



First American Title™



Property Development Profile

PREPARED FOR

Clint Currin
RE/MAX Equity Group
503.936.5990
ccurrin@remax.net

SUBJECT PARCELS

331 SE Walnut St
Hillsboro, OR 97123
Washington County



Table Of Contents

9/10/2025

Site Data:

This shows various property characteristics such as assessed/market values, parcel and building size, land use, and improvement type.

Ownership:

The most recent vesting deed can be found here. If a parcel is owned by a commercial entity, there may be additional information identifying the principal.

Maps:

Aerial, Community, Assessor, Tax Lot, Zoning, Transit, Natural, Utilities*

Zoning Definition:

Full definition that will refer to the regulations describing how real property can be used within certain areas, and designating the type of operations allowed on a site.

Zonda*:

Up to date information and sales figures on new residential projects near your site.

Infographics

A brief visual overview based on Zip Code or Neighborhood. Includes demographic, lifestyle, and spending data.

**If available*



Ownership

Legal Owner(s): St Matthew Catholic Church

Site Address: 331 SE Walnut St Hillsboro, OR 97123

Mailing Address: 475 SE 3rd Ave Hillsboro, OR 97123

Parcel #: 1S206BA-06900

APN: R327284

County: Washington

Property Characteristics

Bedrooms: 2

Year Built: 1922

Lot SqFt: 5,227

Total Bathrooms: 1.00

Building SqFt: 882

Lot Acres: .12

Full Bathrooms: 1

First Floor SqFt: 0

Roof Type: Composition Shingle

Half Bathrooms: 0.00

Basement SqFt: 0

Roof Shape: GABLE

Units: 1

Basement Type:

Porch Type:

Stories:

Building Style:

Fire Place: N

Garage:

Air Conditioning:

Garage SqFt: 304

Heating Type: Forced air unit

Parking Spots: 0

Pool:

Property Information

Land Use: EXEMPT

Zoning: SCR-MD

Improvement Type: Religious, Church, Worship

School District: Hillsboro School District 1j

Legal Description: SIMMONS ADD TO HILLSBORO, BLOCK 12, LOT PT 9, ACRES 0.12

Neighborhood: Hillsboro / Orenco

Subdivision: SIMMONS ADD TO HILLSBORO

Assessor & Taxes

2024 Market Land: \$142,720

2024 Taxes: \$.00

2024 Market Structure: \$

% Improved: 0.00

2024 Market Total: \$142,720

Levy Code: 007.42

2024 Assessed Total: \$

Millage Rate:

Sale History

Last Sale Date: 1/23/2012

Doc #: 2012-004075

Last Sale Price: \$65,000

Prior Sale Date: 12/12/2011

Prior Doc #: 2011-088064

Prior Sale Price: \$137,247

Mortgage

1st Mortgage Date:

Doc #:

1st Mortgage Amt: \$

1st Mortgage Type:

1st Mortgage Lender:

2nd Mortgage Amt: \$

2nd Mortgage Type:

472511495273-SS Chicago Title Insurance Co.

20
6545

**RECORDING COVER SHEET
ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

**St. Matthews Catholic Church
475 SE Third Ave.
Hillsboro, OR 97123**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Special Warranty Deed

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Federal National Mortgage Association

Grantor's Address:

**14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2946**

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

St. Matthews Catholic Church

Grantee's Address:

**475 SE Third Ave.
Hillsboro, OR 97123**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

**St. Matthews Catholic Church
475 SE Third Ave.
Hillsboro, OR 97123**

**6. TRUE AND ACTUAL
CONSIDERATION - Required by**

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$65,000.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

Required by ORS 312.125(4)(b)(B):
R327284

Washington County, Oregon

01/23/2012 02:09:48 PM

D-DW

Cnt=1 Stn=22 I REED

\$20.00 \$5.00 \$11.00 \$15.00 \$65.00 - Total = \$116.00

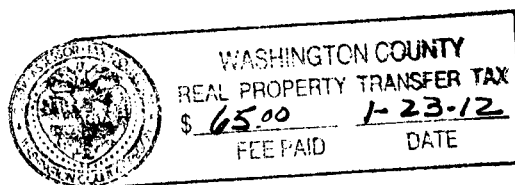
2012-004075



01667875201200040750040042

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



CHICAGO TITLE COMPANY #472511495273MK-CT55
L111P0D

AFTER RECORDING RETURN TO:

St Matthews Catholic Church
475 SE Third Avenue
Hillsboro, OR 97123

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

SPECIAL WARRANTY DEED – STATUTORY FORM
(Individual or Corporation)

FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under laws of the
United States of America

Grantor, conveys and specially warrants to ST. MATTHEW CATHOLIC CHURCH, HILLSBORO,
OREGON.

Grantee, the following described real property free and clear of encumbrances and claims created or
suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or
the trustee or successor trustee under that certain Trust Deed recorded in Washington County, Instrument
No. 2005-060794, except as specifically set forth below:

See attached Legal Description

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE
PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$78,000.00 FOR A PERIOD OF THREE
MONTHS FROM THE DATE OF THE DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING
SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN
\$78,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL
RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE
IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF
TRUST.

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. 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.

ENCUMBRANCES: NONE

The true consideration for this conveyance is \$65,000.00

Dated this 19th day of January, 2012; if a corporate grantor, it has caused its name to be signed by order of
its board of directors.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Andrea Whitney Andrea Whitney
~~Arianna Black of Pite Duncan, LLP, attorney in fact~~

State of California, County of San Diego}ss.

This instrument was acknowledged before me on January _____, 2012 by Arianna Black of Pite Duncan,
LLP as the Attorney in Fact for Federal National Mortgage Association.

Before me:

Notary Public for California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

San Diego

On

1/19/12
Date

before me,

Valerie LaCava
Here Insert Name and Title of the Officer

personally appeared

Andrea Whitney
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Valerie LaCava
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Order No.: 472511495273MK-CT55

LEGAL DESCRIPTION

A portion of Lot 9, Block 12, SIMMONS ADDITION TO THE TOWN OF HILLSBORO, in the City of Hillsboro, County of Washington and State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 9, Block 12, SIMMON'S ADDITION TO THE TOWN (NOW CITY) OF HILLSBORO, in the County of Washington and State of Oregon, and running thence North on the East line of said Lot 9, a distance of 90.375 feet; thence West 60.25 feet to the West line in said Lot 9; thence South 90.375 feet to the Southwest corner of said Lot 9; thence East 60.25 feet to the place of the beginning.



First American Title

1S206BA-06900
331 SE Walnut St
Hillsboro, OR 97123



Aerial



Subject



Taxlot

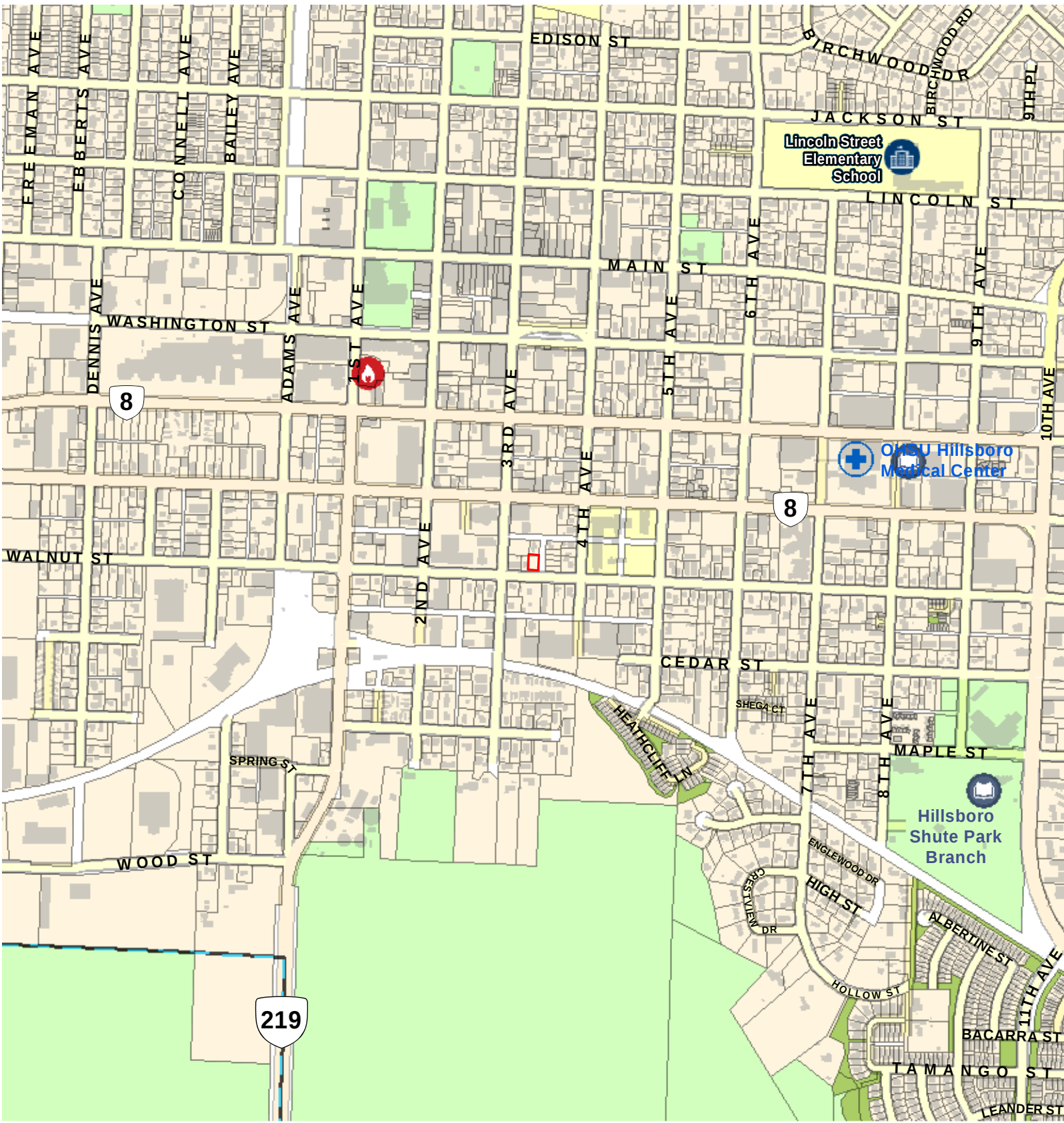
9 / 10 / 2025

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1S206BA-06900
331 SE Walnut St
Hillsboro, OR 97123





Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks



First American Title

1S206BA-06900
331 SE Walnut St
Hillsboro, OR 97123



Taxlot

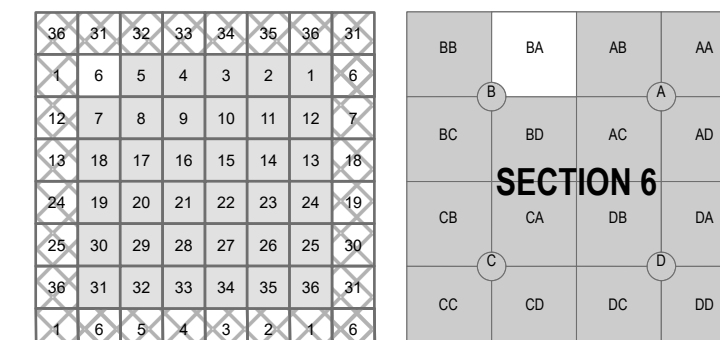


Subject



Taxlot

WASHINGTON COUNTY OREGON
NE 1/4 NW 1/4 SECTION 6 T1S R2W
SCALE 1"= 100'



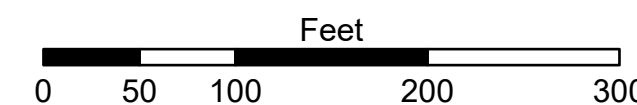
○	Plat Lot Corner	————	Taxlot Line
•	Adjusted Lot Corner	- - - -	Old Lot Line
□	Lot Corner in Road	//////	Plat Boundary
*	Urban Land Hook	- - - -	Easement ROW
⊕	Initial Point of Plat	- - - -	Easement Centerline
⊙	Approximate DLC Corner	- - - - -	Condo Unit Boundary
●	Found DLC Corner	- - - -	Public Road Centerline
+	Stationing	⊕ — ⊕	Railroad Centerline
		—	Stream
		————	Donation Land Claim
		————	Tax Code Line

Approximate Section Corner

Found Section Corner

Cancelled Taxlots For: 1S206BA

2701, 3600, 2000, 12800, 2600, 5800, 6100, 6200, 6400, 12600A1, 600, 1201, 1300, 1400, 7900, 8100, 1500, 200, 1900, 11701, 3501, 11400, 3400, 6300, 12600A2, 7600, 7700, 3200, 3300, 12602, 2200, 8800, 5400, 7400, 7200, 4100, 4300



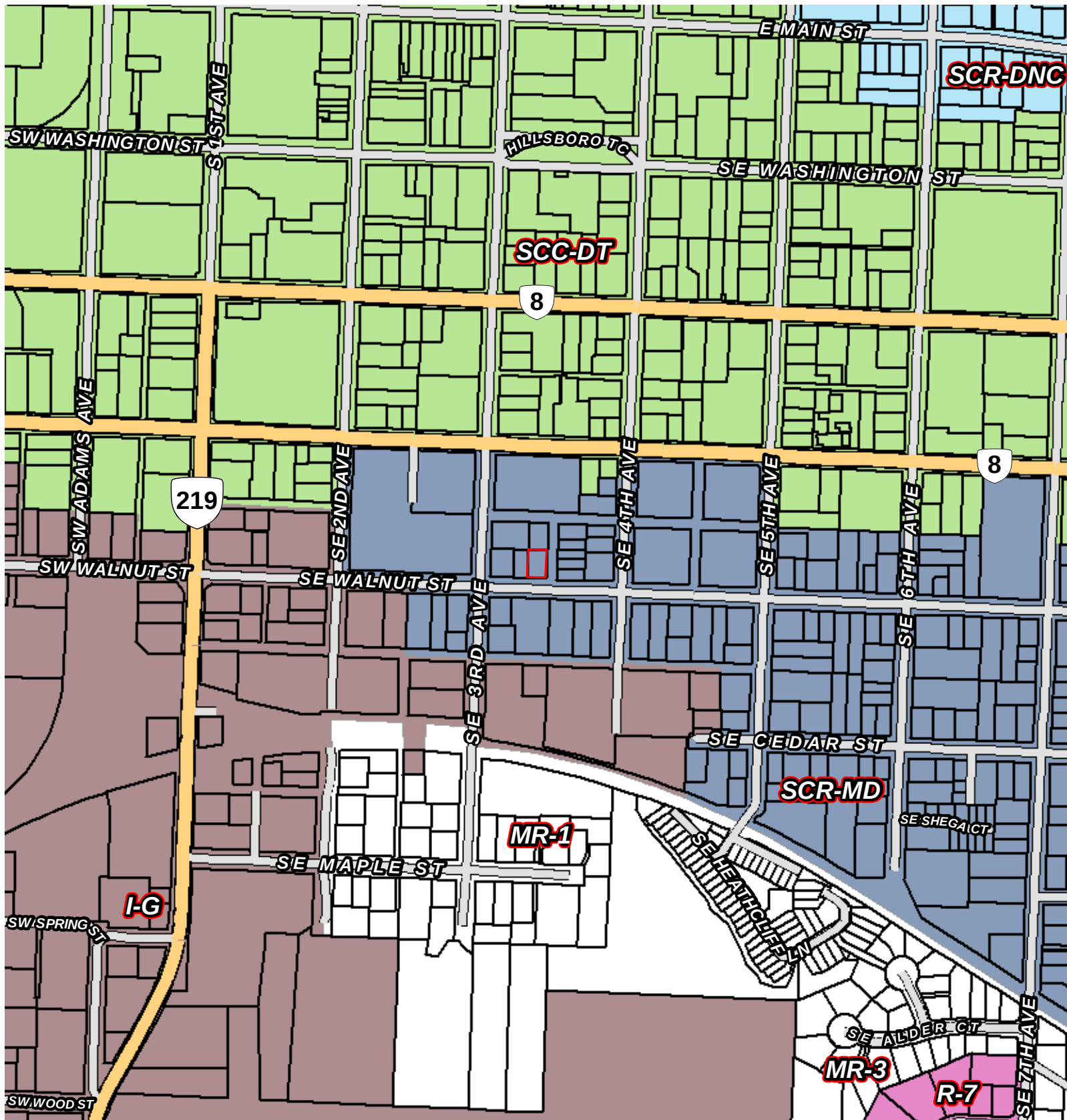
PLOT DATE: 1/21/2025

Rotation: 0

**FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE**

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

HILLSBORO
1S206BA



Zoning



Subject



Taxlot

§ 12.22.400. SCR-MD Station Community Residential Zone – Medium Density.

The SCR-MD zone includes the following sections:

- 12.22.410 Purposes
- 12.22.420 Housing Types
- 12.22.430 Uses
- 12.22.440 Accessory Uses Permitted by Right
- 12.22.450 Special Provisions Regarding Commercial Uses
- 12.22.460 Development Standards
- 12.22.470 Variances and Adjustments
- 12.22.480 Other Pertinent Regulations

(Ord. 6401 § 1, 2022)

§ 12.22.410. Purposes.

- A. Provide Housing Options in Proximity to Transit. The SCR-MD zone implements the SCPA Station Community Planning Area designation, providing an opportunity for medium density residential development generally within 1,300 to 2,600 feet of a light rail station.
- B. Transition Residential Density. The SCR-MD zone may also be applied to serve as a transition area between lower-density neighborhoods and higher intensity development nearer light rail stations.
- C. Preserve Neighborhood Livability. The SCR-MD zone encourages livability in residential neighborhoods by allowing residential development with compatible non-residential Uses such as schools, assembly facilities, parks, and appropriately-scaled neighborhood commercial Uses.

(Ord. 6393 § 1, 2021; Ord. 6401 § 1, 2022)

§ 12.22.420. Housing Types.

Table 12.22.420-1 lists Housing Types permitted in the SCR-MD zone. Housing Types are defined in Section 12.01.500.

Table 12.22.420-1: Housing Types Permitted in the SCR-MD Zone		
Housing Type	Status	Notes
Single detached dwelling	P	
Duplex	P	
Triplex	P	
Quadplex	P	

**Table 12.22.420-1:
Housing Types Permitted in the SCR-MD Zone**

Housing Type	Status	Notes
Townhouse	P	
Cottage Cluster	P	
Multiple-dwelling structure	P	
Manufactured dwelling	L	Permitted subject to additional standards in Section 12.40.190.
Manufactured dwelling project	N	
Live-work dwellings	N	

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6294 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.22.430. Uses.

Table 12.22.430-1 lists uses permitted, conditionally permitted, limited, or not permitted in the SCR-MD zone.

**Table 12.22.430-1:
Use Categories in the SCR-MD Zone**

Use	Status	Clarifications
Residential Use Categories		
Household Living	P	See Housing Types Table 12.22.420-1.
Group Living	P	
Residential Services	P/L	Residential services not exceeding maximum density permitted. Residential services exceeding maximum density permitted only with PUD approval.
Residential Business	C/L	Residential Businesses permitted with Conditional Use approval in the Downtown Plan District and subject to additional standards in Subsection 12.61.600.B.
Commercial Use Categories - Only Categories Listed Below Permitted		
Eating and Drinking Establishments	L	Minor assembly facilities permitted with Conditional Use approval and subject to public assembly facility standards in Section 12.40.210. Retail sales of marijuana not permitted. Psilocybin facilities not permitted. See Section 12.22.450 for all other commercial uses.

**Table 12.22.430-1:
Use Categories in the SCR-MD Zone**

Use	Status	Clarifications
Office	L	
Retail Products and Services	L/C/N	
Commercial Lodging	L	Full-dwelling STRs subject to additional standards in Section 12.40.230. All other uses not permitted.
Industrial Use Categories - Not Permitted		
Institutional Use Categories		
Colleges and Universities	N	
Community Services	L/C	Emergency shelters are permitted subject to additional standards in Section 12.40.107; all other uses permitted with Conditional Use approval.
Detention Facilities	N	
Hospitals	N	
Major Assembly Facilities	C/N	Religious institutions such as churches, synagogues, mosques, and temples permitted with Conditional Use approval and subject to additional standards in Section 12.40.210. All other uses not permitted.
Schools	C	Permitted with Conditional Use approval and subject to public assembly regulations in Section 12.40.210.
Infrastructure and Utilities Use Categories		
Aviation Uses	N	
Parks and Open Space	C	Permitted with Conditional Use approval. Cemeteries subject to additional standards in Section 12.40.140.
Public Safety Facilities	C	Permitted with Conditional Use approval.
Surface Alternative Transportation Facilities	P/C/N	Transit facilities permitted. Park-and-ride facilities permitted with Conditional Use approval. Storage and maintenance yards not permitted.
Telecommunications Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.240.
Utility Facilities	C	With no equipment storage, permitted with Conditional Use approval and subject to additional standards in Section 12.40.260.

(P) Permitted; (C) Conditional; (L) Limited; (N) Not Permitted

(Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6393 § 1, 2021; Ord. 6401 § 1, 2022; Ord. 6417 § 1, 2022; Ord. 6467, 3/5/2024)

§ 12.22.440. Accessory Uses Permitted by Right.

- A. Accessory Dwelling Units. Accessory dwelling units (ADUs) are defined in Section 12.01.500, and are permitted when accessory to single detached dwellings or townhouses subject to additional requirements in Section 12.40.100.
- B. Accessory Structures. Accessory structures are defined in Section 12.01.500, and are permitted subject to additional requirements in Section 12.40.104.
- C. Home Occupations. Home occupations are defined in Section 12.01.500, and are permitted subject to additional requirements in Section 12.40.170.
- D. Community Recreation Facilities and Community Buildings. Community recreation facilities and community buildings used solely by residents of a specific neighborhood or development are permitted when approved as an amenity of that neighborhood or development during the development process. When accessory to cottage clusters, community buildings are subject to additional requirements in Subsection 12.50.715.E.9.
- E. Certified or Registered Family Child Care Homes and Residential Homes. Certified or registered family child care homes as defined in ORS 329A are permitted, and certified or registered residential homes as defined in ORS 443 are also permitted.
- F. Household Energy Production Facilities. Household energy production facilities are defined in Section 12.01.500, and are permitted subject to issuance of necessary and appropriate Federal, State and local permits.
- G. Amateur or "Ham" Radio Facilities. Amateur or "ham" radio facilities are permitted subject to issuance of necessary and appropriate Federal, State and local permits.
- H. Horticultural Activities. Horticultural activities are defined in Section 12.01.500, and are permitted, excluding commercial buildings or structures.
- I. Partial-dwelling STRs are permitted subject to additional requirements in Section 12.40.230. (Ord. 6120 § 1, 2015; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022; Ord. 6467, 3/5/2024)

§ 12.22.450. Special Provisions Regarding Commercial Uses.

- A. Commercial Building Footprint Limitation. Single story commercial buildings, with a footprint less than 10,000 sq. ft. are permitted at the intersection of 2 arterial streets, or of an arterial and a collector street. Larger multi-story commercial buildings or mixed-use commercial/residential buildings with a footprint up to 20,000 sq. ft. are permitted with Conditional Use approval.
- B. Animal Service Facilities. Overnight pet boarding permitted at veterinary clinics; elsewhere only with Conditional Use approval. Outdoor exercise areas not permitted. See Section

12.40.110 for additional regulations on this use.

C. Day Care Facilities. See Section 12.40.150 for additional regulations on this use.
(Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.22.460. Development Standards.

Development standards in the SCR-MD zone are listed in Table 12.22.460-1. Certain standards are illustrated in Figure 12.22.460-A.

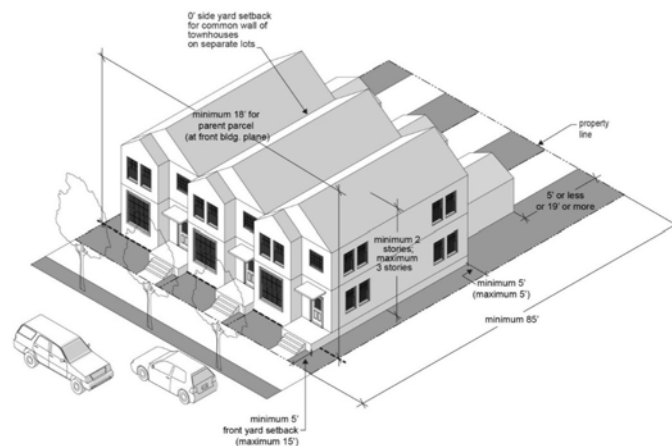
Table 12.22.460-1: Development Standards in the SCR-MD Zone		
Standard	Requirement	Clarifications
Minimum Lot Size		
• Single detached dwelling or duplex	2,000 sq. ft.	
• Triplex	5,000 sq. ft.	
• Quadplex or Cottage Cluster	7,000 sq. ft.	
• Townhouse	1,500 sq. ft. (average)	
• Multiple-dwelling structure	6,000 sq. ft.	
Maximum Lot Size	None	
Minimum Density	18.0 du/na	Within 100 feet of a developed standard zone single detached and middle housing neighborhood, minimum/maximum density for single detached dwellings and multiple-dwelling structures is limited to either 7.0 du/na; or the density of the adjacent area, whichever is greater. Up to 36 du/na may be approved by the Planning Commission through a Planned Unit Development process. Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage clusters. Maximum density for townhouses is 25 du/na.
Maximum Density	23.0 du/na	
Minimum FAR		
• Within 1,300 ft. of an LRT station	0.5	Applies only to commercial uses permitted under Table 12.22.430-1.
• Beyond 1,300 ft. of an LRT station	0.4	
Minimum Lot Dimensions*		

**Table 12.22.460-1:
Development Standards in the SCR-MD Zone**

Standard	Requirement	Clarifications
• Width (at front building plane) ○ Residential with front-yard garage access ○ Residential with rear-yard garage access ○ Commercial • Depth • Frontage ○ Residential with front-yard garage access ○ Residential with rear-yard garage access ○ Commercial	22 feet 18 feet None None 22 feet 18 feet None	For townhouse lots with front-yard garage access, minimum lot width is 20 feet. No minimum lot depth required for lots or parcels created by subdivision or partition. Exception to lot frontage provided for middle housing land divisions. For townhouse lots with rear-yard garage access, minimum lot frontage is 20 feet.
Minimum Setbacks*		
• Front Yard ○ to dwelling ○ to garage door • Side Yard • Rear Yard ○ to dwelling ○ to garage door	5 feet 20 feet 5 feet 10 feet Either 5 feet or less; or 19 feet or more	Front yard setbacks subordinate to public utility easements and ORSC or OSSC requirements as applicable. Side yard setbacks on the common wall shall be waived for townhouses permitted under Table 12.22.420-1.
Maximum Setbacks*		
• Front Yard - Single detached dwelling - Middle housing - Multiple dwelling structure • Side Yard (all structures) • Rear (including alley)	13 feet 13 feet 15 feet 5 feet None	Maximum setbacks subordinate to public utility easements. Maximum front setback applicable only to dwelling, not to garage door. Maximum side setback not applicable on townhouse common walls.
Minimum Building Height	2 stories	Minimum height does not apply to cottage clusters.
Maximum Building Height*	3 stories	Maximum height for cottage clusters is in Subsection 12.50.715.E.4.
Maximum Lot Coverage	None	
Minimum Useable Open Space	Variable	See Section 12.50.210.
Minimum Landscaping	Not applicable	

* Standards illustrated in Figure 12.22.460-A

Figure 12.22.460-A: Minimum Lot Dimensions, Setbacks and Height Requirements in the SCR-MD Zone



(Ord. 6120 § 1, 2015; Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6393 § 1, 2021; Ord. 6401 § 1, 2022)

§ 12.22.470. Variances and Adjustments.

Applications for Variances and Adjustments per Section 12.80.150 to standards in the SCR-MD zone may be approved under 1 of 4 processes:

- A. As a Variance pursuant to Section 12.80.152;
 - B. As a Minor Adjustment in conjunction with a primary Type II or Type III application pursuant to Section 12.80.154;
 - C. As a Major Adjustment in conjunction with a primary Type III application pursuant to Section 12.80.156; or
 - D. With a Significant Natural Resource Permit pursuant to Section 12.80.130.
- (Ord. 6120 § 1, 2015; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.22.480. Other Pertinent Regulations.

Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the SCR-MD zone as follows:

- Section 12.50.200 Site Design
- Section 12.50.300 Vehicle Parking
- Section 12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity
- Section 12.50.500 Access and Street Standards

- Section 12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration
- Section 12.50.700 Design Standards for Residential Development

(Ord. 6401 § 1, 2022)



Natural Features

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



First American Title™

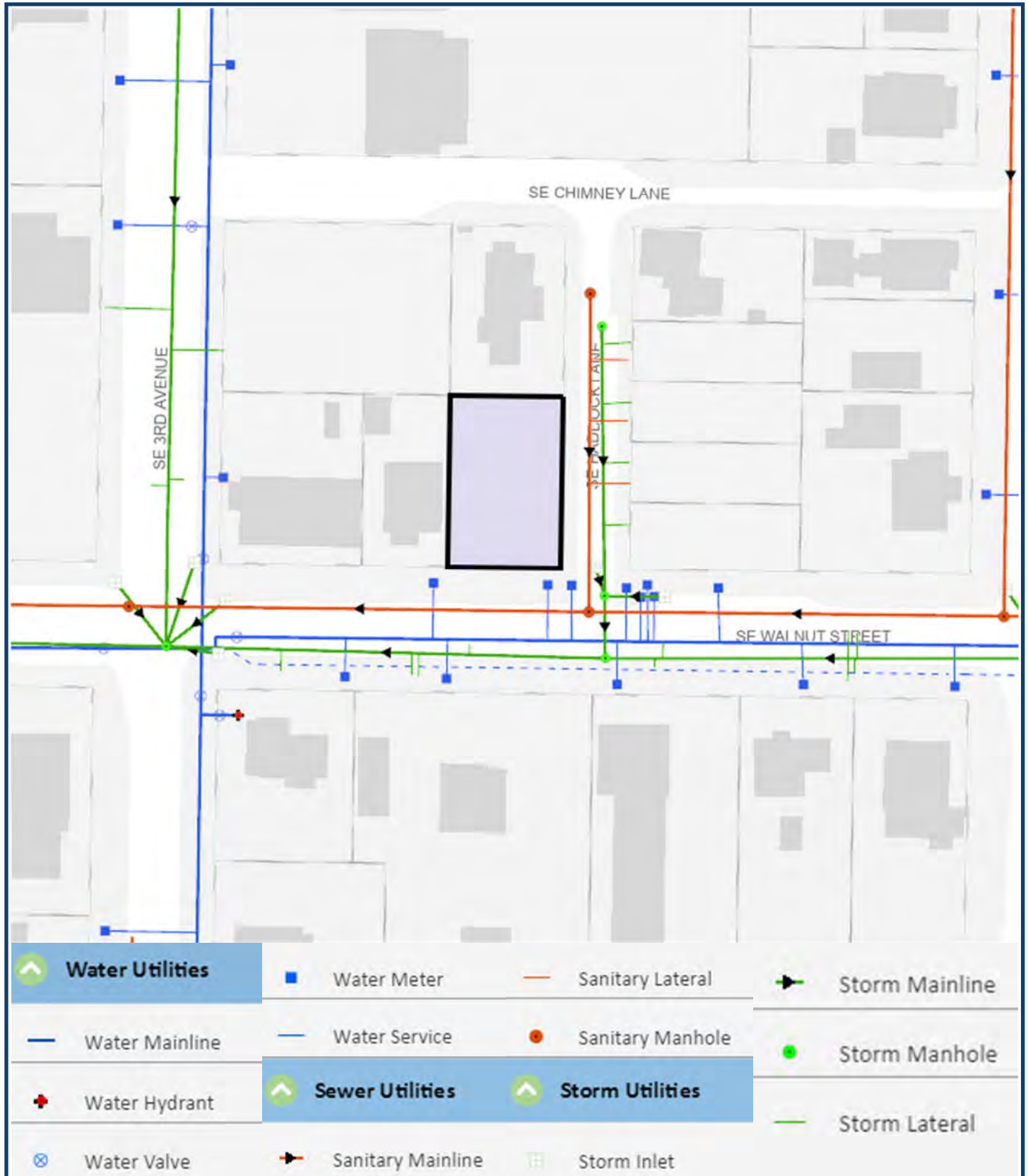
UTILITIES

City of Hillsboro

150 E Main St

Hillsboro, OR 97123

503.615.6700



Historical Homebuilding Activity

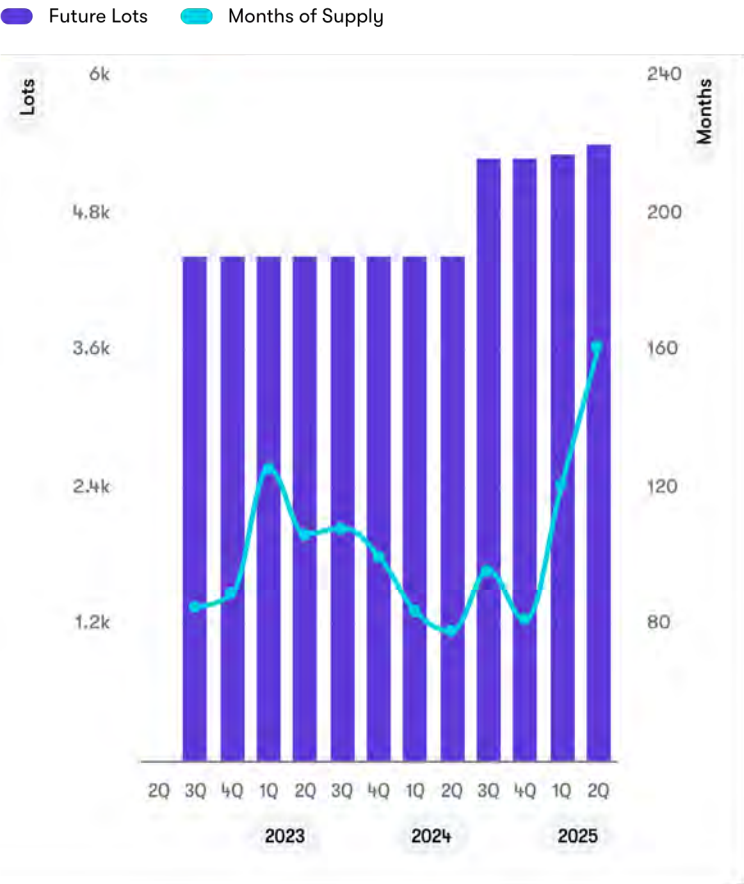
331 SE Walnut St



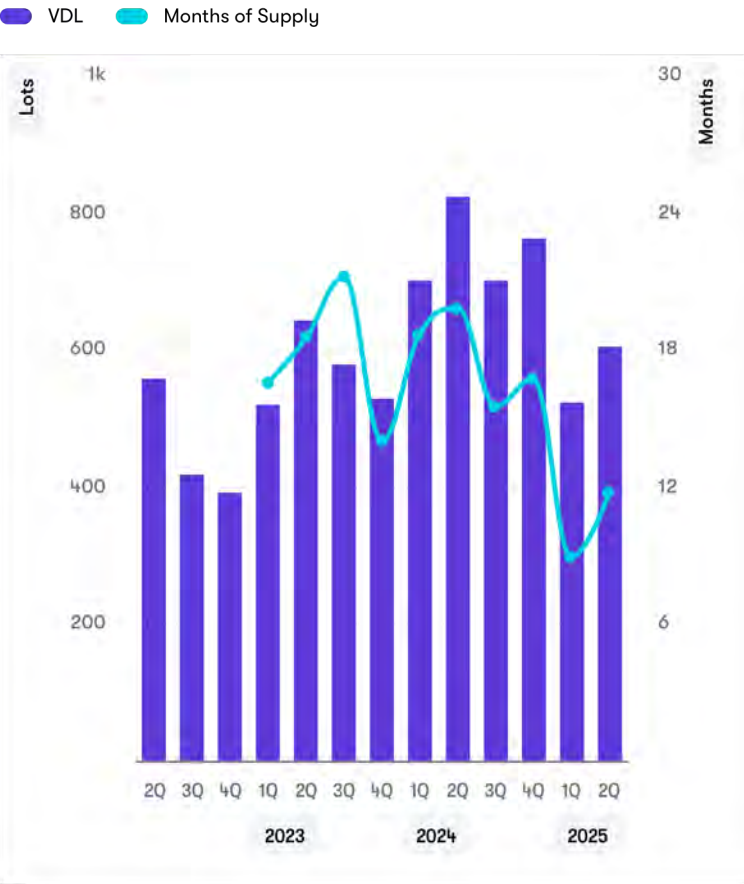
Construction & Supply

	2Q 2024	3Q 2024	4Q 2024	1Q 2025	2Q 2025	2Q 2025 VS 2Q 2024
Lot Status						
Future Lots	4,420	5,288	5,288	5,315	5,404	22.26%
Vacant Developed Lots	824	703	763	525	606	-26.46%
Vacant Developed Lots Months of Supply	19.78	15.51	16.68	8.91	11.69	-40.90%
Housing Inventory	283	304	309	446	431	52.30%
Housing Inventory Months of Supply	8.36	8.25	7.72	10.35	10.91	30.50%
Future Lots	4,420	5,288	5,288	5,315	5,404	22.26%
Vacant Land	62	982	982	1,574	1,674	-
Survey Stakes	0	0	0	0	0	-
Equipment on Site	0	0	0	0	0	-
Excavation	3,414	3,376	3,376	2,811	2,800	-17.98%
Street Paving	0	0	0	0	0	-
Streets In	944	930	930	930	930	-1.48%
Housing Inventory	283	304	309	446	431	52.30%
Model	10	15	14	19	17	70.00%
Finished Vacant	117	192	130	220	240	105.13%
Under Construction	156	97	165	207	174	11.54%
Community Counts	33	33	31	30	29	-
Future Subdivisions	13	13	13	13	13	0.00%
Active Subdivisions	20	20	18	17	16	-20.00%
Pace						
Quarterly VDL Deliveries	281	28	197	23	156	-44.48%
Annual VDL Deliveries	681	666	782	529	404	-40.68%
Quarterly Starts	160	149	137	261	75	-53.00%
Annual Starts	500	544	549	707	622	24.00%
Quarterly Observed Closings	133	128	132	124	90	-32.00%
Annual Observed Closings	406	442	480	517	474	17.00%

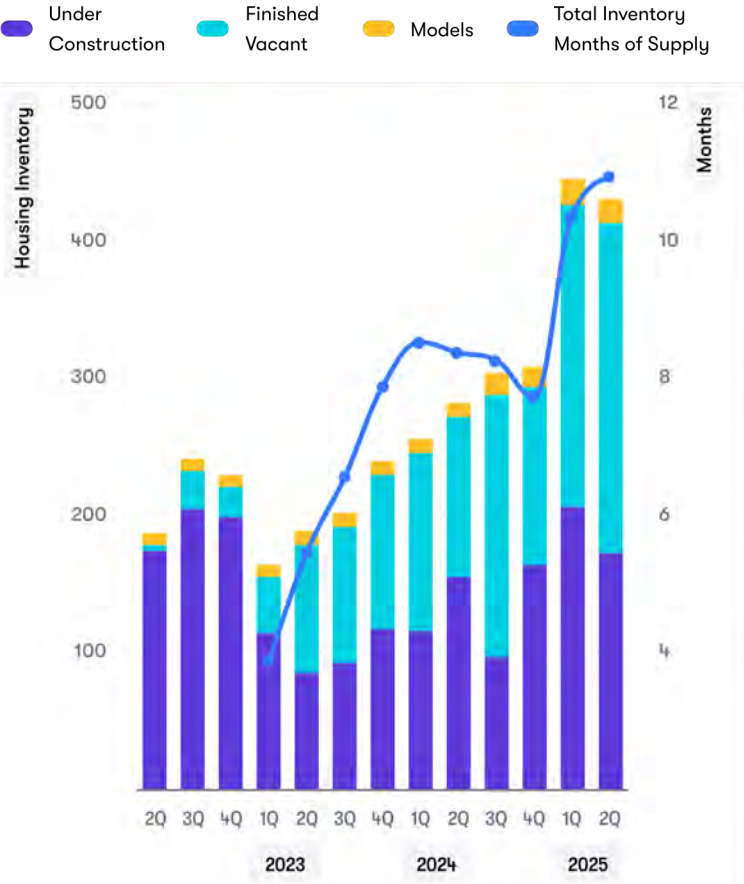
Future Lots



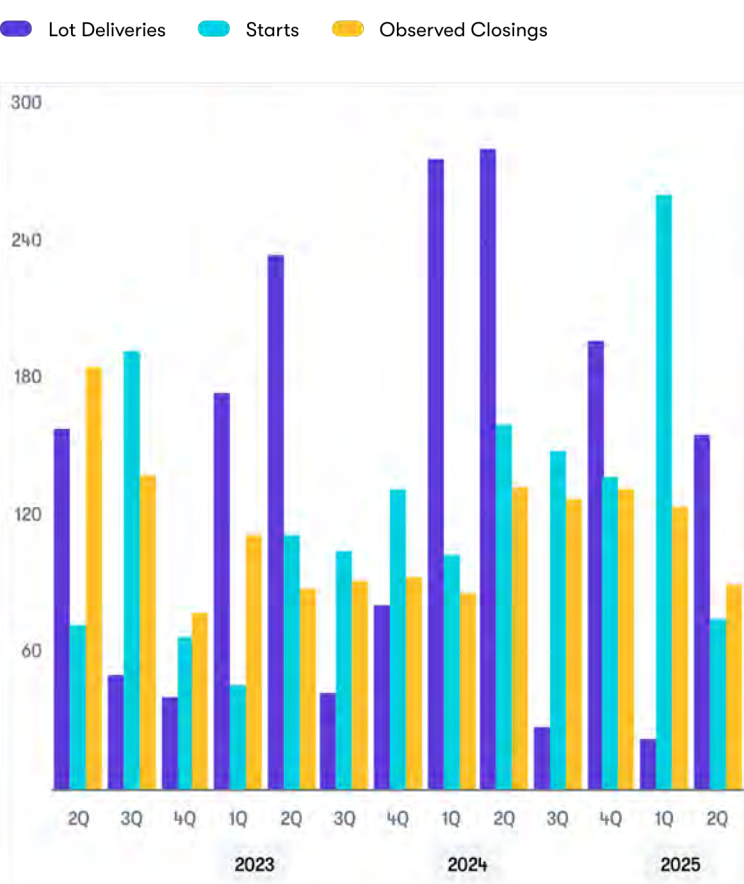
Vacant Developed Lots



Housing Inventory



Construction Pace

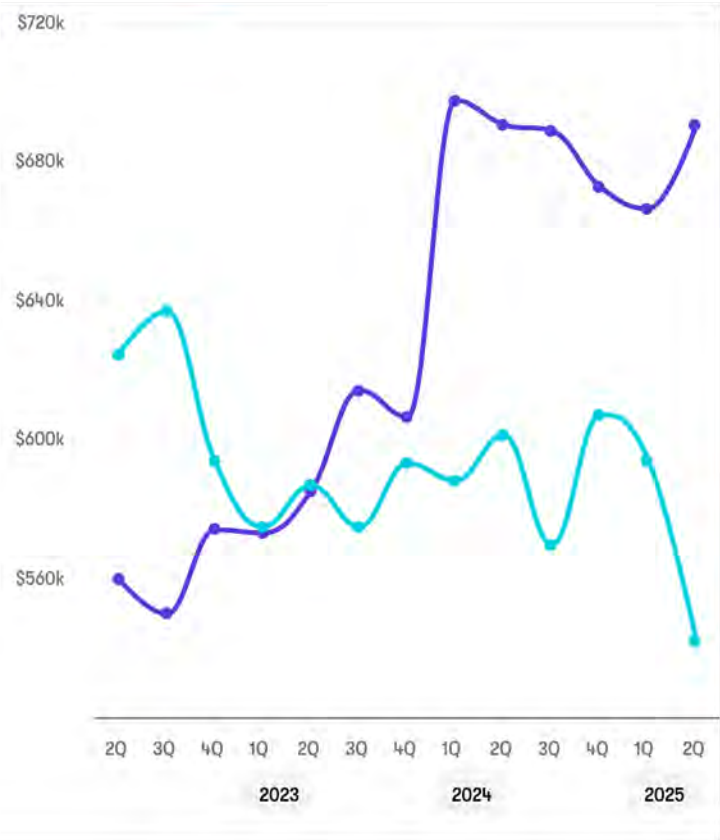


Pricing & Closings

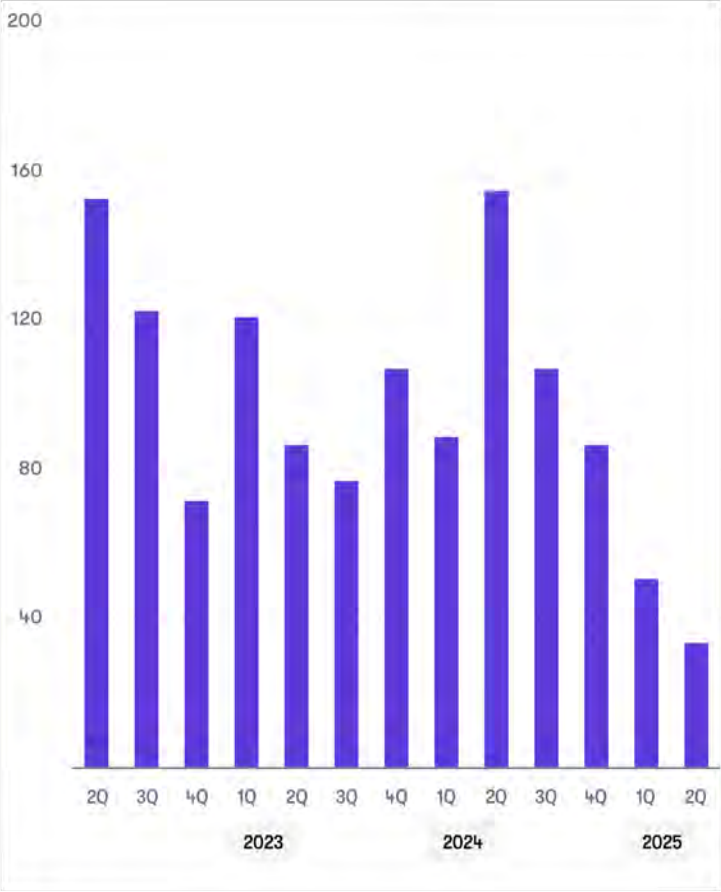
	2Q 2024	3Q 2024	4Q 2024	1Q 2025	2Q 2025	2Q 2025 VS 2Q 2024
Unit Characteristics						
Average List Price	\$690,641	\$688,891	\$672,819	\$666,460	\$690,628	0.00%
Average Unit Size (SF)	2,109	2,109	2,083	2,083	2,083	-1.23%
Average List Price Per SF	\$327	\$327	\$323	\$320	\$331	-
Average Lot Size	4,989	4,989	4,966	4,966	4,979	-0.20%
New Closings (Deeds)						
Closing Volume	155	107	87	51	34	-78.00%
Average Closing Price	\$601,240	\$569,628	\$607,075	\$593,971	\$542,073	-10.00%
Average Closing Price Per SF	\$307	\$302	\$295	\$303	\$293	-5.00%

Average Price

New List Price New Closing Price (Deeds)



New Home Closings (Deeds)



Subdivision Profile

Krussman Park

Developed by Westwood Homes

Active Single-Family Home
Hillsboro, OR

45.531282 N -123.003170 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
2Q 2023

County
Washington

Characteristics
Full Maintenance

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
28'	2,800	2,705 - 3,131	2Q 2025

Lot Status	
Total Lots	10
Futures	0
Vacant Developed Lots	0
Total Housing Inventory	3
Occupied	7
Closed (Deeds)	5

Inventory	
Total Housing Inventory	3
Under Construction	1
Finished Vacant	2
Models	0
Inventory Months of Supply	5.1

Pricing	
List Price	\$750,000 - \$850,000
Price per SQ FT	\$261.00 - \$297.00
Monthly Payment (P&I)	\$4,024 - \$4,560

Taxes & Fees	
HOA	\$30

Active Builders

Westwood Homes

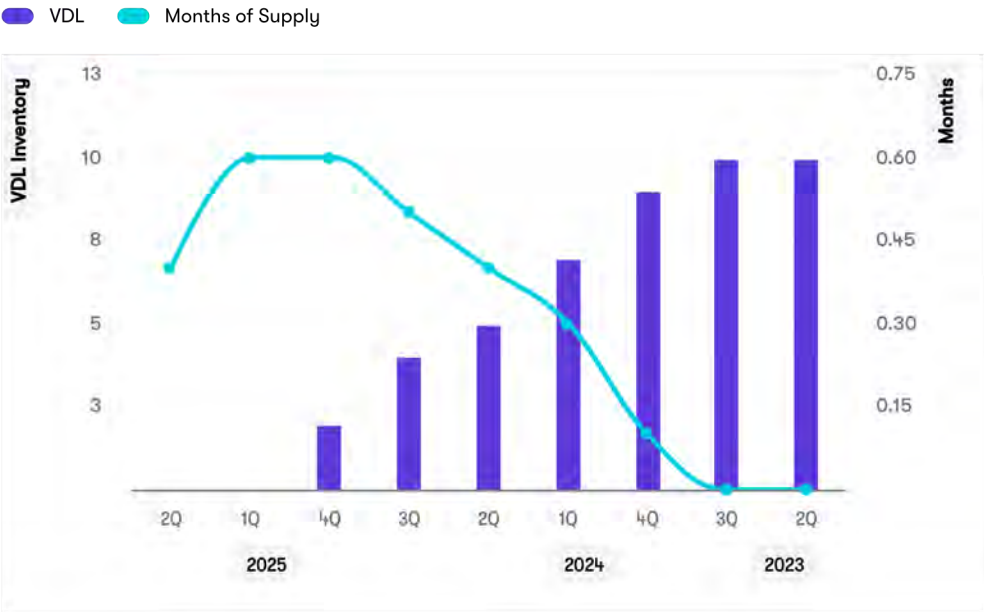
Construction Profile

Active Sections

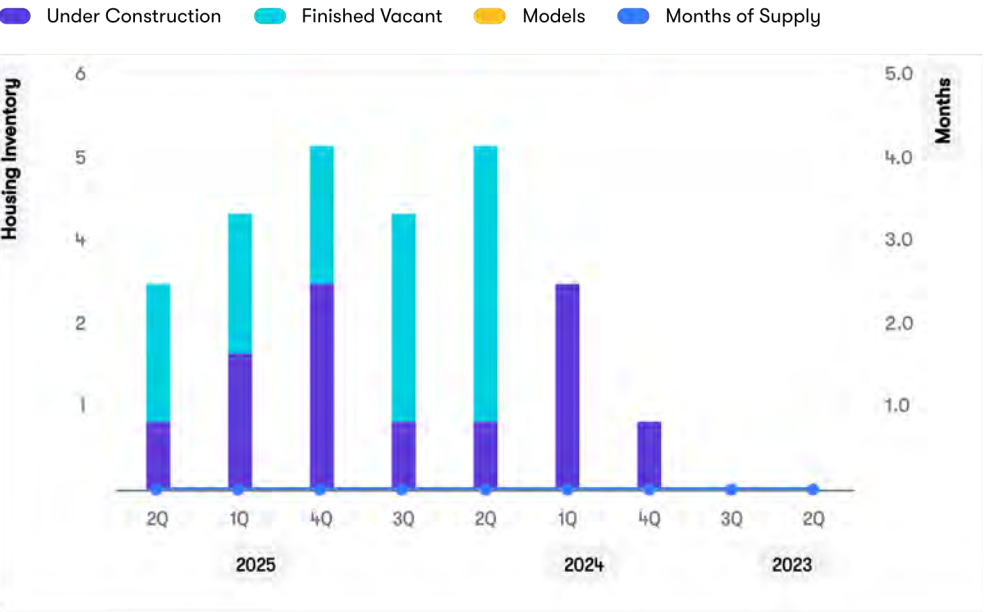
SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						10	7	-	2	1	3	-	-
Westwood Homes Llc	Westwood Homes	2Q23	\$750k - \$850k	2,800 sq ft	28x100	10	7	-	2	1	3	-	-

Historical Performance Trends

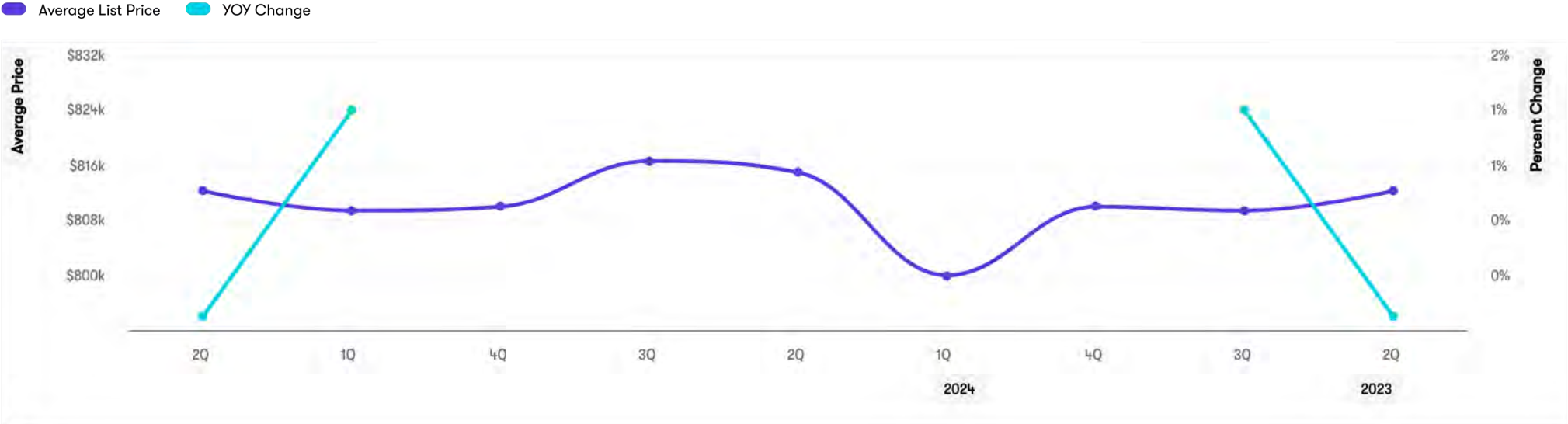
Vacant Developed Lots



Housing Inventory



Price History



Pace & Supply

	STARTS	CLOSINGS
Quarterly	0	1
Annual	5	7
Avg. Monthly	0.42	0.58

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	-	3
Months of Supply	0.0	5.1

Supply

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Vacant Developed Lots	10	10	9	7	5	4	2	0	0
Starts	0	0	1	2	2	1	2	2	0
Housing Inventory	0	0	1	3	5	4	5	4	3
Closings	0	0	0	0	0	2	1	3	1

Pricing

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Average List Price	-	-	-	\$800,000	\$815,000	\$816,667	\$810,000	\$809,429	\$812,286
Avg. List Price per SQ FT	-	-	-	\$272	\$277	\$277	\$275	\$275	\$276
Average Closing Price	-	-	-	-	-	\$759,950	\$841,800	-	-

Subdivision Profile

Laurel Woods (detached)

Developed by Holt Homes Inc

Active Single-Family Home
Cornelius, OR

45.509308 N -123.036440 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
2Q 2018

County
Washington

Characteristics
Park, Trail, Full Maintenance

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
60'	6,000	1,579 - 2,890	2Q 2025

Lot Status	
Total Lots	618
Futures	0
Vacant Developed Lots	67
Total Housing Inventory	34
Occupied	517
Closed (Deeds)	496

Inventory	
Total Housing Inventory	34
Under Construction	12
Finished Vacant	20
Models	2
Inventory Months of Supply	6.2

Pricing	
List Price	\$500,000 - \$760,000
Price per SQ FT	\$257.00 - \$355.00
Monthly Payment (P&I)	\$2,682 - \$4,077

Taxes & Fees	
HOA	\$45

Active Builders

Holt Homes Inc

Construction Profile

Active Sections

SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						469	368	2	20	12	34	67	-
Holt Homes Inc	Holt Homes Inc	3Q19	\$500k - \$760k	6,000 sq ft	60x100	469	368	2	20	12	34	67	-

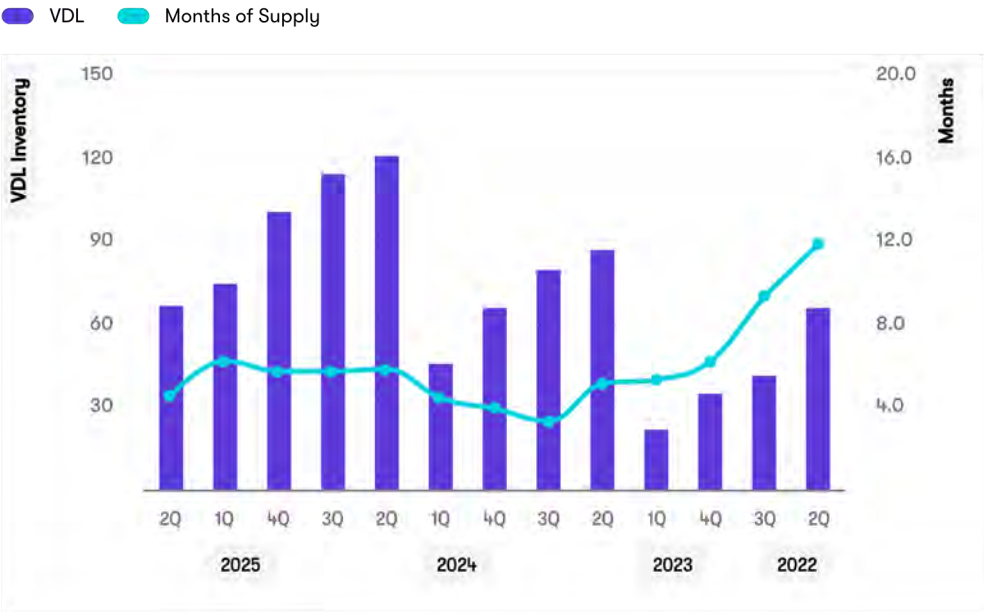
Construction Profile

Built Out Sections

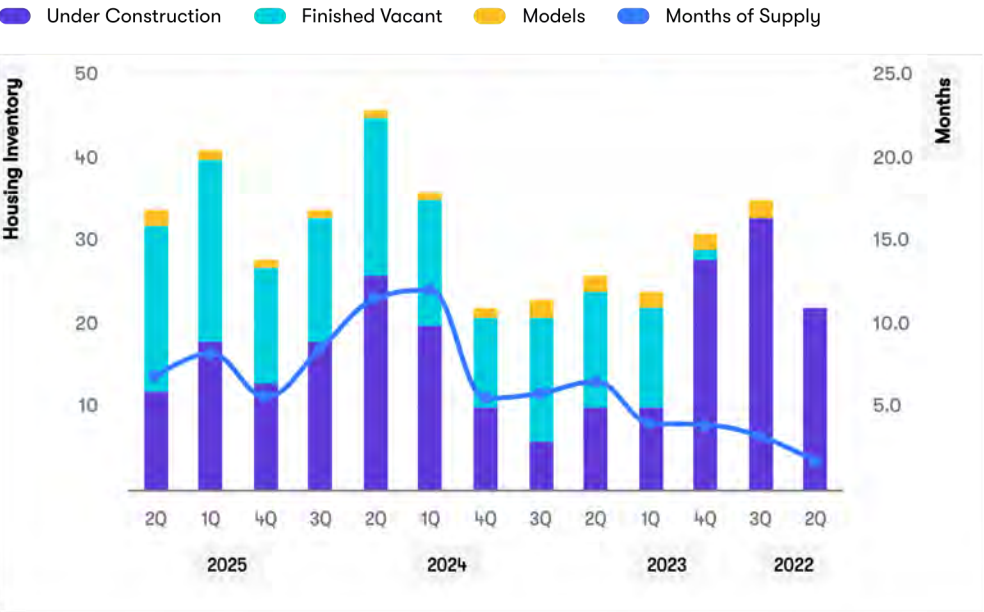
SECTION NAME	BUILDER	QTR ACTIVE	QTR BUILT OUT	LIST PRICE	PRICE APPRECIATION	LOT SIZE	LOT DIM	OCCUP	TOTAL UNITS	CLOSING RATE
Totals								149	149	1.8
Laurelwood Development Llc	-	2Q18	4Q24	\$0k	-	6,000 sq ft	60x100			-
Lennar Nw Inc (Or)	Lennar NW Inc (OR)	3Q20	3Q22	\$590k - \$724k	31.4%	6,000 sq ft	60x100	92	92	3.8
Richmond American Homes	Richmond American Homes	1Q19	4Q21	\$415k - \$500k	5.78%	6,000 sq ft	60x100	57	57	1.7

Historical Performance Trends

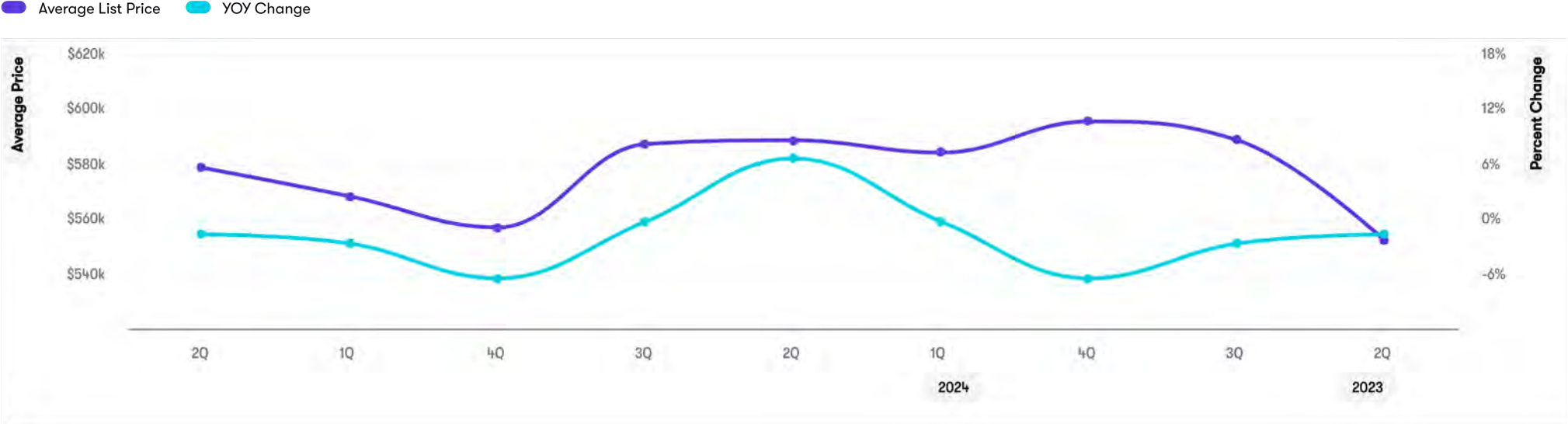
Vacant Developed Lots



Housing Inventory



Price History



Pace & Supply

2Q 2025

	STARTS	CLOSINGS
Quarterly	8	15
Annual	54	66
Avg. Monthly	4.5	5.5

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	67	34
Months of Supply	14.9	6.2

Supply

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
VDL Deliveries	85	0	0	0	103	0	0	0	0
Vacant Developed Lots	87	80	66	46	121	115	101	75	67
Starts	12	7	14	20	28	6	14	26	8
Housing Inventory	26	23	22	36	46	34	28	41	34
Closings	10	10	15	6	18	18	20	13	15

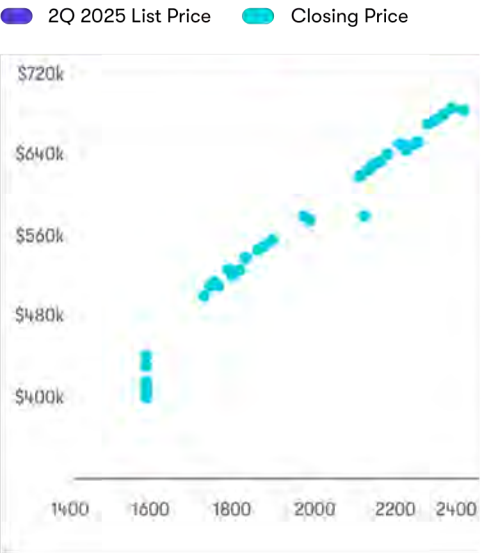
Pricing

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Average List Price	\$552,133	\$588,733	\$595,500	\$584,125	\$588,625	\$587,250	\$556,875	\$568,188	\$578,625
Avg. List Price per SQ FT	\$273	\$291	\$294	\$288	\$291	\$290	\$275	\$280	\$286
Average Closing Price	\$591,934	-	\$584,841	\$566,848	\$542,822	\$567,145	\$592,325	\$524,127	\$490,789

Recorded Closings by Builder

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE ↑	LENDER
Averages				\$599,017	-	-		
1610 S 29Th Blvd	2,614	-	-	\$524,960	-	-	06/13/23	Borrow Smart Mortgage Inc (2428874)
1640 S Quartz Dr	6,534	-	-	\$654,995	-	-	06/13/23	Barrett Financial Group Llc
1720 S Quartz Dr	5,663	-	-	\$584,999	-	-	06/13/23	Sirva Mortgage Inc
1747 S Quartz Dr	7,841	-	-	\$804,618	-	-	06/13/23	Usaa Fsb
2862 S Palmetto St	4,356	-	-	\$534,960	-	-	06/13/23	Borrow Smart Mortgage Inc (2428874)
2865 S Quartz Dr	6,970	-	-	\$696,404	-	-	06/13/23	Better Mortgage Corp
2885 S Palmetto St	5,227	-	-	\$574,960	-	-	06/13/23	(Cash Transaction)
2898 S Palmetto St	4,356	-	-	\$575,907	-	-	06/13/23	American Pacific Mortgage Corp
1348 S 29Th Blvd	3,049	-	-	\$558,555	-	-	03/09/23	Borrow Smart Mortgage Inc (2428874)
1690 S Quartz Dr	5,227	-	-	\$690,000	-	-	03/09/23	Us Bank Na
1701 S Quartz Dr	6,970	-	-	\$699,960	-	-	03/09/23	Guild Mortgage Company Llc
1702 S Quartz Dr	6,534	-	-	\$605,600	-	-	03/09/23	Borrow Smart Mortgage Inc (2428874)
1740 S Quartz Dr	6,534	-	-	\$711,005	-	-	03/09/23	Borrow Smart Mortgage Inc (2428874)
1755 S Quartz Dr	7,841	-	-	\$730,759	-	-	03/09/23	Us Bank Na
2838 S Oleander Ln	3,049	-	-	\$561,550	-	-	03/09/23	Mortgage Express Llc (40831)
2849 S Nectarine St	3,920	-	-	\$582,782	-	-	03/09/23	Heritage Bank Na
2854 S Oleander Ln	3,920	-	-	\$599,960	-	-	03/09/23	Cmg Mortgage Inc
2863 S Palmetto St	5,227	-	-	\$595,970	-	-	03/09/23	Us Bank Na
2865 S Nectarine St	3,920	-	-	\$590,000	-	-	03/09/23	Better Mortgage Corp
2872 S Oleander Ln	3,920	-	-	\$540,000	-	-	03/09/23	Us Bank Na
1600 S 29Th Blvd	3,485	-	-	\$526,930	-	-	01/17/23	(Cash Transaction)

Closing Price vs. List Price



Recorded Closings by Builder

Holt Homes Inc Closings

Last 4 Quarters

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE ↑	LENDER
1613 S Quartz Dr	6,098	-	-	\$653,931	-	-	01/17/23	Mortgage Express Llc (40831)
1620 S Quartz Dr	6,098	-	-	\$760,000	-	-	01/17/23	Nations Direct Mortgage Llc
1640 S 29Th Blvd	3,485	-	-	\$526,530	-	-	01/17/23	Us Bank Na
1667 S Quartz Dr	6,534	-	-	\$675,000	-	-	01/17/23	Digital Fcu
1695 S Quartz Dr	5,663	-	-	\$689,960	-	-	01/17/23	Onpoint Community Credit Union
2812 S Oleander Ln	3,049	-	-	\$474,960	-	-	01/17/23	Luminate Home Loans Inc
2815 S Oleander Ln	3,485	-	-	\$589,960	-	-	01/17/23	Change Lending Llc
2837 S Nectarine St	3,049	-	-	\$496,370	-	-	01/17/23	Guild Mortgage Company Llc
2860 S Palmetto St	5,227	-	-	\$546,758	-	-	01/17/23	Veterans United Home Loans
2866 S Oleander Ln	3,920	-	-	\$519,960	-	-	01/17/23	United Wholesale Mortgage Llc
1620 S 29Th Blvd	2,614	-	-	\$483,230	-	-	12/21/22	Navy Fcu
1400 S 29Th Blvd	3,049	-	-	\$513,100	-	-	11/21/22	Us Bank Na
1408 S 29Th Blvd	3,049	-	-	\$515,597	-	-	11/21/22	Rocket Mortgage Llc
1510 S 29Th Blvd	3,049	-	-	\$479,960	-	-	11/21/22	Onpoint Community Credit Union
1515 S Quartz Dr	6,534	-	-	\$759,960	-	-	11/21/22	Cardinal Financial Company Lp
1520 S 29Th Blvd	3,049	-	-	\$520,120	-	-	11/21/22	Bank Of England
1530 S 29Th Blvd	3,049	-	-	\$520,000	-	-	11/21/22	Us Bank Na
1550 S 29Th Blvd	3,049	-	-	\$479,960	-	-	11/21/22	Us Bank Na
1560 S 29Th Blvd	3,049	-	-	\$520,000	-	-	11/21/22	Home Point Financial Corp
1621 S Quartz Dr	6,098	-	-	\$657,460	-	-	11/21/22	Us Bank Na
1647 S Quartz Dr	7,841	-	-	\$782,722	-	-	11/21/22	Us Bank Na
1662 S Quartz Dr	6,098	-	-	\$625,717	-	-	11/21/22	Us Bank Na

Recorded Closings by Builder

Holt Homes Inc Closings

Last 4 Quarters

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE ↑	LENDER
2851 S Nectarine St	3,920	-	-	\$558,213	-	-	11/21/22	Us Bank Na
2905 S Magnolia Dr	3,049	-	-	\$588,959	-	-	11/21/22	Jpmorgan Chase Bank Na
1404 S 29Th Blvd	3,049	-	-	\$544,479	-	-	09/13/22	United Wholesale Mortgage Llc
1411 S Quartz Dr	6,534	-	-	\$717,290	-	-	09/13/22	Rocket Mortgage Llc
1540 S 29Th Blvd	3,049	-	-	\$558,983	-	-	09/13/22	Navy Fcu
1635 S Quartz Dr	6,970	-	-	\$763,819	-	-	09/13/22	Guaranteed Rate Inc
2848 S Oleander Ln	3,920	-	-	\$568,631	-	-	09/13/22	First Technology Fcu
2880 S Oleander Ln	3,920	-	-	\$631,426	-	-	09/13/22	Canopy Mortgage Llc
2886 S Oleander Ln	3,920	-	-	\$557,814	-	-	09/13/22	Us Bank Na
1525 S 29Th Blvd	3,485	-	-	\$578,770	-	-	05/25/22	Loandepotcom Llc
1555 S 29Th Blvd	3,920	-	-	\$561,380	-	-	05/25/22	Us Bank Na
1565 S Quartz Dr	6,970	-	-	\$733,960	-	-	05/25/22	Us Bank Na
2869 S Nectarine St	3,920	-	-	\$565,706	-	-	05/25/22	Us Bank Na
3193 S Jasper Dr	3,049	-	-	\$500,342	-	-	05/25/22	American Pacific Mortgage Corp
3201 S Jasper Dr	3,049	-	-	\$577,106	-	-	05/25/22	Onpoint Community Credit Union

Recorded Closings by Builder

 Laurelwood Development LLC Closings

Last 4 Quarters

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE ↑	LENDER
Averages				\$501,605	-	-		
3139 S Jasper Dr	3,049	-	-	\$501,605	-	-	05/25/22	First Technology Fcu

Recorded Closings by Builder



Lennar NW Inc (OR) Closings

Last 4 Quarters

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE ↑	LENDER
Averages				\$643,214	-	-		
1005 S 32Nd Ave	4,792	-	-	\$629,850	-	-	08/16/22	Caliber Home Loans Inc
1010 S 32Nd Ave	6,534	-	-	\$671,850	-	-	08/04/22	Wells Fargo Bank Na
995 S 32Nd Ave	6,098	-	-	\$680,850	-	-	07/29/22	(Cash Transaction)
1043 S 32Nd Ave	4,792	-	-	\$644,400	-	-	07/06/22	Rocket Mortgage Llc
1044 S 32Nd Ave	6,098	-	-	\$725,850	-	-	06/23/22	Lennar Mortgage Llc
1097 S 32Nd Ave	4,792	-	-	\$621,400	-	-	05/24/22	Pacific Residential Mortgage Llc
1125 S 22Nd Ave	5,663	-	-	\$628,850	-	-	05/14/22	Academy Mortgage Corp (3113)
1101 S 32Nd Ave	4,792	-	-	\$668,900	-	-	05/13/22	Lennar Mortgage Llc
1013 S 32Nd Ave	4,792	-	-	\$580,900	-	-	05/10/22	First Technology Fcu
1143 S 32Nd Ave	4,792	-	-	\$612,850	-	-	05/10/22	(Cash Transaction)
3120 S Jasper Dr	4,356	-	-	\$632,400	-	-	05/10/22	Lennar Mortgage Llc
1115 S 32Nd Ave	4,792	-	-	\$639,400	-	-	05/04/22	First Technology Fcu
1100 S 32Nd Ave	6,098	-	-	\$665,400	-	-	05/02/22	Lennar Mortgage Llc
1150 S 32Nd Ave	6,098	-	-	\$705,400	-	-	05/02/22	(Cash Transaction)
3140 S Jasper Dr	4,356	-	-	\$635,400	-	-	05/02/22	Lennar Mortgage Llc
1146 S 31St Ave	4,792	-	-	\$619,400	-	-	04/22/22	First National Bank Of America
3106 S Jasper Dr	4,792	-	-	\$593,400	-	-	04/21/22	Cmg Mortgage Inc
1108 S 31St Ave	4,792	-	-	\$621,350	-	-	04/08/22	Lennar Mortgage Llc

Subdivision Profile

Padgett Estates

Developed by Pacific Lifestyle Homes

 Active Single-Family Home
Hillsboro, OR

45.532602 N -123.011120 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
1Q 2021

County
Washington

Characteristics
Gated

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
200'	76,000	2,596 - 4,190	2Q 2025

Lot Status

Total Lots	11
Futures	0
Vacant Developed Lots	0
Total Housing Inventory	9
Occupied	2

Inventory

Total Housing Inventory	9
Under Construction	8
Finished Vacant	0
Models	1
Inventory Months of Supply	54.0

Pricing

List Price
\$1,280,000 - \$1,769,000

Price per SQ FT
\$320.00 - \$493.00

Monthly Payment (P&I)
\$6,867 - \$9,491

Active Builders

Pacific Lifestyle Homes

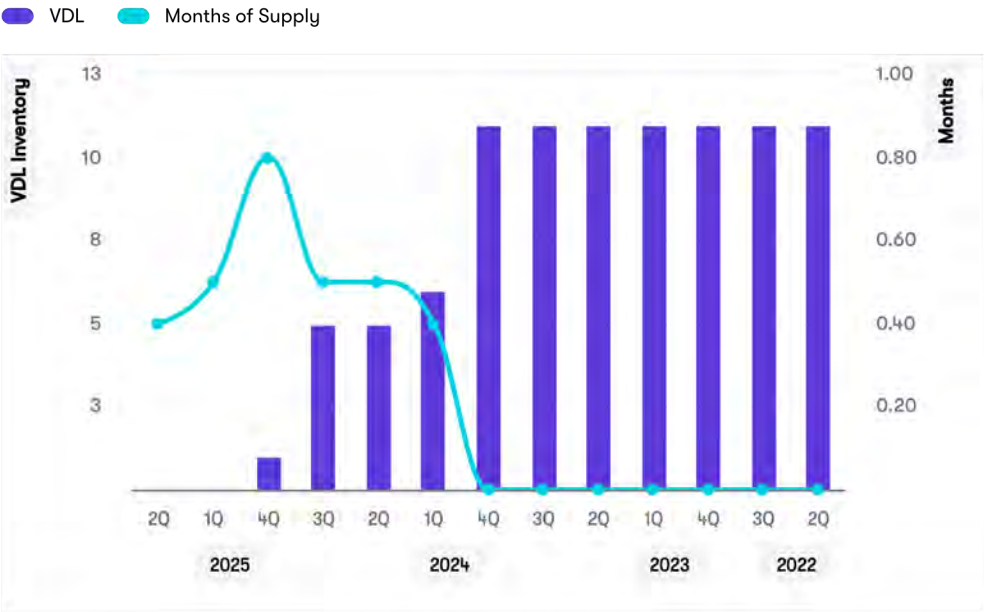
Construction Profile

Active Sections

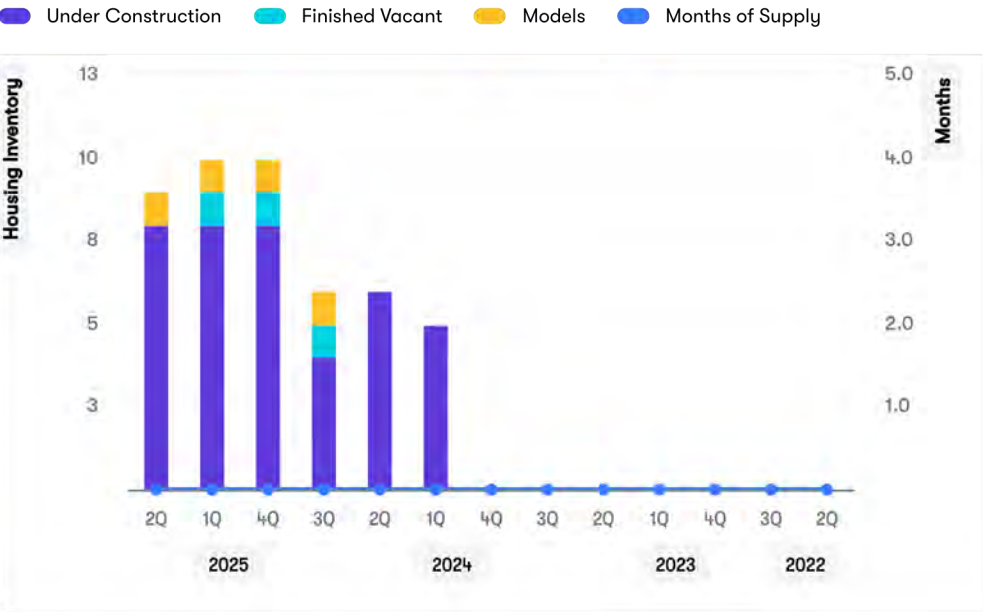
SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						11	2	1	-	8	9	-	-
Garrette Custom Homes	Pacific Lifestyle Homes	1Q24	\$1280k - \$1769k	76,000 sq ft	200x380	11	2	1	-	8	9	-	-

Historical Performance Trends

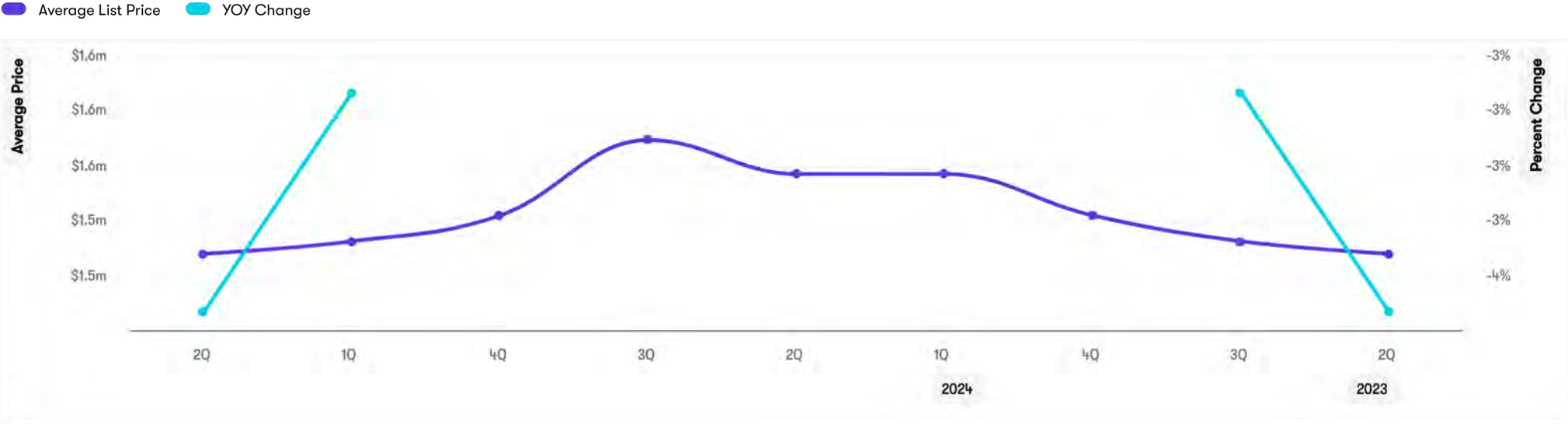
Vacant Developed Lots



Housing Inventory



Price History



Pace & Supply

2Q 2025

	STARTS	CLOSINGS
Quarterly	0	1
Annual	5	2
Avg. Monthly	0.42	0.17

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	-	9
Months of Supply	0.0	54.0

Supply

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
VDL Deliveries	11	0	0	0	0	0	0	0	0
Vacant Developed Lots	11	11	11	6	5	5	1	0	0
Starts	0	0	0	5	1	0	4	1	0
Housing Inventory	0	0	0	5	6	6	10	10	9
Closings	0	0	0	0	0	0	0	1	1

Pricing

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Average List Price	-	-	-	\$1,553,800	\$1,553,800	\$1,578,600	\$1,523,667	\$1,504,857	\$1,495,714
Avg. List Price per SQ FT	-	-	-	\$447	\$447	\$454	\$438	\$433	\$430
Average Closing Price	-	-	-	-	-	-	-	-	-

Subdivision Profile

Dawson Woods

Developed by Creekwood Homes LLC

Active Single-Family Home
Hillsboro, OR

45.519034 N -122.935340 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
4Q 2023

County
Washington

Characteristics
Full Maintenance

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
40'	3,400	1,631 - 1,857	2Q 2025

Lot Status	
Total Lots	12
Futures	0
Vacant Developed Lots	3
Total Housing Inventory	4
Occupied	5

Inventory	
Total Housing Inventory	4
Under Construction	0
Finished Vacant	4
Models	0
Inventory Months of Supply	9.6

Pricing

List Price

\$550,000 - \$560,000

Price per SQ FT

\$302.00 - \$337.00

Monthly Payment (P&I)

\$2,951 - \$3,004

Taxes & Fees

HOA

\$54

Active Builders

Creekwood Homes LLC

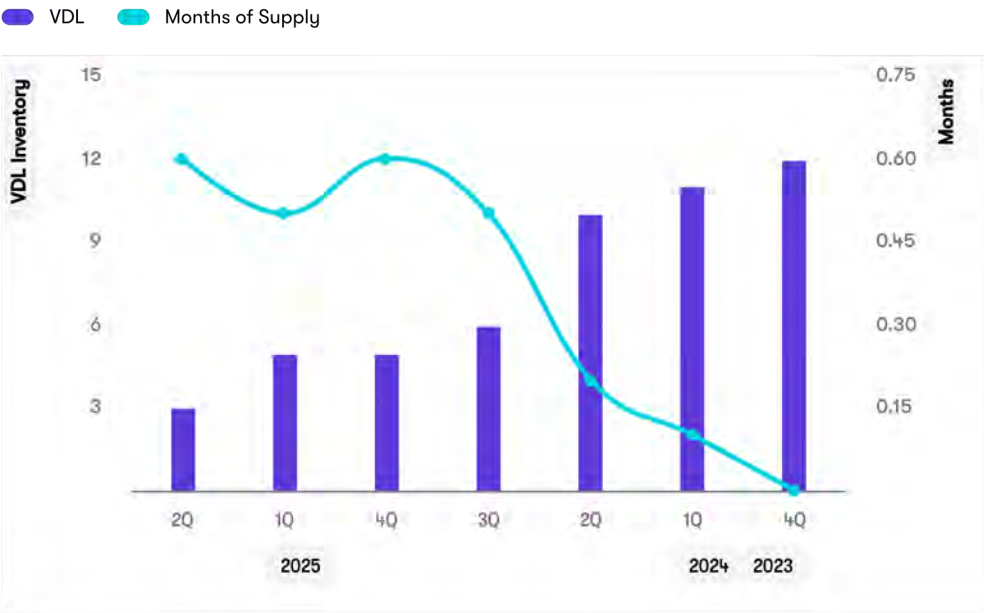
Construction Profile

Active Sections

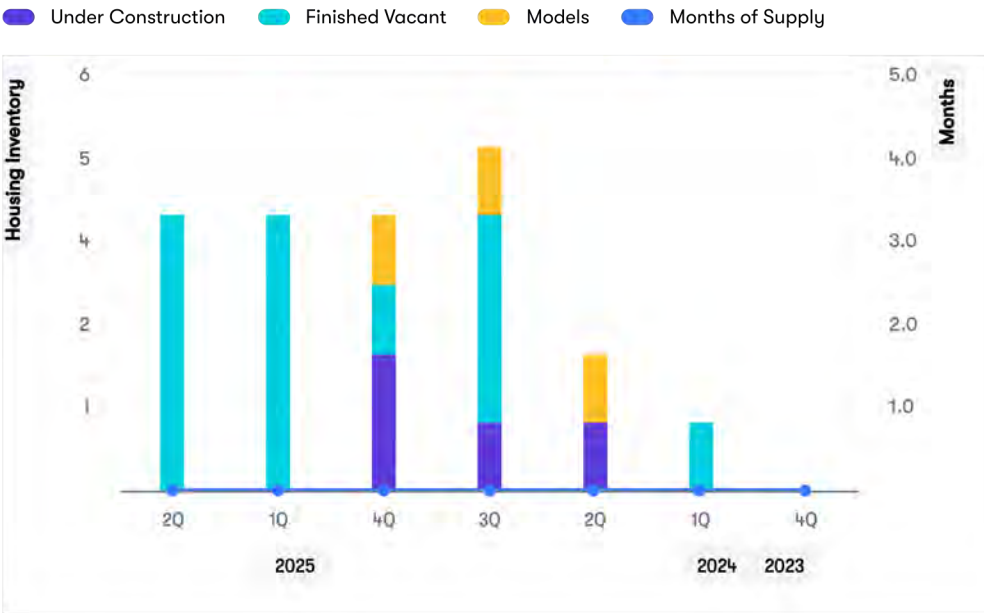
SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						12	5	-	4	-	4	3	-
Creekwood Homes Llc	Creekwood Homes LLC	4Q23	\$550k - \$560k	3,400 sq ft	40x85	12	5	-	4	-	4	3	-

Historical Performance Trends

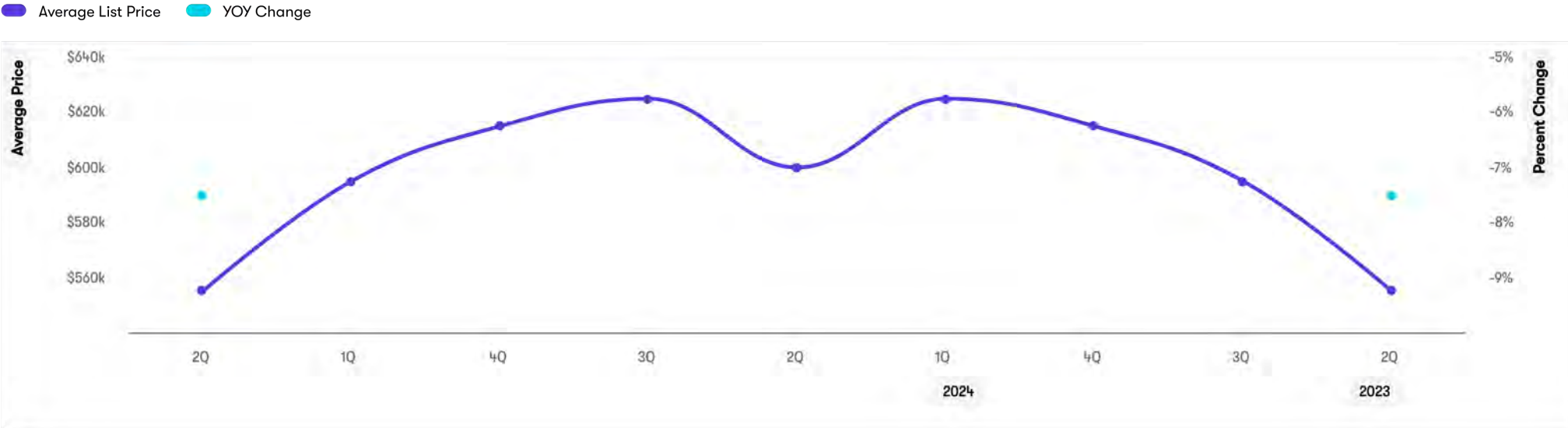
Vacant Developed Lots



Housing Inventory



Price History



Pace & Supply

2Q 2025

	STARTS	CLOSINGS
Quarterly	2	2
Annual	7	5
Avg. Monthly	0.58	0.42

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	3	4
Months of Supply	5.1	9.6

Supply

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Vacant Developed Lots	-	-	12	11	10	6	5	5	3
Starts	-	-	0	1	1	4	1	0	2
Housing Inventory	-	-	0	1	2	5	4	4	4
Closings	-	-	0	0	0	1	2	0	2

Pricing

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Average List Price	-	-	-	-	\$600,000	\$625,000	\$615,000	\$595,000	\$555,000
Avg. List Price per SQ FT	-	-	-	-	\$344	\$358	\$353	\$341	\$318
Average Closing Price	-	-	-	-	-	-	-	-	-

Subdivision Profile

Jackson Glen

Developed by Chad E Davis Construction LLC

Active Single-Family Home
Hillsboro, OR

45.534976 N -122.981340 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
1Q 2024

County
Washington

Characteristics
Full Maintenance

Lot Width Range 64'	Lot Size Range (SQ FT) 6,080	Unit Size Range (SQ FT) 2,330 - 3,298	Survey Quarter 2Q 2025
------------------------	---------------------------------	--	---------------------------

Lot Status	
Total Lots	14
Futures	0
Vacant Developed Lots	0
Total Housing Inventory	2
Occupied	12
Closed (Deeds)	14

Inventory	
Total Housing Inventory	2
Under Construction	0
Finished Vacant	2
Models	0
Inventory Months of Supply	2.0

Pricing	
List Price	\$969,000 - \$1,085,000
Price per SQ FT	\$323.00 - \$416.00
Monthly Payment (P&I)	\$5,199 - \$5,821

Taxes & Fees	
HOA	\$72

Active Builders

Chad E Davis Construction LLC

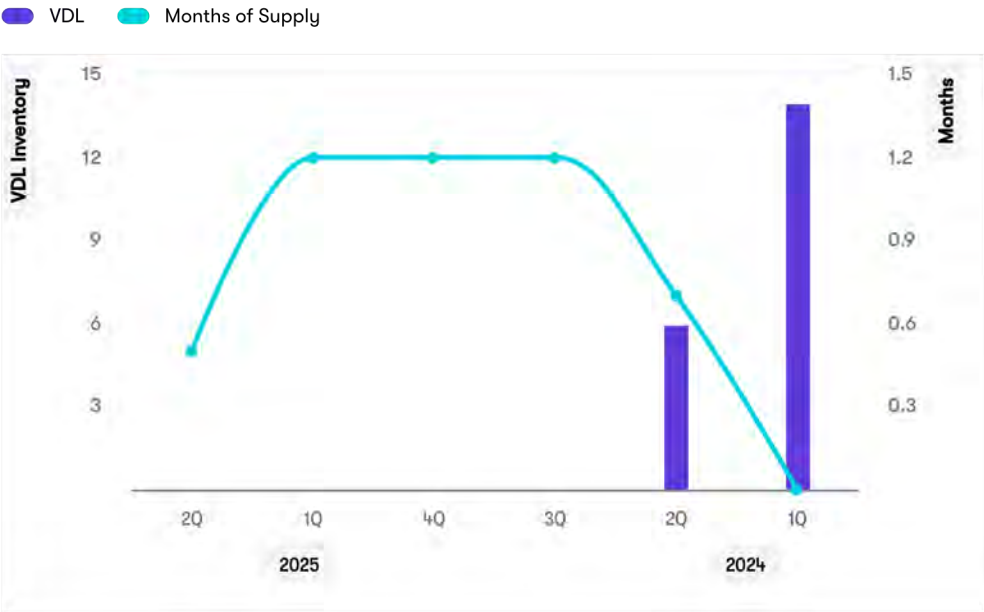
Construction Profile

Active Sections

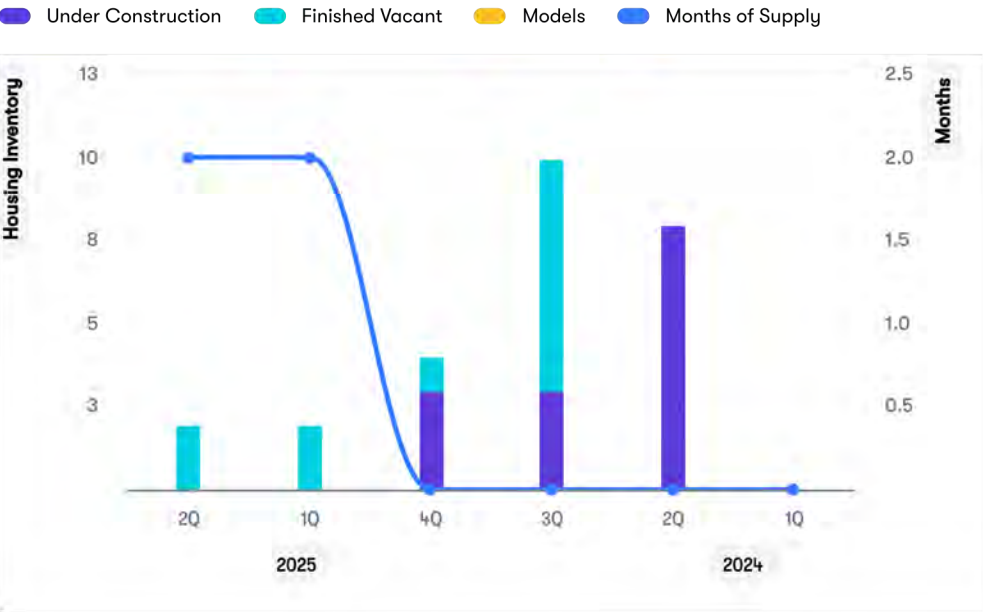
SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						14	12	-	2	-	2	-	-
Chad E Davis	Chad E Davis Construction LLC	2Q24	\$969k - \$1085k	6,080 sq ft	64x95	14	12	-	2	-	2	-	-

Historical Performance Trends

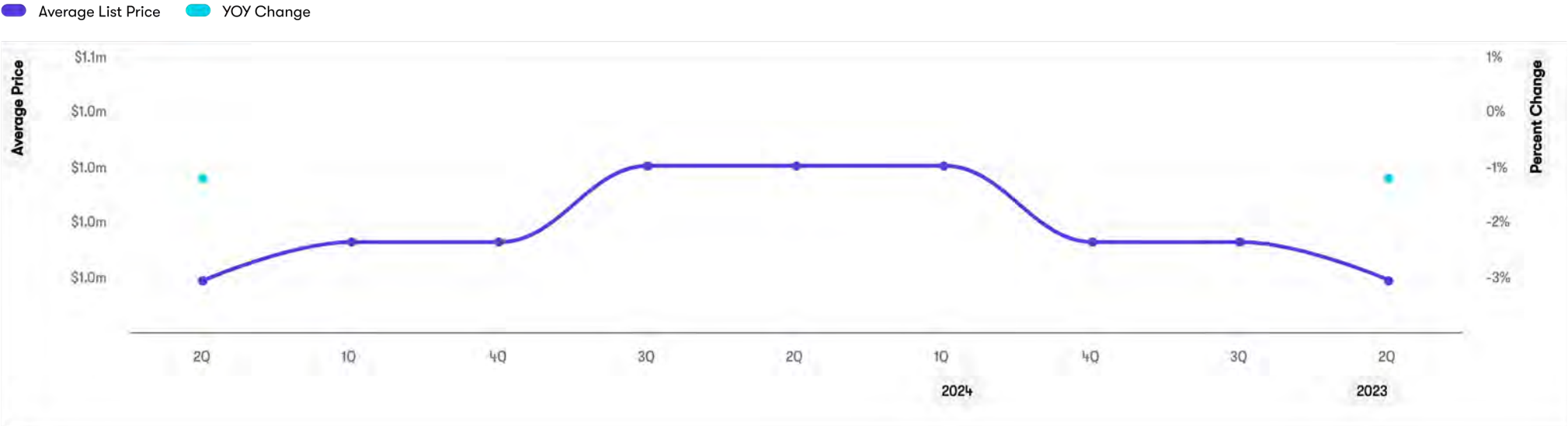
Vacant Developed Lots



Housing Inventory



Price History



Pace & Supply

	STARTS	CLOSINGS
Annual	6	12
Avg. Monthly	0.5	1

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	-	2
Months of Supply	0.0	2.0

Supply

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Vacant Developed Lots	-	-	-	14	6	0	0	0	0
Starts	-	-	-	0	8	6	0	0	0
Housing Inventory	-	-	-	0	8	10	4	2	2
Closings	-	-	-	0	0	4	6	2	0

Pricing

	2Q 23	3Q 23	4Q 23	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25
Average List Price	-	-	-	-	\$1,038,167	\$1,038,167	\$1,029,833	\$1,029,833	\$1,025,667
Avg. List Price per SQ FT	-	-	-	-	\$355	\$355	\$352	\$352	\$350
Average Closing Price	-	-	-	-	-	\$996,351	\$1,053,418	\$1,050,000	\$1,011,744

Rosedale Parks Vendage Reserve (remaining phases)

Developed by Pahlisch Homes Inc

 Future Single-Family Home
Hillsboro, OR

45.492847 N -122.920230 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Characteristics
Recreation Center, Pool, Golf Course, Full Maintenance

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
45'	4,500	2Q 2025

Lot Status	
Total Lots	565
Futures	565
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory	
Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Taxes & Fees

HOA
\$141

Active Builders

Pahlisch Homes Inc

Subdivision Profile

VanDomelen Acres

Developed by Riverside Homes (OR)

 Future Single-Family Home
Hillsboro, OR

45.511562 N -122.926520 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
82'	8,200	2Q 2025

Lot Status

Total Lots	35
Futures	35
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Active Builders

Riverside Homes (OR)

Subdivision Profile

Witch Hazel Village South

Developed by New Home Company Inc

 Future Single-Family Home
Hillsboro, OR

45.485460 N -122.934720 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
65'

Lot Size Range (SQ FT)
4,225

Survey Quarter
2Q 2025

Lot Status

Total Lots	921
Futures	921
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Active Builders

New Home Company Inc

Subdivision Profile

Chelsea Crest

Developed by Roake

 Future Single-Family Home
Beaverton, OR

45.513948 N -122.893350 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
55'	5,500	2Q 2025

Lot Status	
Total Lots	5
Futures	5
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory	
Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Offinga Hollow

Developed by Offinga

 Future Single-Family Home
Hillsboro, OR

45.545757 N -122.999680 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
55'	5,500	2Q 2025

Lot Status	
Total Lots	6
Futures	6
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory	
Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Reed's Crossing MPC: (remaining ph detached)

Developed by Brookfield Properties LLC

 Future Single-Family Home
Hillsboro, OR

45.494183 N -122.902020 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
68'	6,800	2Q 2025

Lot Status	
Total Lots	2800
Futures	2800
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory	
Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Riverside at Butternut Woods

Developed by Riverside Homes (OR)

 Future Single-Family Home
Beaverton, OR

45.485114 N -122.909640 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range	Lot Size Range (SQ FT)	Survey Quarter
100'	11,000	2Q 2025

Lot Status	
Total Lots	41
Futures	41
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory	
Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

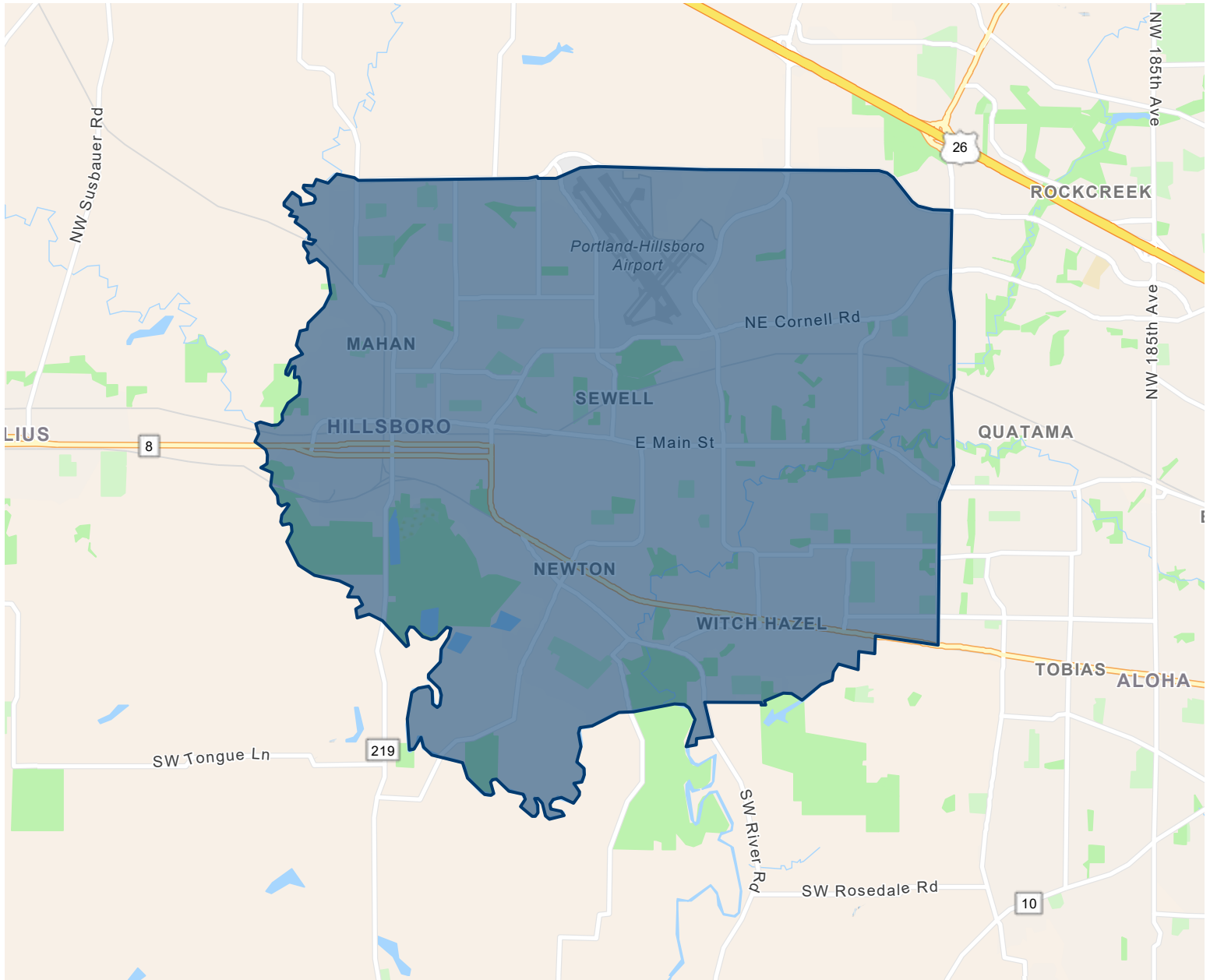
Active Builders

Riverside Homes (OR)



First American Title™

Demographics Report Hillsboro - Orenco



Key Facts



85,581

Total Population



101,711

Median Household Income



30,850

Total Households



198,842

Median Net Worth



2.74

Average Household Size

Transportation To Work



5.2%

Took Public
Transportation



7.6%

Carpooled



3.0%

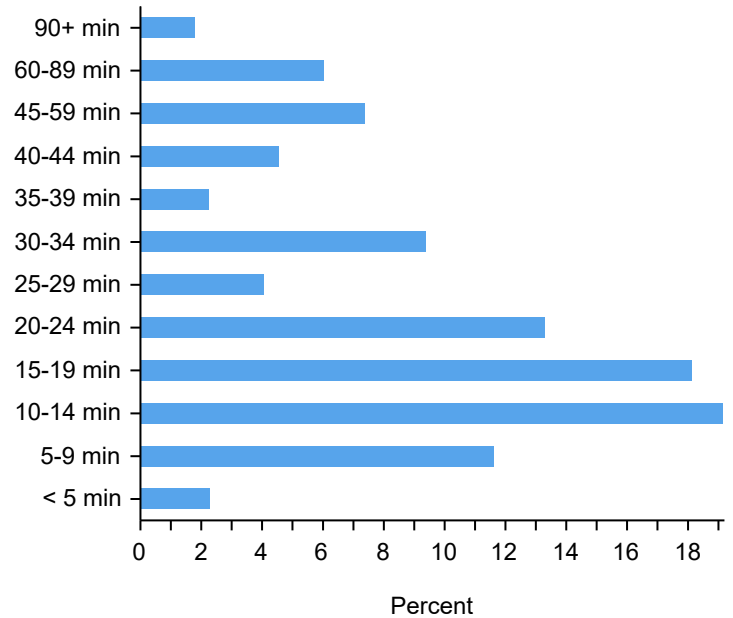
Walked to Work



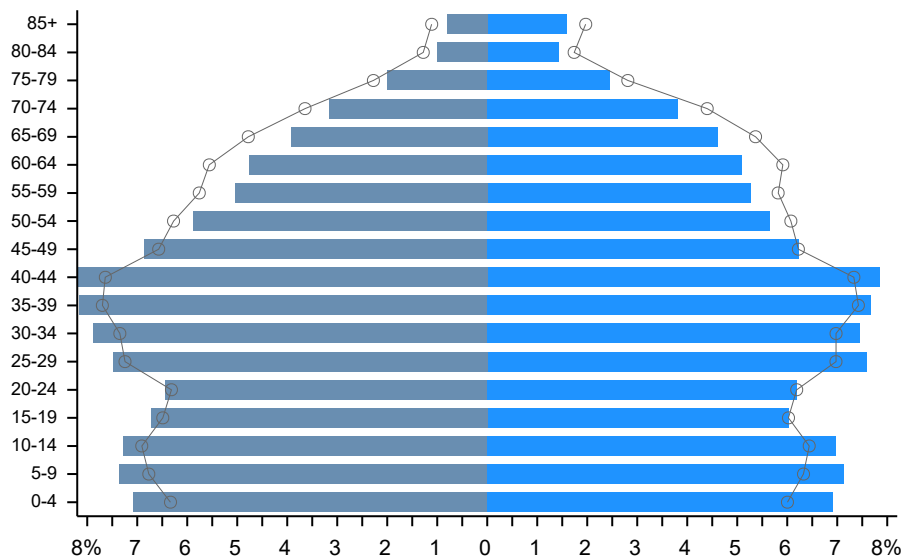
0.8%

Bike to Work

Average Travel Time To Work



Age Pyramid



The largest group:

2023 Males Age 40-44

The smallest group:

2023 Males Age 85+

Dots show comparison to

Washington County

Households by income

The largest group: \$100,000 - \$149,999 (23.4%)

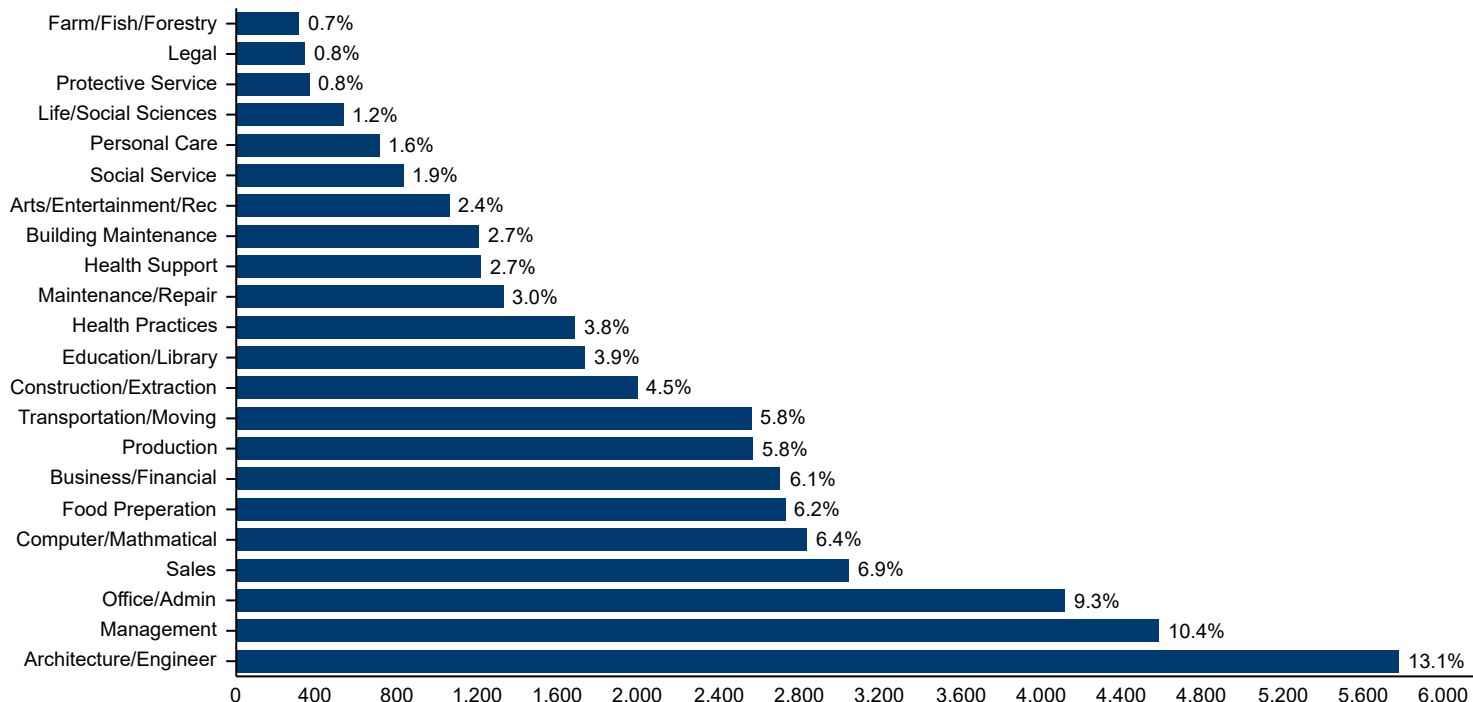
The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	4.9%	-0.9%	
\$15,000 - \$24,999	3.4%	-1.2%	
\$25,000 - \$34,999	5.2%	-0.5%	
\$35,000 - \$49,999	6.5%	-0.8%	
\$50,000 - \$74,999	16.3%	+1.2%	
\$75,000 - \$99,999	12.4%	-0.2%	
\$100,000 - \$149,999	23.4%	+3.8%	
\$150,000 - \$199,999	13.4%	+0.5%	
\$200,000+	14.5%	-1.9%	

Bars show deviation from

Washington County

Employment By Industry



Pets



37%

Household Owns a Dog



21%

Household Owns a Cat



\$31,990,043

Annual Pet Spending

Education



9%

No High School Diploma



20%

High School Graduate



30%

Some College



42%

Bachelor's/Grad/Prof Degree

Annual Household Spending



\$2,742

Apparel & Services



\$4,684

Eating Out



\$8,197

Groceries



\$8,440

Health Care