address	3035 SW 170TH AVE
City	Beaverton
ZIP code	97003
County	Washington
State	OR
Coordinates	(45.497722, -122.852717)

Taxlot Information	
Taxlot ID	1S107DB00100
Taxlot area	0.33 acres
Sale price	Unavailable
Date of last sale	04/1999
Real market value of land	\$265,010
Real market value of building	\$109,000
Total real market value	\$374,010
Build area (sqft)	1,220
Year built	1946
Land use	SFR
County tax code	051.50
Property account number	R49227
State general property code	101

Political Boundaries

Metro councilor	Juan Carlos Gonzalez
Metro councilor email	juancarlos.gonzalez@oregonmetro.gov
Metro council district	4
Neighborhood association or community planning organization	CPO6 Reedville/Cooper Mtn/Aloha
Jurisdiction	Unincorporated Washington County
Voter precinct	360
US congressional district (2020)	1
Oregon house district (2020)	35
Oregon senate district (2020)	18

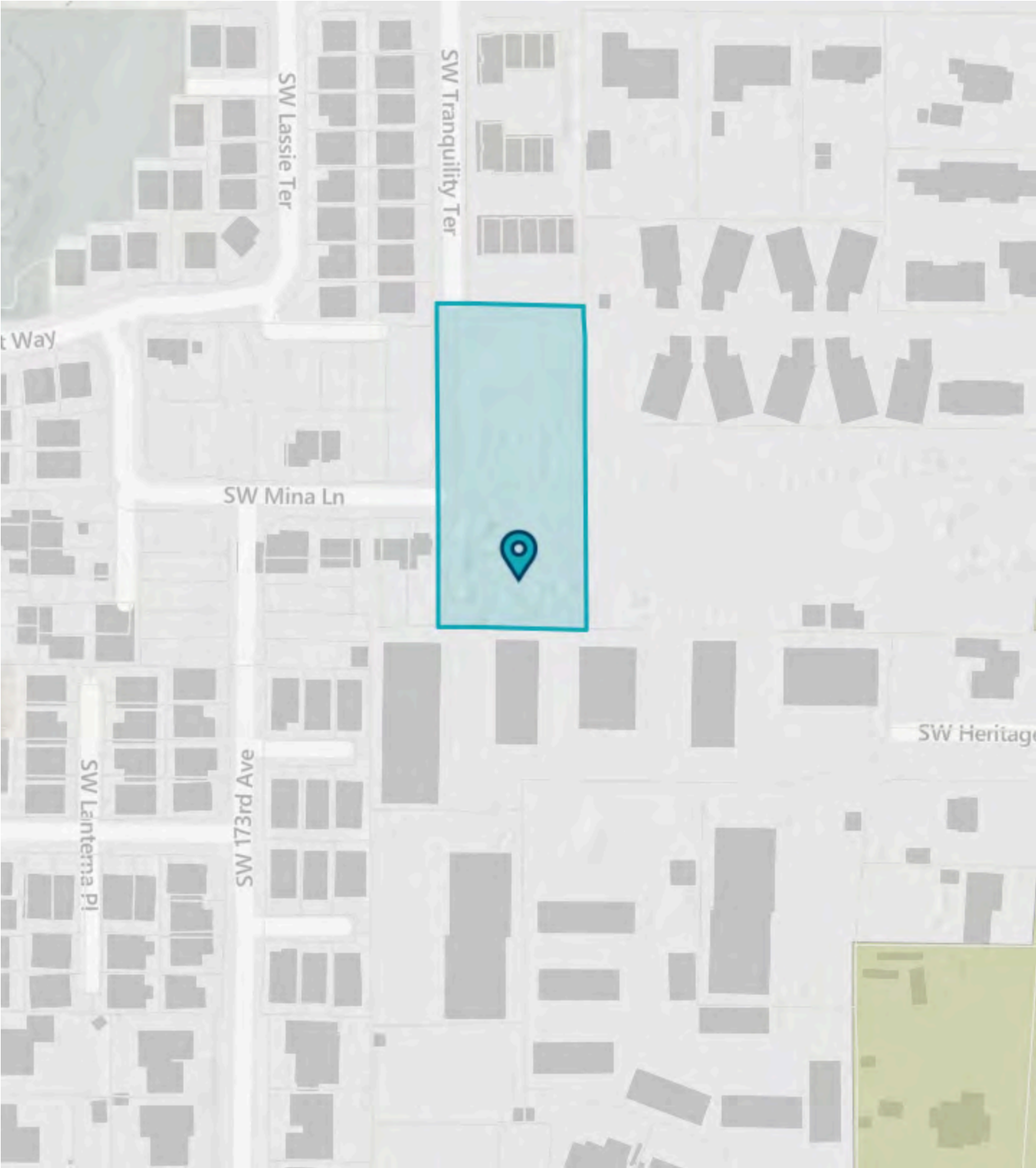
Land Use and Planning

Urban growth boundary	Inside
Watershed	Rock Creek-Tualatin River
Sub-watershed	Beaverton Creek
Basin	Willamette
Sub-basin	Tualatin
Flood plain	Outside
Urban or rural reserve	<i>No data</i>
Reserve name	<i>No data</i>
Local zoning	R-15
RLIS zoning classification	SFR3
RLIS zoning type	SFR

Service Districts

Residential hauler	Waste Management of Oregon
Residential hauler phone	(800) 808-5901
Commercial hauler	Waste Management of Oregon
Commercial hauler phone	(800) 808-5901
Dropbox provider	Waste Management of Oregon
Dropbox provider phone	(800) 808-5901
School district	BEAVERTON
School district number	48J
Fire district	Tualatin Valley Fire and Rescue District
Park district	Tualatin Hills Park and Recreation District
Sewer district	Clean Water Services District
Water district	Tualatin Valley Water District

Searched location: 17232 SW MINA LN, BEAVERTON, OR, 97003



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Summary data

Site Location	
Address	<i>No data</i>
City	<i>No data</i>
ZIP code	97003
County	Washington
State	<i>No data</i>
Coordinates	(45.497968, -122.854405)

Taxlot Information	
Taxlot ID	1S107AC00601
Taxlot area	1.00 acres
Sale price	Unavailable
Date of last sale	<i>No data</i>
Real market value of land	\$654,760
Real market value of building	<i>No data</i>
Total real market value	\$654,760
Build area (sqft)	<i>No data</i>
Year built	<i>No data</i>
Land use	VAC
County tax code	051.50
Property account number	R43125
State general property code	190

Political Boundaries

Metro councilor	Juan Carlos Gonzalez
Metro councilor email	juancarlos.gonzalez@oregonmetro.gov
Metro council district	4
Neighborhood association or community planning organization	CPO6 Reedville/Cooper Mtn/Aloha
Jurisdiction	Unincorporated Washington County
Voter precinct	360
US congressional district (2020)	1
Oregon house district (2020)	35
Oregon senate district (2020)	18

Land Use and Planning

Urban growth boundary	Inside
Watershed	Rock Creek-Tualatin River
Sub-watershed	Beaverton Creek
Basin	Willamette
Sub-basin	Tualatin
Flood plain	Outside
Urban or rural reserve	<i>No data</i>
Reserve name	<i>No data</i>
Local zoning	R-15
RLIS zoning classification	SFR3
RLIS zoning type	SFR

Service Districts




Residential hauler	Waste Management of Oregon
Residential hauler phone	(800) 808-5901
Commercial hauler	Waste Management of Oregon
Commercial hauler phone	(800) 808-5901
Dropbox provider	Waste Management of Oregon
Dropbox provider phone	(800) 808-5901
School district	BEAVERTON
School district number	48J
Fire district	Tualatin Valley Fire and Rescue District
Park district	Tualatin Hills Park and Recreation District
Sewer district	Clean Water Services District
Water district	Tualatin Valley Water District

CUSTOM MAPS

- Topography
- Water Features
- Aerial
- Aerial Environmental
- Community
- Transit
- Vacant Land

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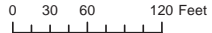
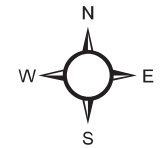
Contours

-  Tax Lots
-  Subject Property
-  5' Contours



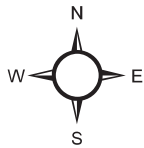
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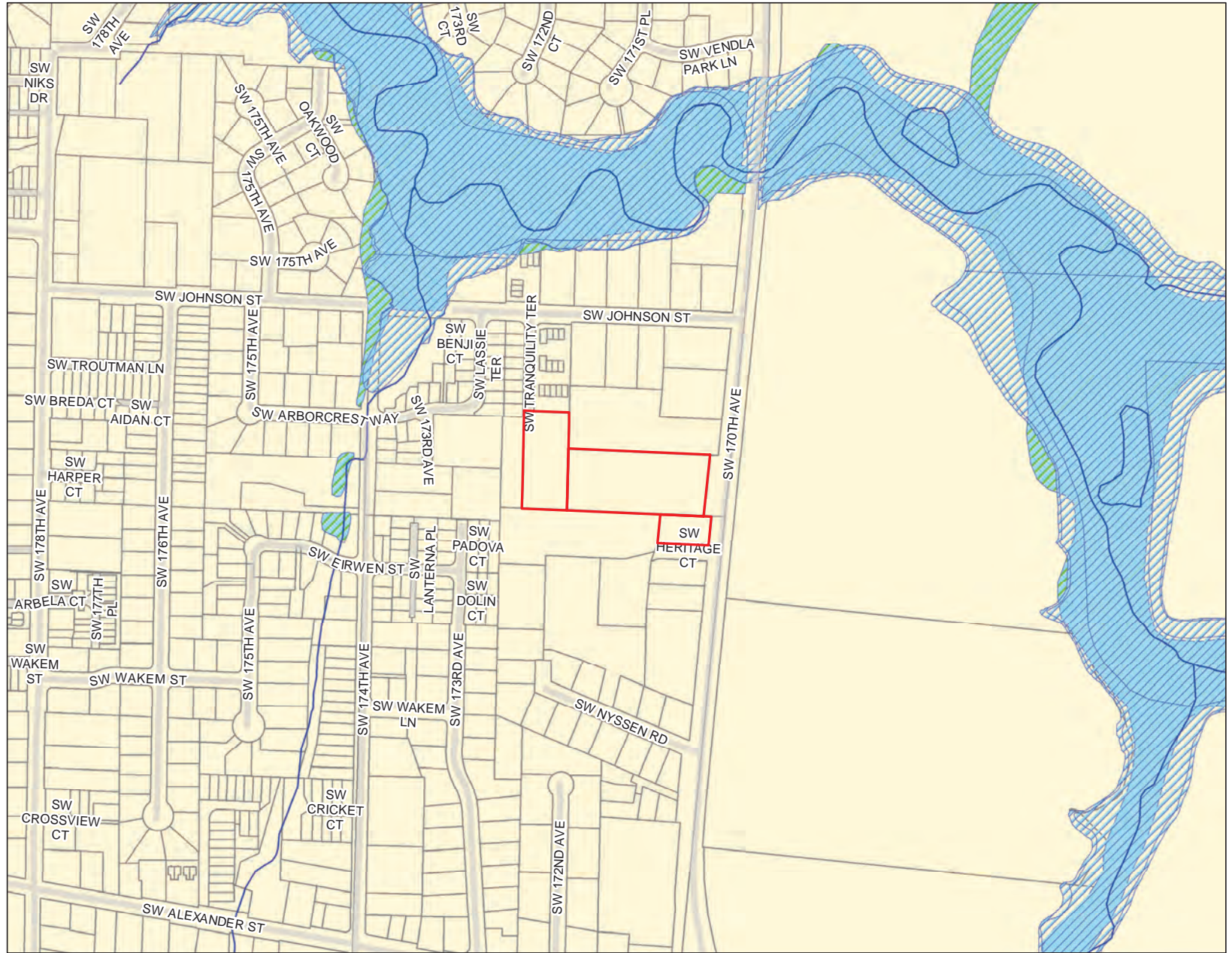
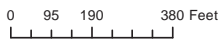


Flood Plain

-  Tax Lots
-  Subject Property
-  Streams
-  Flood Plain
-  Wetlands
-  Rivers





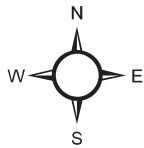
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Aerial

-  Subject Property
-  Tax Lots





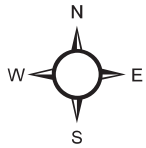
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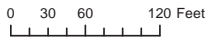
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Aerial Topo

-  Tax Lots
-  Subject Property
- 5' Contours












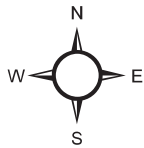
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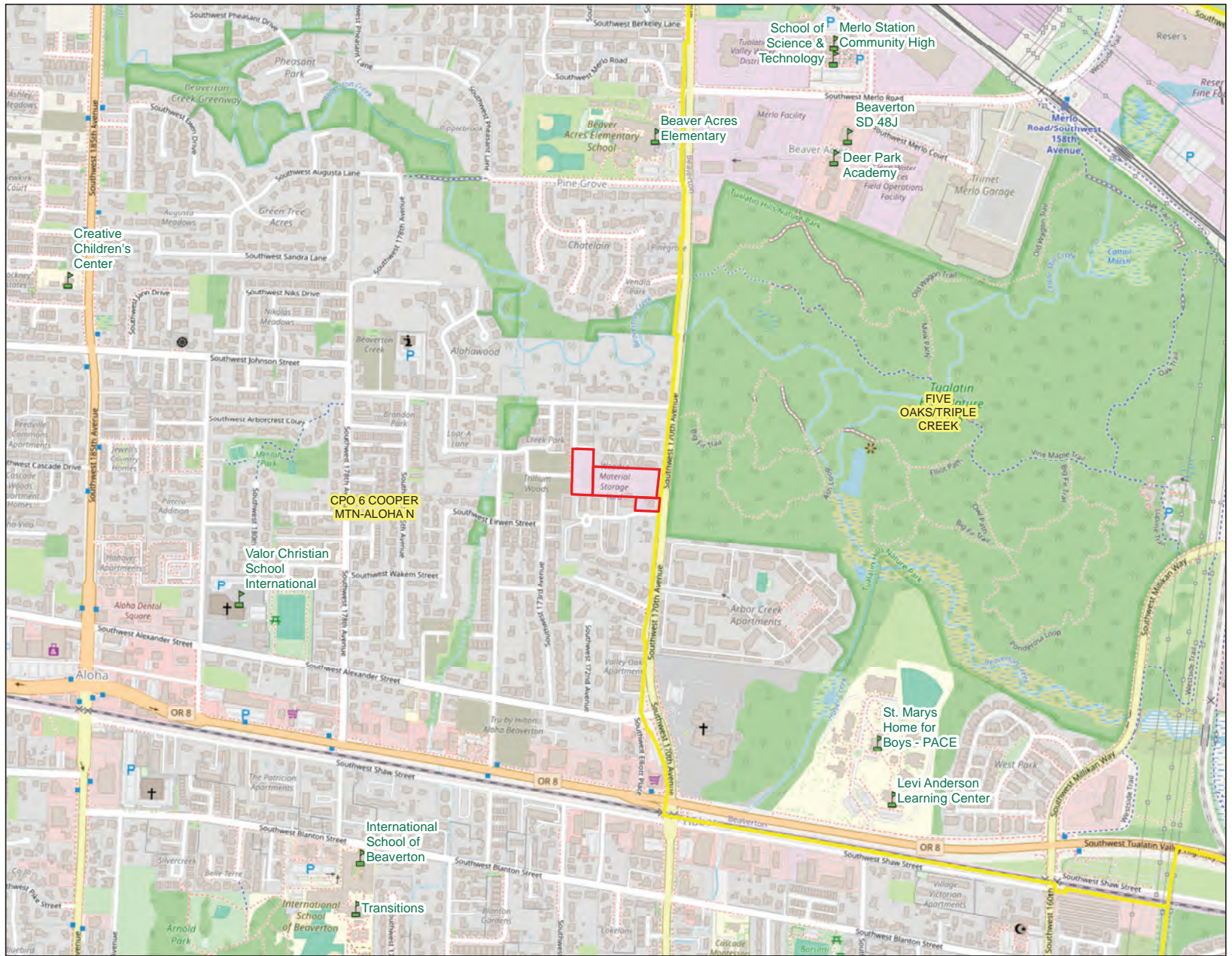
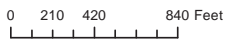
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Community

-  Tax Lots
-  Subject Property
-  Fire Stations
-  Hospitals
-  Schools
-  Libraries
-  Neighborhoods
-  Rivers
-  Park














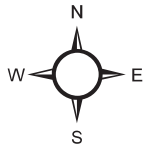
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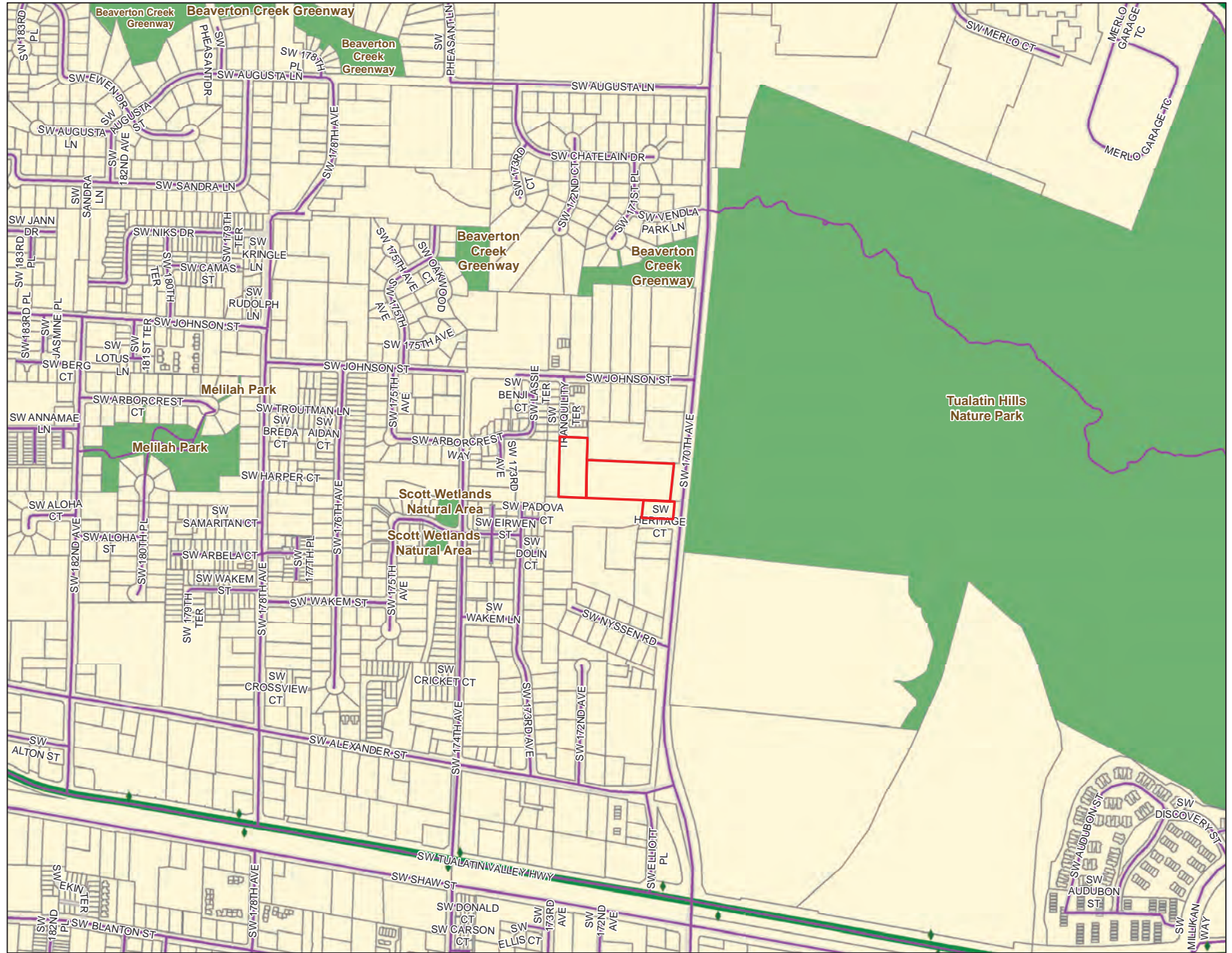
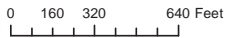
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Transit

-  Tax Lots
-  Subject Property
-  Bus Stops
-  Light Rail Stops
-  Park & Ride
-  Transit Centers
-  Bike Routes
-  Bus Lines
-  Light Rail
-  OHSU Tram
-  Park







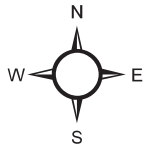
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Vacant

-  Tax Lots
-  Subject Property
-  Vacant Lots
-  Park



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0 95 190 380 Feet



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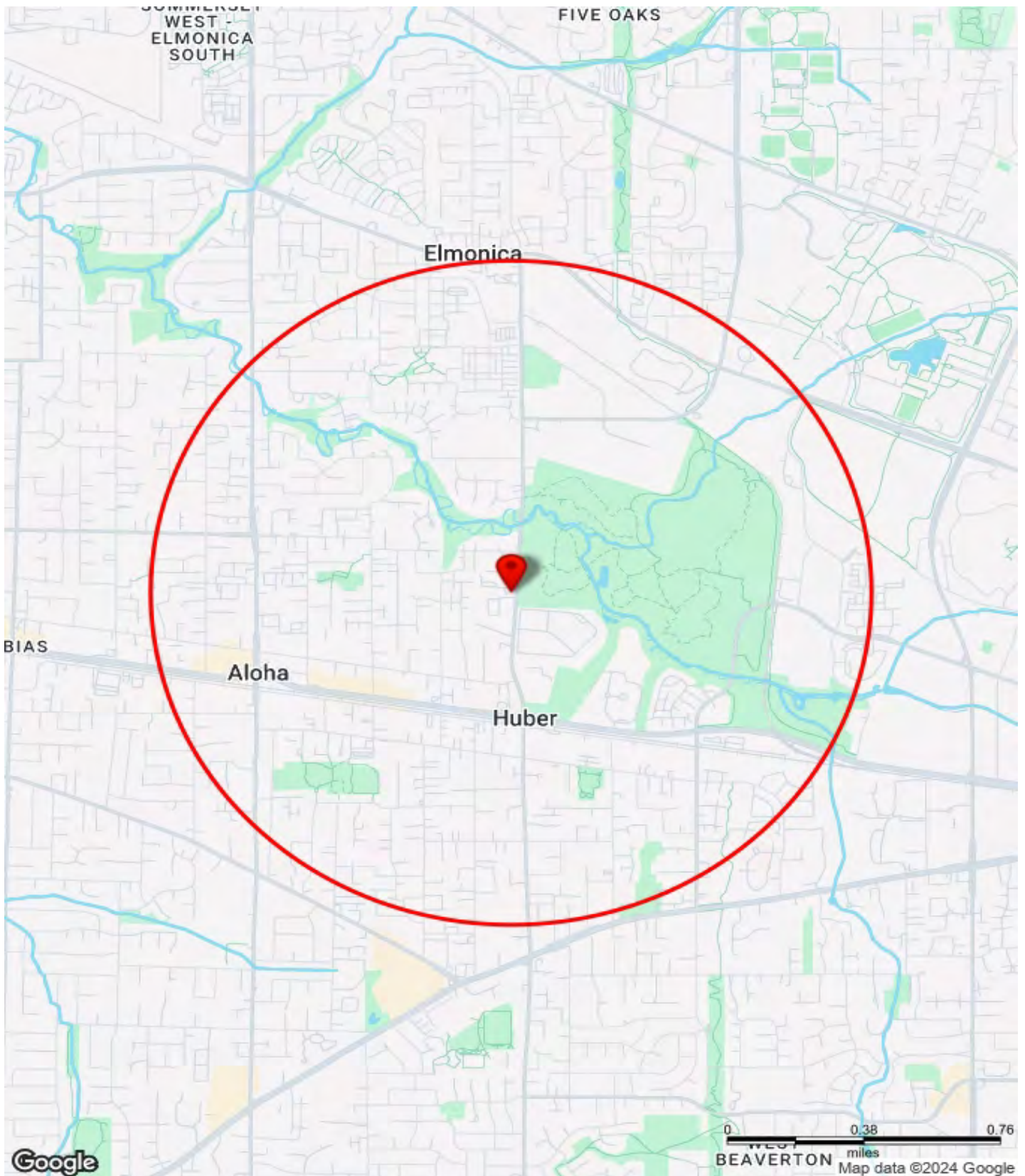
COMMUNITY INFORMATION

- Demographics
- Traffic Counts

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3011 SW 170th Ave, Beaverton, OR 97006





3011 SW 170th Ave, Beaverton, OR 97006
Sitewise Online
Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
Population		
2029 Projection	21,151	
2024 Estimate	20,885	
2020 Census	20,239	
2010 Census	17,763	
Growth 2024-2029	1.27%	
Growth 2020-2024	3.19%	
Growth 2010-2020	13.94%	
Households		
2029 Projection	7,822	
2024 Estimate	7,740	
2020 Census	7,526	
2010 Census	6,475	
Growth 2024-2029	1.06%	
Growth 2020-2024	2.84%	
Growth 2010-2020	13.97%	
2024 Estimated Population by Single-Classification Race	20,885	
White Alone	10,438	49.98%
Black or African American Alone	1,131	5.42%
American Indian and Alaska Native Alone	303	1.45%
Asian Alone	2,568	12.29%
Native Hawaiian and Other Pacific Islander Alone	180	0.86%
Some Other Race Alone	3,372	16.14%
Two or More Races	2,894	13.86%
2024 Estimated Population by Ethnicity (Hispanic or Latino)	20,885	
Hispanic or Latino	6,105	29.23%
Not Hispanic or Latino	14,780	70.77%
2024 Occupied Housing Units by Tenure	7,740	
Owner-Occupied	3,323	42.93%
Renter-Occupied	4,417	57.07%
2024 Average Household Size	2.68	



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Pop-Facts: Demographic Quick Facts

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2024 Est. Households by Household Income	7,740	
Income Less than \$15,000	429	5.55%
Income \$15,000 to \$24,999	437	5.64%
Income \$25,000 to \$34,999	490	6.33%
Income \$35,000 to \$49,999	817	10.55%
Income \$50,000 to \$74,999	1,107	14.30%
Income \$75,000 to \$99,999	1,271	16.42%
Income \$100,000 to \$124,999	990	12.79%
Income \$125,000 to \$149,999	641	8.28%
Income \$150,000 to \$199,999	800	10.34%
Income \$200,000 to \$249,999	408	5.27%
Income \$250,000 to \$499,999	258	3.33%
Income \$500,000 or more	93	1.20%
2024 Est. Average Household Income	\$ 105,053	
2024 Est. Median Household Income	\$ 86,604	
2024 Median HH Inc. by Single-Classification Race		
White Alone	\$ 88,637	
Black or African American Alone	\$ 35,022	
American Indian and Alaska Native Alone	\$ 47,525	
Asian Alone	\$ 101,049	
Native Hawaiian and Other Pacific Islander Alone	\$ 158,603	
Some Other Race Alone	\$ 68,133	
Two or More Races	\$ 98,228	
Hispanic or Latino	\$ 73,563	
Not Hispanic or Latino	\$ 90,746	
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Age 0 to 4	1,297	6.21%
Age 5 to 9	1,278	6.12%
Age 10 to 14	1,282	6.14%
Age 15 to 17	806	3.86%
Age 18 to 20	829	3.97%
Age 21 to 24	1,147	5.49%
Age 25 to 34	4,163	19.93%
Age 35 to 44	3,492	16.72%
Age 45 to 54	2,525	12.09%
Age 55 to 64	1,969	9.43%
Age 65 to 74	1,357	6.50%
Age 75 to 84	601	2.88%
Age 85 and over	137	0.65%
Age 16 and over	16,762	80.26%
Age 18 and over	16,221	77.67%
Age 21 and over	15,392	73.70%
Age 65 and over	2,095	10.03%
2024 Est. Median Age	34.13	
2024 Est. Average Age	35.78	



3011 SW 170th Ave, Beaverton, OR 97006
Sitewise Online
Pop-Facts: Population Quick Facts

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Two or More Races	2,894	13.86%
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Hispanic or Latino	6,105	29.23%
Not Hispanic or Latino	14,780	70.77%
2024 Est. Population by Sex	20,885	
Male	10,468	50.12%
Female	10,417	49.88%
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3011 SW 170th Ave, Beaverton, OR 97006
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Pop-Facts: Household Quick Facts

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Income \$200,000 to \$249,999	408	5.27%
Income \$250,000 to \$499,999	258	3.33%
Income \$500,000 or more	93	1.20%
2024 Est. Average Household Income	\$ 105,053	
2024 Est. Median Household Income	\$ 86,604	
2024 Median HH Inc. by Single-Classification Race		
White Alone	\$ 88,637	
Black or African American Alone	\$ 35,022	
American Indian and Alaska Native Alone	\$ 47,525	
Asian Alone	\$ 101,049	
Native Hawaiian and Other Pacific Islander Alone	\$ 158,603	
Some Other Race Alone	\$ 68,133	
Two or More Races	\$ 98,228	
Hispanic or Latino	\$ 73,563	
Not Hispanic or Latino	\$ 90,746	
2024 Est. Households by Household Type	7,740	
Family Households	5,058	65.35%
Nonfamily Households	2,682	34.65%
2024 Est. Group Quarters Population	107	



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Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Households by Household Size	7,740	
1-person	1,674	21.63%
2-person	2,559	33.06%
3-person	1,482	19.14%
4-person	1,117	14.43%
5-person	520	6.72%
6-person	239	3.09%
7-or-more-person	150	1.93%
2024 Est. Average Household Size	2.68	



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Pop-Facts: Household Quick Facts	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. HHs by Type and Presence of Own Children < 18	7,740	
Married-Couple	3,415	44.12%
Married-Couple Family, With Own Kids < 18	1,355	17.50%
Married-Couple Family, Without Own Kids < 18	2,060	26.61%
Cohabiting Couple	924	11.93%
With Own Kids < 18	297	3.84%
Without Own Kids < 18	626	8.09%
Female Householder, No Spouse or Partner Present	1,950	25.20%
Living Alone	1,090	14.08%
With Own Kids < 18	395	5.11%
With Relatives, Without Own Kids < 18	250	3.23%
With Only Nonrelatives	215	2.78%
Male Householder, No Spouse or Partner Present	1,451	18.75%
Living Alone	722	9.33%
With Own Kids < 18	201	2.59%
With Relatives, Without Own Kids < 18	241	3.11%
With Only Nonrelatives	288	3.72%
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Growth 2010-2020	13.94%	
2024 Est. Population by Single-Classification Race	20,885	
White Alone	10,438	49.98%
Black or African American Alone	1,131	5.42%
American Indian and Alaska Native Alone	303	1.45%
Asian Alone	2,568	12.29%
Native Hawaiian and Other Pacific Islander Alone	180	0.86%
Some Other Race Alone	3,372	16.14%
Two or More Races	2,894	13.86%
2024 Est. Population Hispanic or Latino by Origin	20,885	
Not Hispanic or Latino	14,780	70.77%
Hispanic or Latino	6,105	29.23%
Hispanic or Latino by Origin	6,105	
Mexican	5,097	83.49%
Puerto Rican	293	4.79%
Cuban	0	0.00%
All Other Hispanic or Latino	715	11.72%
2024 Est. Hisp. or Latino Pop by Single-Classification Race	6,105	
White Alone	1,072	17.56%
Black or African American Alone	47	0.77%
American Indian and Alaska Native Alone	213	3.48%
Asian Alone	28	0.46%
Native Hawaiian and Other Pacific Islander Alone	14	0.24%
Some Other Race Alone	3,253	53.28%
Two or More Races	1,478	24.22%



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Pop by Race, Asian Alone, by Category	2,568	
Chinese, except Taiwanese	243	9.46%
Filipino	200	7.78%
Japanese	148	5.75%
Asian Indian	460	17.91%
Korean	221	8.60%
Vietnamese	757	29.48%
Cambodian	158	6.17%
Hmong	0	0.00%
Laotian	10	0.40%
Thai	10	0.38%
All other Asian Races, including 2 or more	361	14.08%
2024 Est. Pop Age 5+ by Language Spoken At Home	19,588	
Speak only English	12,572	64.18%
Speak Asian or Pacific Island Language	1,648	8.42%
Speak IndoEuropean Language	902	4.61%
Speak Spanish	3,516	17.95%
Speak Other Language	950	4.85%



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Pop-Facts: Demographic Snapshot (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Population by Sex	20,885	
Male	10,468	50.12%
Female	10,417	49.88%
2024 Est. Population by Age	20,885	
Age 0 to 4	1,297	6.21%
Age 5 to 9	1,278	6.12%
Age 10 to 14	1,282	6.14%
Age 15 to 17	806	3.86%
Age 18 to 20	829	3.97%
Age 21 to 24	1,147	5.49%
Age 25 to 34	4,163	19.93%
Age 35 to 44	3,492	16.72%
Age 45 to 54	2,525	12.09%
Age 55 to 64	1,969	9.43%
Age 65 to 74	1,357	6.50%
Age 75 to 84	601	2.88%
Age 85 and over	137	0.65%
Age 16 and over	16,762	80.26%
Age 18 and over	16,221	77.67%
Age 21 and over	15,392	73.70%
Age 65 and over	2,095	10.03%
2024 Est. Median Age	34.13	
2024 Est. Average Age	35.78	



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Male Population by Age	10,468	
Age 0 to 4	663	6.33%
Age 5 to 9	654	6.25%
Age 10 to 14	675	6.45%
Age 15 to 17	421	4.02%
Age 18 to 20	427	4.08%
Age 21 to 24	585	5.59%
Age 25 to 34	2,162	20.65%
Age 35 to 44	1,788	17.08%
Age 45 to 54	1,245	11.89%
Age 55 to 64	956	9.13%
Age 65 to 74	606	5.79%
Age 75 to 84	239	2.28%
Age 85 and over	47	0.45%
2024 Est. Median Age, Male	33.37	
2024 Est. Average Age, Male	34.85	
2024 Est. Female Population by Age	10,417	
Age 0 to 4	634	6.09%
Age 5 to 9	624	5.99%
Age 10 to 14	608	5.83%
Age 15 to 17	386	3.70%
Age 18 to 20	401	3.85%
Age 21 to 24	562	5.40%
Age 25 to 34	2,002	19.21%
Age 35 to 44	1,704	16.36%
Age 45 to 54	1,280	12.29%
Age 55 to 64	1,014	9.73%
Age 65 to 74	751	7.21%
Age 75 to 84	362	3.48%
Age 85 and over	89	0.86%
2024 Est. Median Age, Female	34.96	
2024 Est. Average Age, Female	36.72	



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Pop Age 15+ by Marital Status	17,028	
Total, Never Married	6,256	36.74%
Males, Never Married	3,845	22.58%
Females, Never Married	2,410	14.15%
Married, Spouse present	7,364	43.25%
Married, Spouse absent	641	3.77%
Widowed	717	4.21%
Males, Widowed	105	0.62%
Females, Widowed	612	3.59%
Divorced	2,050	12.04%
Males, Divorced	670	3.94%
Females, Divorced	1,379	8.10%
2024 Est. Pop Age 25+ by Edu. Attainment	14,245	
Less than 9th grade	873	6.13%
Some High School, no diploma	614	4.31%
High School Graduate (or GED)	3,146	22.08%
Some College, no degree	2,981	20.93%
Associate Degree	1,461	10.25%
Bachelor's Degree	3,558	24.98%
Master's Degree	1,206	8.46%
Professional School Degree	178	1.25%
Doctorate Degree	229	1.61%
2024 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.	3,330	
No High School Diploma	1,054	31.64%
High School Graduate	930	27.92%
Some College or Associate's Degree	1,126	33.82%
Bachelor's Degree or Higher	220	6.62%
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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
Households		
2029 Projection	7,822	
2024 Estimate	7,740	
2020 Census	7,526	
2010 Census	6,475	
Growth 2024-2029	1.06%	
Growth 2020-2024	2.84%	
Growth 2010-2020	16.23%	
2024 Est. Households by Household Type	7,740	
Family Households	5,058	65.35%
Nonfamily Households	2,682	34.65%
2024 Est. Group Quarters Population	107	
2024 HHs by Ethnicity: Hispanic/Latino	1,691	21.84%
2024 Est. Households by HH Income	7,740	
Income < \$15,000	429	5.55%
Income \$15,000 to \$24,999	437	5.64%
Income \$25,000 to \$34,999	490	6.33%
Income \$35,000 to \$49,999	817	10.55%
Income \$50,000 to \$74,999	1,107	14.30%
Income \$75,000 to \$99,999	1,271	16.42%
Income \$100,000 to \$124,999	990	12.79%
Income \$125,000 to \$149,999	641	8.28%
Income \$150,000 to \$199,999	800	10.34%
Income \$200,000 to \$249,999	408	5.27%
Income \$250,000 to \$499,999	258	3.33%
Income \$500,000+	93	1.20%
2024 Est. Average Household Income	\$ 105,053	
2024 Est. Median Household Income	\$ 86,604	
2024 Median HH Income by Single-Class. Race or Ethn.		
White Alone	\$ 88,637	
Black or African American Alone	\$ 35,022	
American Indian and Alaska Native Alone	\$ 47,525	
Asian Alone	\$ 101,049	
Native Hawaiian and Other Pacific Islander Alone	\$ 158,603	
Some Other Race Alone	\$ 68,133	
Two or More Races	\$ 98,228	
Hispanic or Latino	\$ 73,563	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
Not Hispanic or Latino	\$	90,746



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Households by Household Size	7,740	
1-person	1,674	21.63%
2-person	2,559	33.06%
3-person	1,482	19.14%
4-person	1,117	14.43%
5-person	520	6.72%
6-person	239	3.09%
7-or-more-person	150	1.93%
2024 Est. Average Household Size	2.68	
2024 Est. HHs by Type and Presence of Own Children < 18	7,740	
Married-Couple	3,415	44.12%
Married-Couple Family, With Own Kids < 18	1,355	17.50%
Married-Couple Family, Without Own Kids < 18	2,060	26.61%
Cohabiting Couple	924	11.93%
With Own Kids < 18	297	3.84%
Without Own Kids < 18	626	8.09%
Female Householder, No Spouse or Partner Present	1,950	25.20%
Living Alone	1,090	14.08%
With Own Kids < 18	395	5.11%
With Relatives, Without Own Kids < 18	250	3.23%
With Only Nonrelatives	215	2.78%
Male Householder, No Spouse or Partner Present	1,451	18.75%
Living Alone	722	9.33%
With Own Kids < 18	201	2.59%
With Relatives, Without Own Kids < 18	241	3.11%
With Only Nonrelatives	288	3.72%



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Households by Number of Vehicles	7,740	
No Vehicles	489	6.31%
1 Vehicle	2,925	37.79%
2 Vehicles	2,926	37.81%
3 Vehicles	939	12.13%
4 Vehicles	282	3.64%
5 or more Vehicles	180	2.32%
2024 Est. Average Number of Vehicles	1.77	
Family Households		
2029 Projection	5,110	
2024 Estimate	5,058	
2010 Census	4,231	
Growth 2024-2029	1.02%	
Growth 2010-2024	19.55%	
2024 Est. Families by Poverty Status	5,058	
2024 Families at or Above Poverty	4,628	91.50%
2024 Families at or Above Poverty with Children	2,147	42.44%
2024 Families Below Poverty	430	8.50%
2024 Families Below Poverty with Children	352	6.97%
2024 Est. Pop Age 16+ by Employment Status	16,762	
In Armed Forces	195	1.17%
Civilian - Employed	11,343	67.67%
Civilian - Unemployed	534	3.19%
Not in Labor Force	4,690	27.98%
2024 Est. Civ. Employed Pop 16+ by Class of Worker	11,810	
For-Profit Private Workers	8,863	75.05%
Non-Profit Private Workers	797	6.75%
Local Government Workers	508	4.31%
State Government Workers	364	3.08%
Federal Government Workers	174	1.48%
Self-Employed Workers	1,103	9.34%
Unpaid Family Workers	1	0.01%



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Civ. Employed Pop 16+ by Occupation	11,810	
Architect/Engineer	727	6.15%
Arts/Entertainment/Sports	415	3.52%
Building Grounds Maintenance	462	3.91%
Business/Financial Operations	681	5.77%
Community/Social Services	81	0.68%
Computer/Mathematical	829	7.02%
Construction/Extraction	452	3.83%
Education/Training/Library	407	3.45%
Farming/Fishing/Forestry	29	0.24%
Food Prep/Serving	832	7.05%
Healthcare Practitioner/Technician	507	4.29%
Healthcare Support	349	2.96%
Maintenance Repair	444	3.76%
Legal	51	0.43%
Life/Physical/Social Science	142	1.20%
Management	1,047	8.87%
Office/Admin. Support	1,327	11.23%
Production	831	7.03%
Protective Service	152	1.29%
Sales/Related	916	7.76%
Personal Care/Service	336	2.85%
Transportation/Moving	791	6.70%
2024 Est. Pop 16+ by Occupation Classification	11,810	
Blue Collar	2,519	21.33%
White Collar	7,131	60.38%
Service & Farm	2,160	18.29%
2024 Est. Workers Age 16+ by Transp. To Work	11,621	
Drove Alone	7,123	61.29%
Car Pooled	1,096	9.43%
Public Transportation	732	6.30%
Walked	180	1.55%
Bicycle	64	0.55%
Other Means	98	0.84%
Worked at Home	2,329	20.04%
2024 Est. Workers Age 16+ by Travel Time to Work*		
Less than 15 minutes	2,784	
15 to 29 Minutes	3,840	
30 to 44 Minutes	2,219	
45 to 59 Minutes	671	
60 or more Minutes	681	



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Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Avg. Travel Time to Work in Minutes*	27.63	
2024 Est. Occupied Housing Units by Tenure	7,740	
Owner-Occupied	3,323	42.93%
Renter-Occupied	4,417	57.07%
2024 Occupied Housing Units: Avg. Length of Residence		
Owner-Occupied	12	
Renter-Occupied	6	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2024 Est. Owner Occupied Housing Units by Value	3,323	
Value Less than \$20,000	45	1.36%
Value \$20,000 to \$39,999	8	0.24%
Value \$40,000 to \$59,999	15	0.44%
Value \$60,000 to \$79,999	6	0.17%
Value \$80,000 to \$99,999	10	0.31%
Value \$100,000 to \$149,999	8	0.25%
Value \$150,000 to \$199,999	25	0.76%
Value \$200,000 to \$299,999	158	4.74%
Value \$300,000 to \$399,999	672	20.24%
Value \$400,000 to \$499,999	1,046	31.49%
Value \$500,000 to \$749,999	1,049	31.56%
Value \$750,000 to \$999,999	245	7.36%
Value \$1,000,000 to \$1,499,999	9	0.27%
Value \$1,500,000 to \$1,999,999	1	0.03%
Value \$2,000,000 or more	26	0.78%
2024 Est. Median All Owner-Occupied Housing Unit Value	\$ 468,253	
2024 Est. Housing Units by Units in Structure	8,130	
1 Unit Attached	1,476	18.15%
1 Unit Detached	3,423	42.10%
2 Units	145	1.78%
3 or 4 Units	687	8.45%
5 to 19 Units	1,488	18.31%
20 to 49 Units	270	3.32%
50 or More Units	576	7.09%
Mobile Home or Trailer	61	0.75%
Boat, RV, Van, etc.	5	0.06%
Dominant structure type	1 Unit Detached	
2024 Est. Housing Units by Year Structure Built	8,130	
Housing Units Built 2020 or Later	36	0.44%
Housing Units Built 2010 to 2019	1,046	12.86%
Housing Units Built 2000 to 2009	2,125	26.13%
Housing Units Built 1990 to 1999	1,547	19.03%
Housing Units Built 1980 to 1989	1,050	12.91%
Housing Units Built 1970 to 1979	1,405	17.29%
Housing Units Built 1960 to 1969	328	4.04%
Housing Units Built 1950 to 1959	391	4.82%
Housing Units Built 1940 to 1949	88	1.08%
Housing Units Built 1939 or Earlier	114	1.41%
2024 Est. Median Year Structure Built**	1994	
Dominant Year Structure Built	2000 to 2009	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
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* This row intentionally left blank. No Total Category.		
**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.		



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Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
Population		
2029 Projection	21,151	
2024 Estimate	20,885	
2020 Census	20,239	
2010 Census	17,763	
Growth 2024-2029	1.27%	
Growth 2020-2024	3.19%	
Growth 2010-2020	13.94%	
2020 Population by Single-Classification Race	20,239	
White Alone	10,602	52.38%
Black or African American Alone	996	4.92%
American Indian and Alaska Native Alone	297	1.47%
Asian Alone	2,373	11.72%
Native Hawaiian and Other Pacific Islander Alone	167	0.82%
Some Other Race Alone	3,162	15.62%
Two or More Races	2,642	13.06%
2020 Population By Ethnicity	20,239	
Not Hispanic or Latino	14,593	72.10%
Hispanic or Latino	5,646	27.90%
2020 Hispanic or Latino by Single-Classification Race	5,646	
White Alone	977	17.31%
Black or African American Alone	44	0.78%
American Indian and Alaska Native Alone	196	3.48%
Asian Alone	26	0.47%
Native Hawaiian and Other Pacific Islander Alone	12	0.21%
Some Other Race Alone	3,039	53.82%
Two or More Races	1,352	23.95%
2020 Population by Sex	20,239	
Male	10,465	51.71%
Female	10,426	51.51%
Male/Female Ratio	1.00	



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Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2020 Population by Age	20,239	
Age 0 to 4	1,429	7.06%
Age 5 to 9	1,314	6.49%
Age 10 to 14	1,328	6.56%
Age 15 to 17	824	4.07%
Age 18 to 20	783	3.87%
Age 21 to 24	1,333	6.59%
Age 25 to 34	4,494	22.20%
Age 35 to 44	3,303	16.32%
Age 45 to 54	2,343	11.58%
Age 55 to 64	1,886	9.32%
Age 65 to 74	1,234	6.10%
Age 75 to 84	467	2.31%
Age 85 and over	152	0.75%
Age 16 and over	16,544	81.75%
Age 18 and over	15,995	79.03%
Age 21 and over	15,213	75.17%
Age 65 and over	1,853	9.16%
2020 Median Age	32.64	



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2020 Male Population by Age	10,465	
Age 0 to 4	731	6.99%
Age 5 to 9	672	6.42%
Age 10 to 14	709	6.77%
Age 15 to 17	430	4.11%
Age 18 to 20	418	3.99%
Age 21 to 24	654	6.25%
Age 25 to 34	2,340	22.36%
Age 35 to 44	1,670	15.96%
Age 45 to 54	1,164	11.12%
Age 55 to 64	899	8.59%
Age 65 to 74	520	4.96%
Age 75 to 84	200	1.92%
Age 85 and over	57	0.54%
2020 Median Age, Male	31.91	
2020 Female Population by Age	10,426	
Age 0 to 4	698	6.70%
Age 5 to 9	641	6.15%
Age 10 to 14	619	5.94%
Age 15 to 17	394	3.78%
Age 18 to 20	365	3.50%
Age 21 to 24	679	6.52%
Age 25 to 34	2,154	20.66%
Age 35 to 44	1,632	15.66%
Age 45 to 54	1,179	11.31%
Age 55 to 64	987	9.47%
Age 65 to 74	714	6.85%
Age 75 to 84	266	2.56%
Age 85 and over	95	0.91%
2020 Median Age, Female	33.43	
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Pop-Facts: Census Demographic Overview (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
Households		
2029 Projection	7,822	
2024 Estimate	7,740	
2020 Census	7,526	
2010 Census	6,475	
Growth 2024-2029	1.06%	
Growth 2020-2024	2.84%	
Growth 2010-2020	16.23%	
2020 Households by Household Type	7,526	
Family Households	4,943	65.68%
Non-family Households	2,583	34.32%
2020 Group Quarters Population	101	
2020 Hispanic or Latino Households	1,585	21.06%
2020 Households by Household Size	7,526	
1-person	1,832	24.34%
2-person	2,508	33.32%
3-person	1,468	19.51%
4-person	1,082	14.37%
5-person	504	6.70%
6-person	235	3.12%
7-or-more-person	143	1.90%
2020 Occupied Housing Units by Tenure	7,771	
Owner-Occupied	3,343	43.01%
Renter-Occupied	4,428	56.99%



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Pop-Facts: Census Demographic Overview (Part 2)	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi	
2010 Households by Type and Presence of Children	6,475	
Married-Couple Family, own children	1,451	22.41%
Male Householder, own children	226	3.49%
Female Householder, own children	679	10.48%
Married-Couple Family, no own children	1,381	21.33%
Male Householder, no own children	188	2.91%
Female Householder, no own children	305	4.72%
Non-family Households	2,244	34.66%
2010 Households by Presence of People Under Age 18	6,475	
HH with 1 or More People Under Age 18:	2,558	39.51%
Households with No People Under Age 18:	3,917	60.49%
HH with 1 or More People Under Age 18:	2,558	
Married-Couple Family	1,522	59.50%
Other Family, Male Householder	256	10.02%
Other Family, Female Householder	731	28.56%
Nonfamily, Male Householder	36	1.42%
Nonfamily, Female Householder	13	0.50%
Households with No People Under Age 18:	3,917	
Married-Couple Family	1,305	33.30%
Other Family, Male Householder	160	4.08%
Other Family, Female Householder	255	6.51%
Nonfamily, Male Householder	1,090	27.82%
Nonfamily, Female Householder	1,108	28.28%
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3011 SW 170th Ave, Beaverton, OR 97006

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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Total retail trade including food and drink (NAICS 44, 45 and 722)	\$ 420,431,773	\$ 278,604,835	\$ 141,826,941
Total retail trade (NAICS 44 and 45)	\$ 370,120,965	\$ 256,950,315	\$ 113,170,650
Motor vehicle and parts dealers (NAICS 441)	\$ 85,893,755	\$ 68,737,682	\$ 17,156,073
Automobile dealers (NAICS 4411)	\$ 71,038,403	\$ 48,526,141	\$ 22,512,262
New car dealers (NAICS 44111)	\$ 63,340,785	\$ 42,454,076	\$ 20,886,710
Used car dealers (NAICS 44112)	\$ 7,697,616	\$ 6,072,066	\$ 1,625,550
Other motor vehicle dealers (NAICS 4412)	\$ 7,593,023	\$ 7,103,714	\$ 489,309
Recreational vehicle dealers (NAICS 44121)	\$ 2,985,251	\$ 4,211,289	\$ - 1,226,038
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	\$ 4,607,772	\$ 2,892,425	\$ 1,715,347
Boat dealers (NAICS 441222)	\$ 1,675,592	\$ 781,389	\$ 894,203
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	\$ 2,932,180	\$ 2,111,036	\$ 821,144
Automotive parts, accessories, and tire stores (NAICS 4413)	\$ 7,262,330	\$ 13,107,827	\$ - 5,845,496
Automotive parts and accessories stores (NAICS 44131)	\$ 4,578,861	\$ 6,803,032	\$ - 2,224,171
Tire dealers (NAICS 44132)	\$ 2,683,469	\$ 6,304,795	\$ - 3,621,326
Furniture and home furnishings stores (NAICS 442)	\$ 6,986,943	\$ 9,795,285	\$ - 2,808,342
Furniture stores (NAICS 4421)	\$ 3,835,597	\$ 3,020,033	\$ 815,564
Home furnishings stores (NAICS 4422)	\$ 3,151,346	\$ 6,775,252	\$ - 3,623,906
Floor covering stores (NAICS 44221)	\$ 1,371,927	\$ 2,078,218	\$ - 706,292
Other home furnishings stores (NAICS 44229)	\$ 1,779,419	\$ 4,697,034	\$ - 2,917,614
Window treatment stores (NAICS 442291)	\$ 101,523	\$ 0	\$ 101,523
All other home furnishings stores (NAICS 442299)	\$ 1,677,896	\$ 4,697,034	\$ - 3,019,137
Electronics and appliance stores (NAICS 443)	\$ 5,939,985	\$ 17,744,114	\$ - 11,804,129
Household appliance stores (NAICS 443141)	\$ 1,047,312	\$ 456,177	\$ 591,135
Electronics stores (NAICS 443142)	\$ 4,892,674	\$ 17,287,937	\$ - 12,395,263
Building material and garden equipment and supplies dealers (NAICS 444)	\$ 24,058,173	\$ 5,940,835	\$ 18,117,338
Building material and supplies dealers (NAICS 4441)	\$ 20,303,553	\$ 4,674,484	\$ 15,629,069
Home centers (NAICS 44411)	\$ 11,379,453	\$ 2,056,717	\$ 9,322,736
Paint and wallpaper stores (NAICS 44412)	\$ 793,259	\$ 381,886	\$ 411,374
Hardware stores (NAICS 44413)	\$ 1,792,135	\$ 803,136	\$ 988,999
Other building material dealers (NAICS 44419)	\$ 6,338,706	\$ 1,432,745	\$ 4,905,961
Lawn and garden equipment and supplies stores (NAICS 4442)	\$ 3,754,620	\$ 1,266,351	\$ 2,488,269
Outdoor power equipment stores (NAICS 44421)	\$ 744,174	\$ 0	\$ 744,174
Nursery, garden center, and farm supply stores (NAICS 44422)	\$ 3,010,446	\$ 1,266,351	\$ 1,744,095
Food and beverage stores (NAICS 445)	\$ 55,173,890	\$ 45,909,363	\$ 9,264,526
Grocery stores (NAICS 4451)	\$ 49,768,105	\$ 45,909,363	\$ 3,858,740
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	\$ 47,818,634	\$ 44,709,427	\$ 3,109,205
Convenience stores (NAICS 44512)	\$ 1,949,472	\$ 1,199,936	\$ 749,535
Specialty food stores (NAICS 4452)	\$ 1,380,350	\$ 0	\$ 1,380,350



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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Meat markets (NAICS 44521)	\$ 420,708	\$ 0	\$ 420,708
Fish and seafood markets (NAICS 44522)	\$ 165,496	\$ 0	\$ 165,496
Fruit and vegetable markets (NAICS 44523)	\$ 288,978	\$ 0	\$ 288,978
Other specialty food stores (NAICS 44529)	\$ 505,168	\$ 0	\$ 505,168
Baked goods and confectionery and nut stores (NAICS 445291 + 445292)	\$ 269,092	\$ 0	\$ 269,092
All other specialty food stores (NAICS 445299)	\$ 236,076	\$ 0	\$ 236,076
Beer, wine, and liquor stores (NAICS 4453)	\$ 4,025,436	\$ 0	\$ 4,025,436
Health and personal care stores (NAICS 446)	\$ 22,615,176	\$ 1,607,952	\$ 21,007,224
Pharmacies and drug stores (NAICS 44611)	\$ 19,317,079	\$ 1,133,141	\$ 18,183,938
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	\$ 1,406,501	\$ 135,988	\$ 1,270,513
Optical goods stores (NAICS 44613)	\$ 613,709	\$ 111,298	\$ 502,411
Other health and personal care stores (NAICS 44619)	\$ 1,277,887	\$ 227,525	\$ 1,050,362
Food (health) supplement stores (NAICS 446191)	\$ 452,580	\$ 94,760	\$ 357,821
All other health and personal care stores (NAICS 446199)	\$ 825,307	\$ 132,766	\$ 692,541
Gasoline stations (NAICS 447)	\$ 26,757,072	\$ 1,450,144	\$ 25,306,927
Clothing and clothing accessories stores (NAICS 448)	\$ 15,954,003	\$ 2,720,298	\$ 13,233,705
Clothing stores (NAICS 4481)	\$ 11,073,301	\$ 2,023,171	\$ 9,050,130
Men's clothing stores (NAICS 44811)	\$ 341,918	\$ 64,381	\$ 277,537
Women's clothing stores (NAICS 44812)	\$ 1,888,629	\$ 224,349	\$ 1,664,280
Children's and infants' clothing stores (NAICS 44813)	\$ 558,608	\$ 107,399	\$ 451,209
Family clothing stores (NAICS 44814)	\$ 6,705,914	\$ 1,362,752	\$ 5,343,161
Clothing accessories stores (NAICS 44815)	\$ 584,721	\$ 98,571	\$ 486,150
Other clothing stores (NAICS 44819)	\$ 993,511	\$ 165,719	\$ 827,792
Shoe stores (NAICS 4482)	\$ 1,967,030	\$ 401,770	\$ 1,565,260
Jewelry, luggage, and leather goods stores (NAICS 4483)	\$ 2,913,672	\$ 295,357	\$ 2,618,315
Jewelry stores (NAICS 44831)	\$ 1,978,105	\$ 163,477	\$ 1,814,628
Luggage and leather goods stores (NAICS 44832)	\$ 935,567	\$ 131,880	\$ 803,686
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	\$ 6,258,743	\$ 3,281,570	\$ 2,977,173
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	\$ 5,528,066	\$ 3,281,570	\$ 2,246,496
Sporting goods stores (NAICS 45111)	\$ 3,846,833	\$ 2,624,589	\$ 1,222,244
Hobby, toy, and game stores (NAICS 45112)	\$ 1,228,543	\$ 631,565	\$ 596,978
Sewing, needlework, and piece goods stores (NAICS 45113)	\$ 197,488	\$ 25,416	\$ 172,072
Musical instrument and supplies stores (NAICS 45114)	\$ 255,202	\$ 0	\$ 255,202
Book stores and news dealers (NAICS 4512)	\$ 730,677	\$ 0	\$ 730,677
Book stores (NAICS 451211)	\$ 685,815	\$ 0	\$ 685,815
News dealers and newsstands (NAICS 451212)	\$ 44,862	\$ 0	\$ 44,862
General merchandise stores (NAICS 452)	\$ 47,444,607	\$ 36,701,760	\$ 10,742,847
Department stores (NAICS 4522)	\$ 5,464,207	\$ 2,523,512	\$ 2,940,695
Other general merchandise stores (NAICS 4523)	\$ 41,980,399	\$ 34,178,247	\$ 7,802,152
Warehouse clubs and supercenters (NAICS 452311)	\$ 38,310,575	\$ 34,022,115	\$ 4,288,460
All other general merchandise stores (NAICS 452319)	\$ 3,669,824	\$ 156,132	\$ 3,513,692



3011 SW 170th Ave, Beaverton, OR 97006

Sitewise Online

Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Miscellaneous store retailers (NAICS 453)	\$ 8,092,328	\$ 3,372,304	\$ 4,720,024
Florists (NAICS 4531)	\$ 364,239	\$ 0	\$ 364,239
Office supplies, stationery, and gift stores (NAICS 4532)	\$ 1,638,075	\$ 256,646	\$ 1,381,430
Office supplies and stationery stores (NAICS 45321)	\$ 689,962	\$ 244,848	\$ 445,114
Gift, novelty, and souvenir stores (NAICS 45322)	\$ 948,114	\$ 11,798	\$ 936,316
Used merchandise stores (NAICS 4533)	\$ 1,153,485	\$ 369,928	\$ 783,557
Other miscellaneous store retailers (NAICS 4539)	\$ 4,936,528	\$ 2,745,730	\$ 2,190,798
Pet and pet supplies stores (NAICS 45391)	\$ 1,629,497	\$ 1,430,337	\$ 199,160
Art dealers (NAICS 45392)	\$ 712,129	\$ 0	\$ 712,129
Manufactured (mobile) home dealers (NAICS 45393)	\$ 477,851	\$ 7,882	\$ 469,969
All other miscellaneous store retailers (NAICS 45399)	\$ 2,117,052	\$ 1,307,512	\$ 809,540
Tobacco stores (NAICS 453991)	\$ 633,493	\$ 252,710	\$ 380,782
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	\$ 1,483,559	\$ 1,054,801	\$ 428,758
Non-store retailers (NAICS 454)	\$ 64,946,292	\$ 59,689,007	\$ 5,257,284
Electronic shopping and mail-order houses (NAICS 4541)	\$ 62,258,008	\$ 59,689,007	\$ 2,569,001
Vending machine operators (NAICS 4542)	\$ 334,870	\$ 0	\$ 334,870
Direct selling establishments (NAICS 4543)	\$ 2,353,412	\$ 0	\$ 2,353,412
Fuel dealers (NAICS 45431)	\$ 1,230,961	\$ 0	\$ 1,230,961
Other direct selling establishments (NAICS 45439)	\$ 1,122,451	\$ 0	\$ 1,122,451
Food services and drinking places (NAICS 722)	\$ 50,310,807	\$ 21,654,521	\$ 28,656,287
Special food services (NAICS 7223)	\$ 3,732,280	\$ 753,916	\$ 2,978,363
Food service contractors (NAICS 72231)	\$ 2,873,480	\$ 740,940	\$ 2,132,540
Caterers (NAICS 72232)	\$ 775,102	\$ 0	\$ 775,102
Mobile food services (NAICS 72233)	\$ 83,697	\$ 12,976	\$ 70,721
Drinking places (alcoholic beverages) (NAICS 7224)	\$ 1,667,497	\$ 937,737	\$ 729,760
Restaurants and other eating places (NAICS 7225)	\$ 44,911,031	\$ 19,962,866	\$ 24,948,164
Full-service restaurants (NAICS 722511)	\$ 22,421,428	\$ 12,365,668	\$ 10,055,760
Limited-service restaurants (NAICS 722513)	\$ 19,078,348	\$ 5,464,972	\$ 13,613,376
Cafeterias, grill buffets, and buffets (NAICS 722514)	\$ 486,315	\$ 436,735	\$ 49,580
Snack and nonalcoholic beverage bars (NAICS 722515)	\$ 2,924,940	\$ 1,695,492	\$ 1,229,448
GAFO*	\$ 82,585,919	\$ 70,243,283	\$ 12,342,636
General Merchandise Stores-452	\$ 47,444,607	\$ 36,701,760	\$ 10,742,847
Clothing & Clothing Accessories Stores-448	\$ 15,954,003	\$ 2,720,298	\$ 13,233,705
Furniture & Home Furnishings Stores-442	\$ 6,986,943	\$ 9,795,285	\$ -2,808,342
Electronics & Appliance Stores-443	\$ 5,939,985	\$ 17,744,114	\$ -11,804,129
Sporting Goods, Hobby, Book, Music Stores-451	\$ 6,258,743	\$ 3,281,570	\$ 2,977,173
Office Supplies, Stationery, Gift Stores-4532	\$ 1,638,075	\$ 256,646	\$ 1,381,430
* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.			



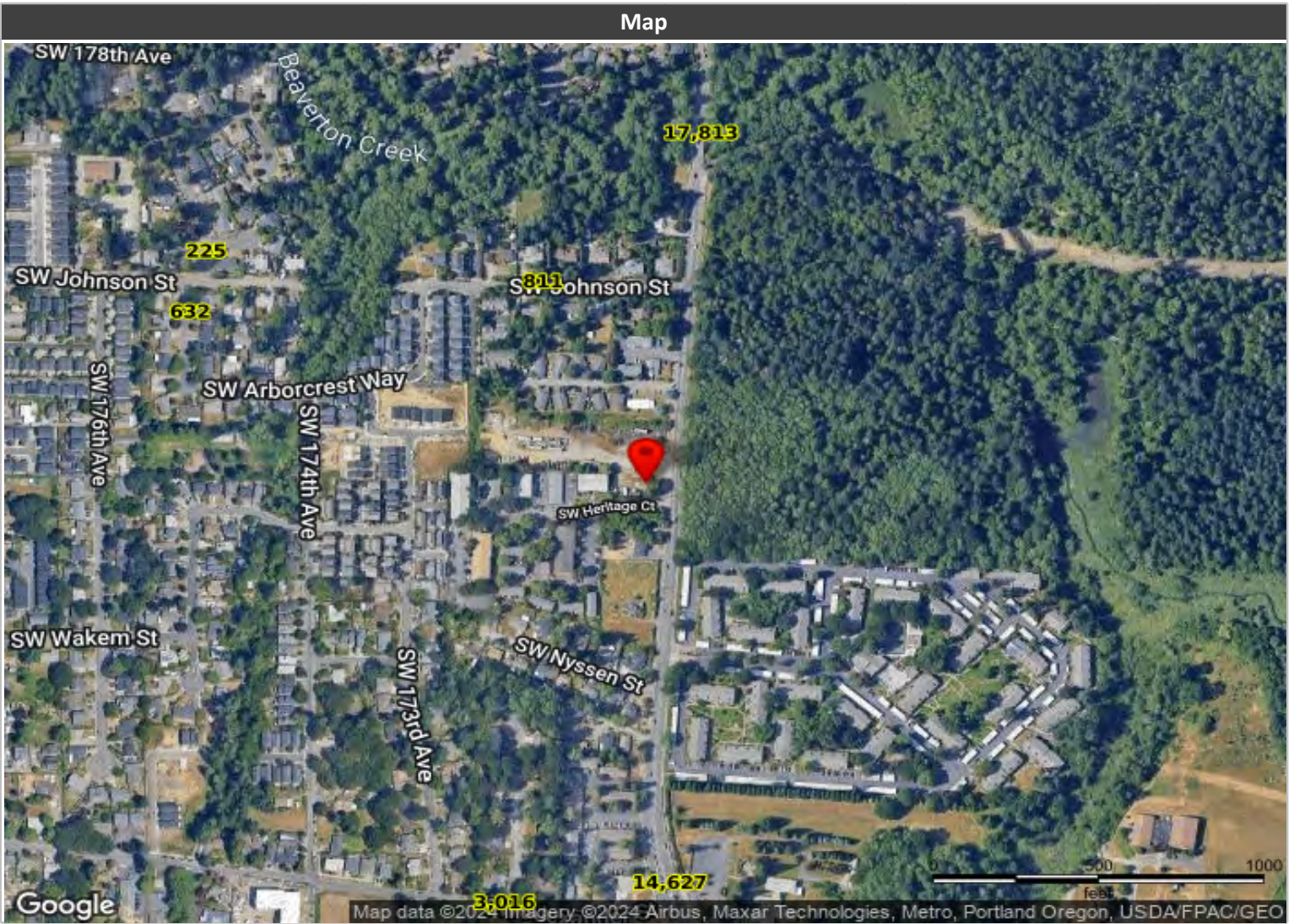
3011 SW 170th Ave, Beaverton, OR 97006
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Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	3011 SW 170th Ave, Beaverton, OR 97006 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
<p>Retail Market Power data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey or CEX), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.</p> <p>The difference between demand and supply represents the opportunity gap or surplus available for each merchandise line in the specified reporting geography. When this difference is positive (demand is greater than the supply), there is an opportunity gap for that merchandise line; when the difference is negative (supply is greater than demand), there is a surplus.</p> <p>Copyright © 2024 Environics Analytics. All rights reserved.</p>			

Traffic Listing

3011 SW 170th Ave, Beaverton, OR 97006

December 6, 2024



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	SW JOHNSON STREET	SW Tranquility Ter	W	811	Current Year	0.1
2.	Southwest 170th Avenue	SW Johnson St	S	17,813	Current Year	0.2
3.	SW 170th Ave	SW Nyssen Rd	N	14,627	Current Year	0.3
4.	SW ALEXANDER STREET	SW 172nd Ave	E	3,016	Current Year	0.3
5.	SW 175th Ave	SW Johnson St	N	632	Current Year	0.3
6.	SW 175th Ave	SW Johnson St	S	225	Current Year	0.3
7.	SW 170th Ave	SW Tualatin Valley Hwy	S	16,669	Current Year	0.3
8.	Southwest Tualatin Valley Highway	SW 173rd Ave	SW	30,324	Current Year	0.4
9.	SW Tualatin Valley Hwy	SW 170th Ave	E	38,042	Current Year	0.4
10.	Southwest Tualatin Valley Highway	SW Murray Blvd	E	33,753	Current Year	0.4
11.	Southwest Tualatin Valley Highway	SW 170th Ave	W	40,057	Current Year	0.4
12.	Southwest Johnson Street			2,738	Current Year	0.5
13.		SW 172nd Ave	E	4,480	Current Year	0.5
14.	SW Merlo Rd	SW 170th Ave	W	8,032	Current Year	0.5
15.	SW Merlo Rd	Merlo Garage Tc	E	7,890	Current Year	0.6
16.	Southwest Alexander Street	SW 182nd Ave	E	3,044	Current Year	0.6