



PROPERTY REPORT

1500 Northshore Rd, Lake Oswego, OR 97034



Presented by

Victor Bulbes



Mobile: (503) 701-3031 | Office: (503) 608-4400

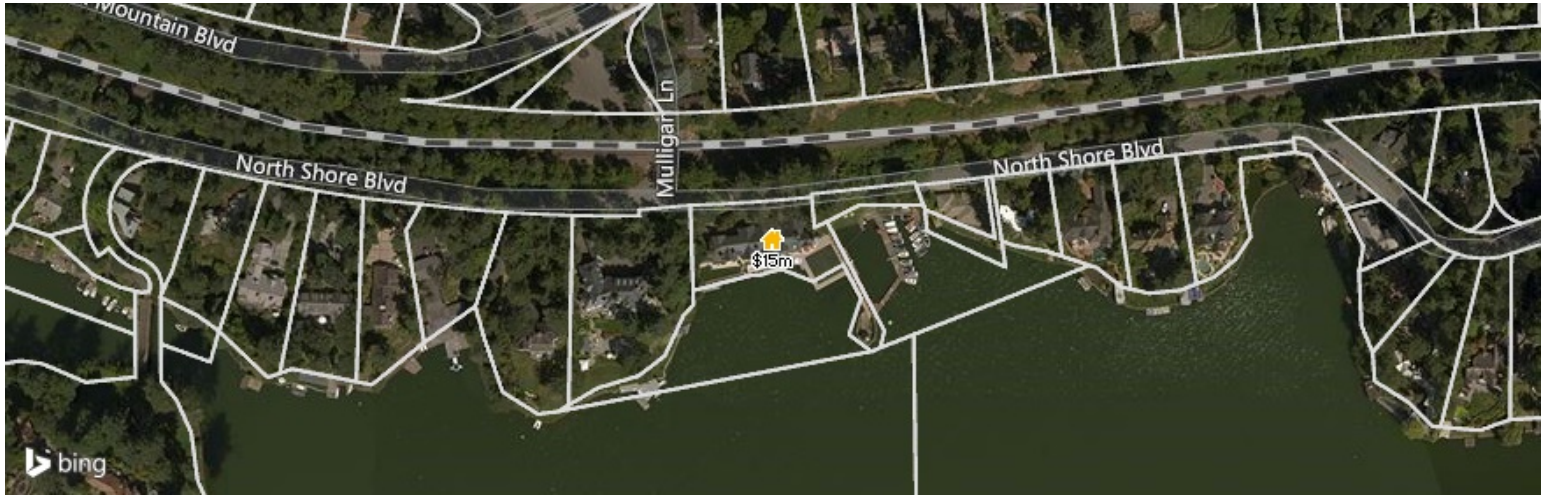
victor@kw.com

MapPortlandHomes.com

Keller Williams-PDX Central
919 NE 19th Ave.
Portland, OR 97232



1500 Northshore Rd, Lake Oswego, OR 97034



Legend: Subject Property

FOR SALE

• Active: 9/21/2015

List Price

\$15,000,000

Last Price Update: –

Days in RPR: 73

Current Estimated Value

\$1,294,000

Last AVM Update: 11/8/2015

AVM Est. Range: \$465,840 – \$2,122,160

AVM Confidence: ★☆☆☆☆

⬆ AVM Change - Last 1 Month: \$17,000

⬆ AVM Change - Last 12 Months: 14.92%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

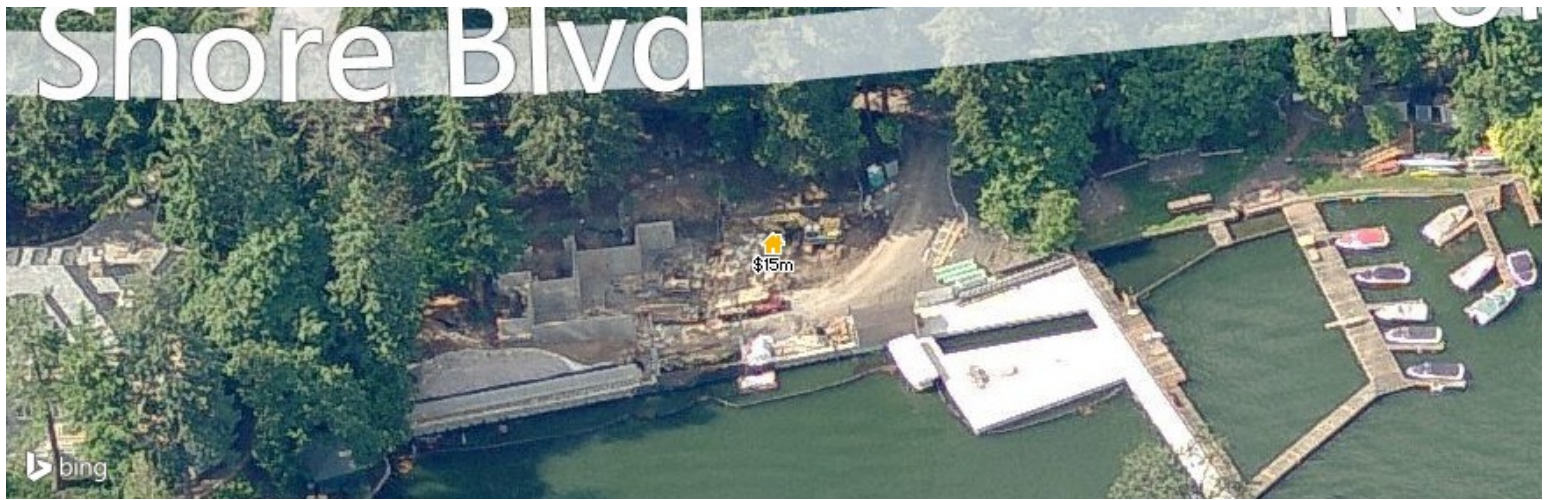
A true masterpiece like no other on Oswego main lake. Basalt rock exterior w/copper clad windows, 2 waterfalls, 5 car garage. Elegant Venetian Plaster, Travertine & Walnut floors, soaring ceilings and expansive spaces, 4 stop elevator, full bar, movie lovers media room, large game & work out rooms, covered outdoor entertaining, infinity pool, two boat lifts with access from inside the home, 2 gated entries.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	—
Property Subtype	Single Family	Resid	—
Bedrooms	5	5	—
Total Baths	9	9	—
Full Baths	7	6	—
Partial Baths	2	3	—
Living Area (sq ft)	13,462	13,462	—
Lot Size	0.66 acres	0.67 acres	—
Lot Dimensions	28750 SF	29,294 SF	—
Garage (spaces)	—	5	—
Year Built	2006	2006	—
Style	—	Traditional, Custom Built	—
Roofing	—	Shake	—
Heating	—	Radiant Heat	—
Cooling	—	Central Air Conditioning	—
Fireplaces	—	9	—
Basement	—	Daylight	—
Exterior Walls	—	Stone	—
Number of Buildings	0	—	—
Number of Stories	—	3	—

Homeowner Facts

Owner Name (Public)	Parker Jeffrey I
Mailing Address	1750 Blankenship Rd STE 200 West Linn OR 97068-5102
Current Lender	DARRELL C BRETT
Original Loan Amt.	\$550,000

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Built-In Microwave, Built-In Refrigerator, Cooking Island, Gas Appliances, Island, Pantry, Freestanding Range, Butler's Pantry, Granite
Basement	Daylight
Cooling	Central Air Conditioning
Dining	Fireplace, Formal
Fireplace	Gas, Wood
Heating	Radiant Heat
Kitchen	Kitchen, Island
Living	Fireplace, Formal
General	Air Cleaner, Built-In Vacuum, Hardwood Floors, Owned Sc System, Sound System, High Speed Internet Available, Jetted Tub, Elevator, Home Theatre, Granite
Room Details	Built-Ins, Fireplace, Formal, Kitchen, Great Room, Island, Suite, Walk-In Closet
Lower Level Square Feet Range High	4231 sq ft
Main Level Square Feet Range High	5000 sq ft
Approximate Finished	13462 sq ft

Exterior Features

Roof	Shake
Style	Traditional, Custom Built
Water Front	Lake
Parking	Driveway
Sewer	Public
Water	Public
View	Lake
General	Bbq Pit, Covered Patio, Fenced, Gas Hookup, Pool, Sprinkler System, Dock, Outdoor Fireplace, 2Nd Garage, Boat House
Lot Size Dimensions	29,294 SF
Lot Size Features	Level , Private, Gated
Lot Size Range	20,000 SqFt to .99 Acres

Exterior Details

Lot Size - Square Feet	28750 sq ft
Lot Size - Acres	0.660 ac
Neighborhood Code	14371

Room Sizes

Master Bedroom	23x18	Kitchen	21x17
Bedroom	15x15	Living Room	26x23
Bedroom	15x15	Room	14x14
Dining Room	20x15	Room	20x15



Family Room	20x16	Room	18x18
-------------	-------	------	-------

Location Details

Directions to Property	State St. or Iron Mountain Blvd. to Northshore Rd.
Subdivision	Main Lake Waterfront
Zoning	RES
Area Description	Lake Oswego, West Linn
Walkability Score (out of 5)	Overall: 2.2 Amenity: 2.1 Leisure: 2.4

Homeowners Association Info

Association Features	Boat Slip
Association Y/N	Yes
Association Dues 1	\$3,473

Property Photos





Property History

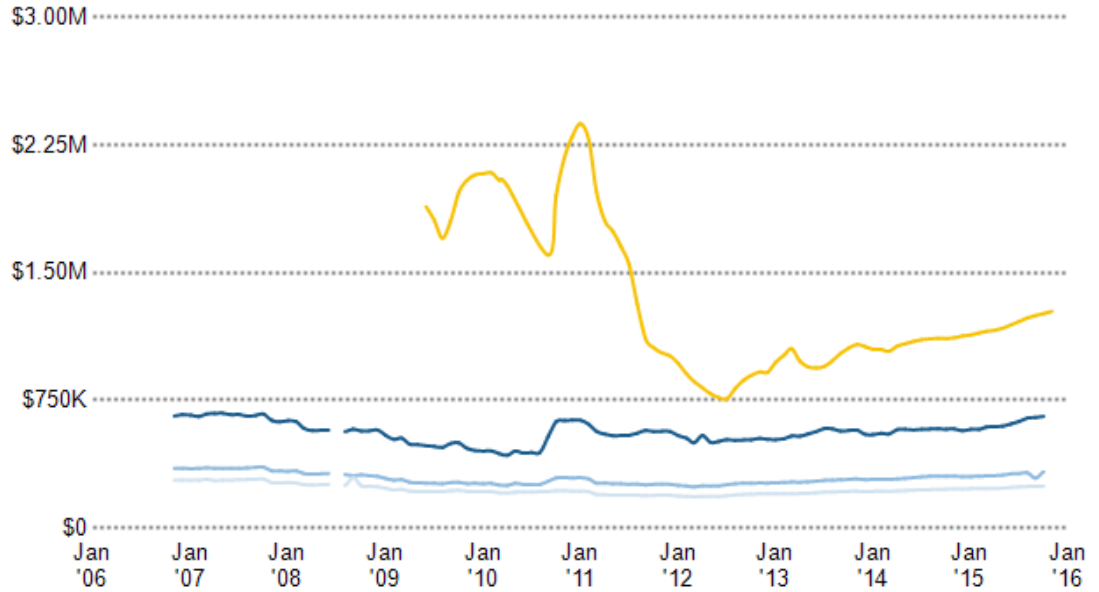
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 97034
- Clackamas County
- Oregon



Sales History

Sales Date	Sales Amount	Price per sq. ft.
11/19/2002	\$800,000	\$59

Assessed Values

Date	Improvements	Land	Total	Tax
2015	—	—	—	\$77,041
2014	—	—	\$4,471,260	\$76,047
2013	—	—	—	\$74,665
2012	—	—	\$4,214,591	—
2011	—	—	\$4,091,836	\$70,075
2009	—	—	\$2,659,553	—
2008	—	—	\$1,956,655	—

Legal Description

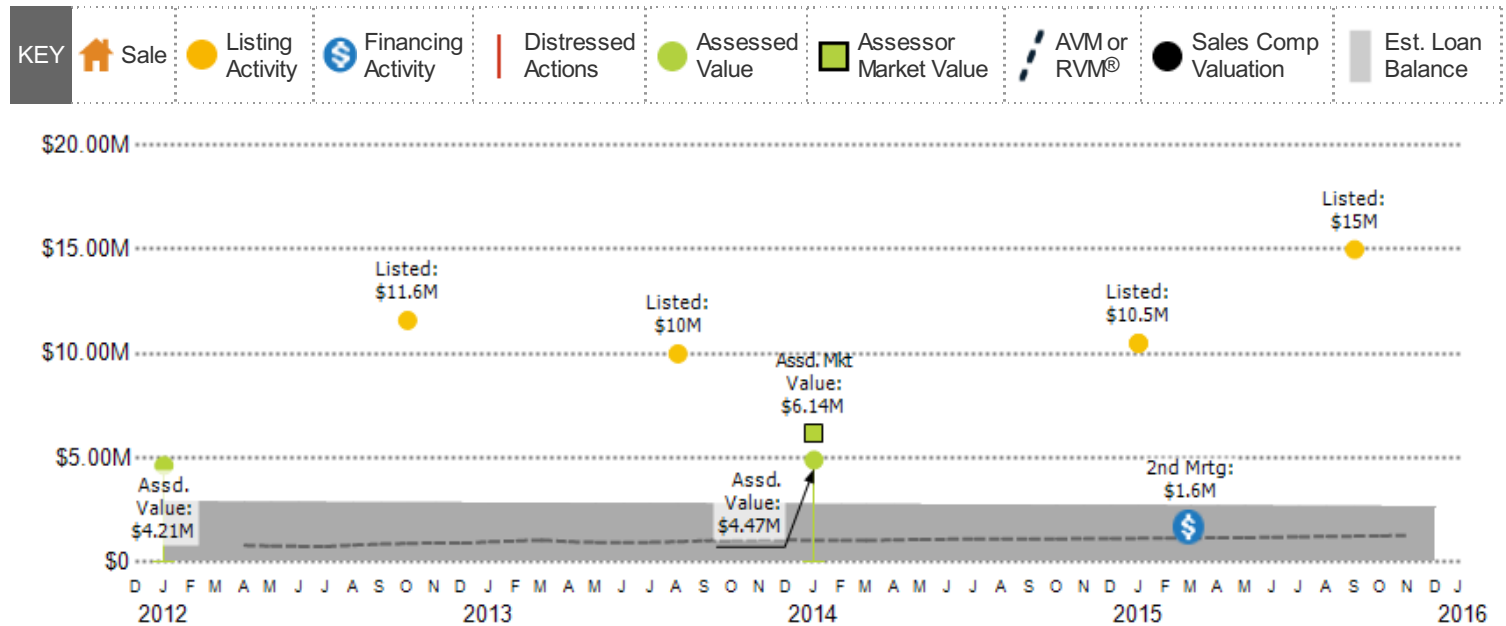
Parcel Number: 21E09AA02000	Zoning: RES	Census Tract: 410050202.004016	Abbreviated Description: LOT:177 SEC/TWN/RNG/MER:SEC 09 TWN 2S RNG 1E SUBDIVISION FOREST HILLS PLAT 3 PT LT 177 544 & PT SEC	City/Municipality/Township: Lake Oswego, OR 97034
---------------------------------------	-----------------------	--	---	---

Mortgage Records

Recording Date	3/23/2015	6/8/2010	11/30/2009	9/9/2009
Borrower Name	JEFFREY I PARKER	JEFFREY I PARKER	JEFFREY I PARKER	JEFFREY I PARKER
Lender Name	BANK OF THE WEST	US BANK NA	US BANK NA	ING BANK FSB
Lender Type	Bank	Bank	Bank	Bank
Loan Amount	\$1,600,000	\$1,000,000	\$1,000,000	\$3,000,000
Document Number	2015-015374	2010-034377	2009-082639	2009-064307
Loan Type	E	E	E	New Conventional
Contract Date	3/13/2015	11/2/2009	11/2/2009	9/1/2009
TD Due Date	3/18/2045	11/15/2034	11/15/2034	10/1/2039
Finance Type	Variable	Variable	Variable	Fixed Rate
Interest Rate	—	—	—	4.37%

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



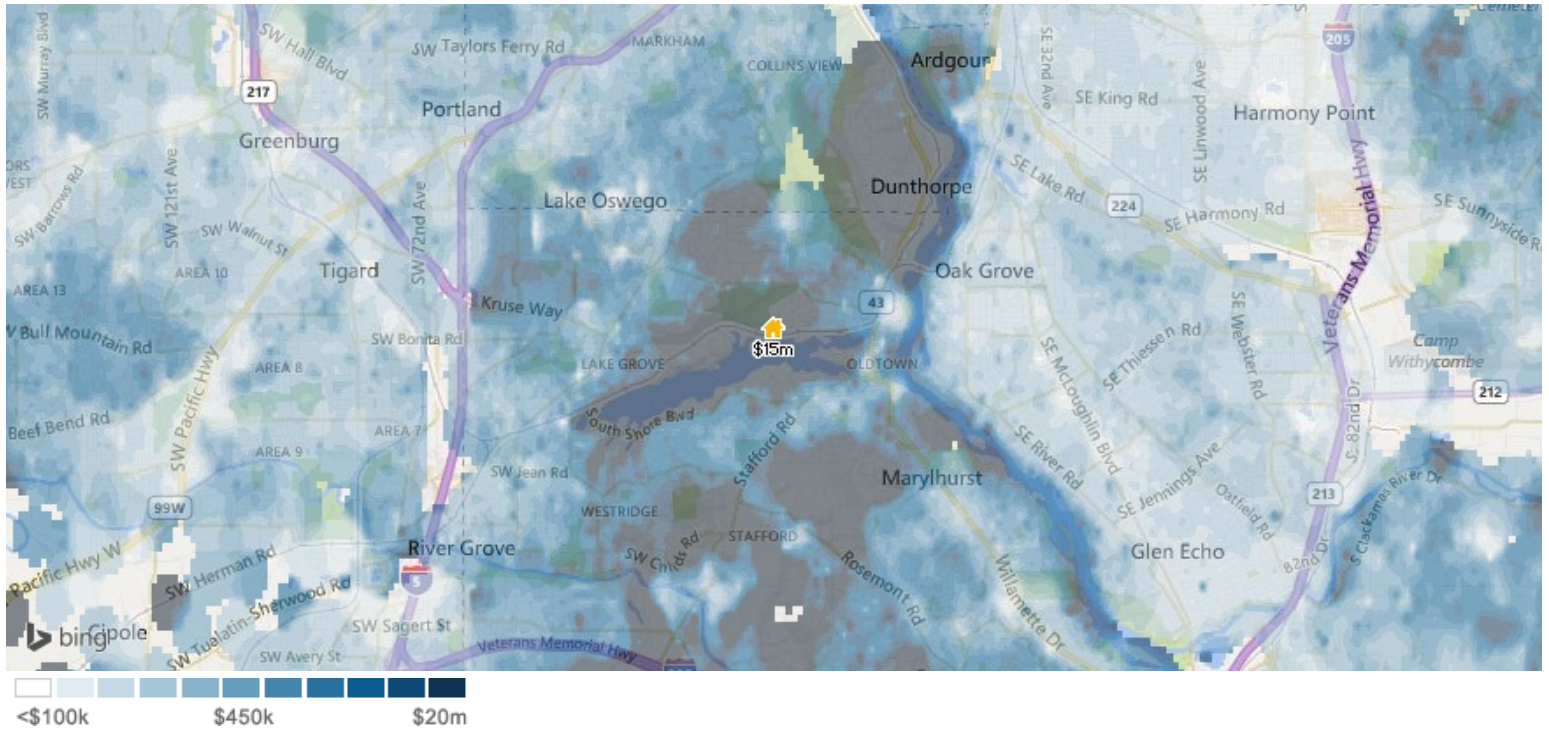
Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

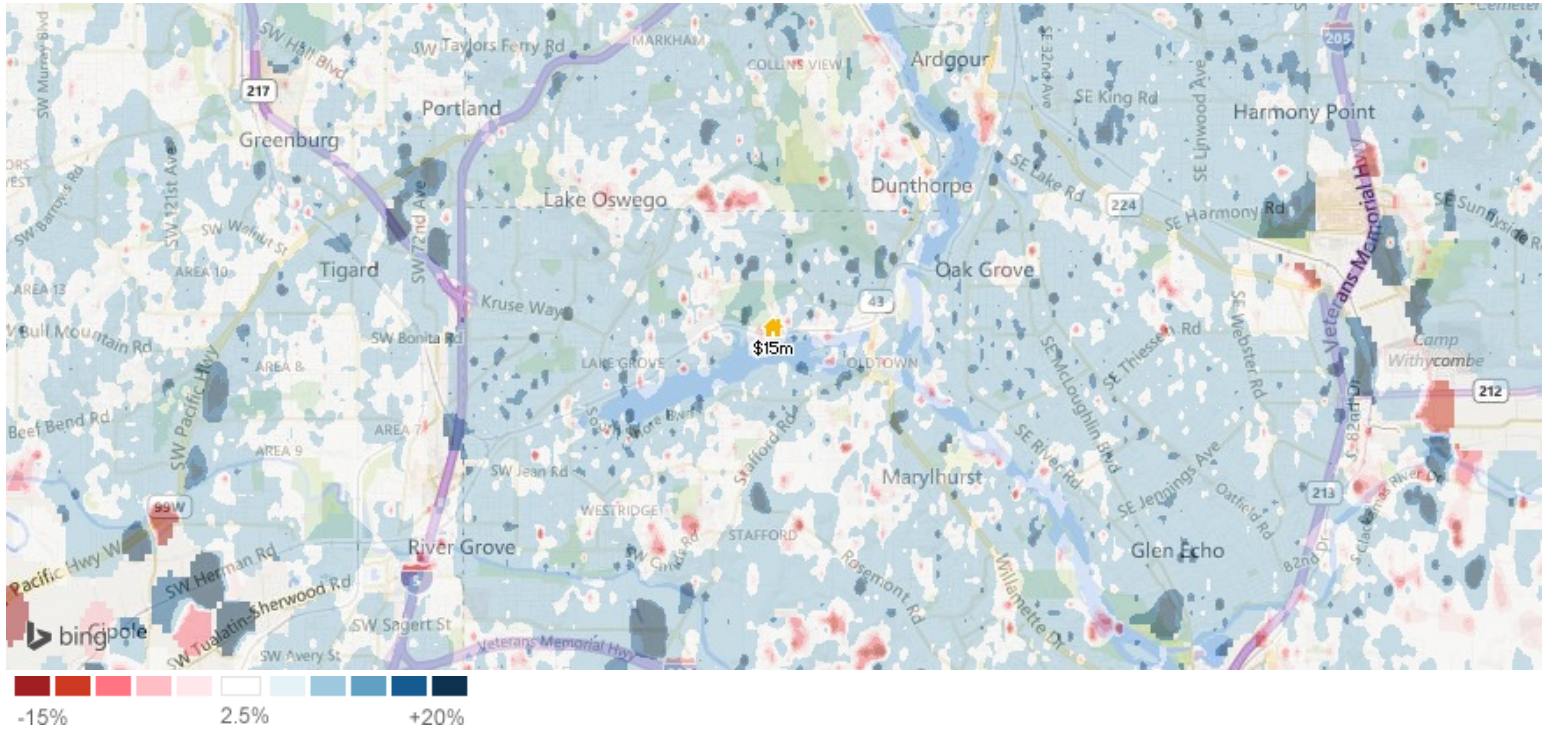
Change Date	Description	New List Price	% Change
9/21/2015	—	\$15,000,000	—

Estimated Home Values



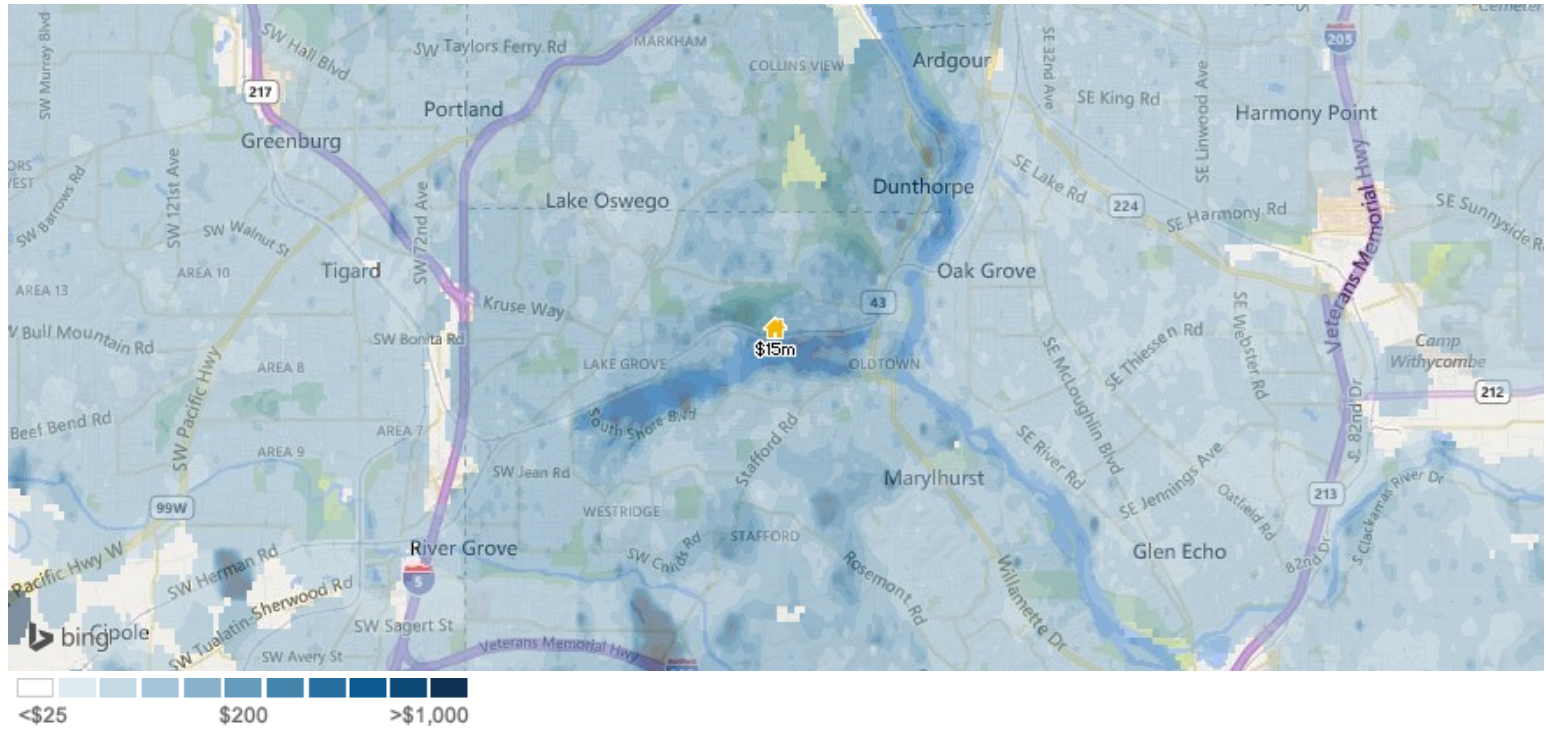
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

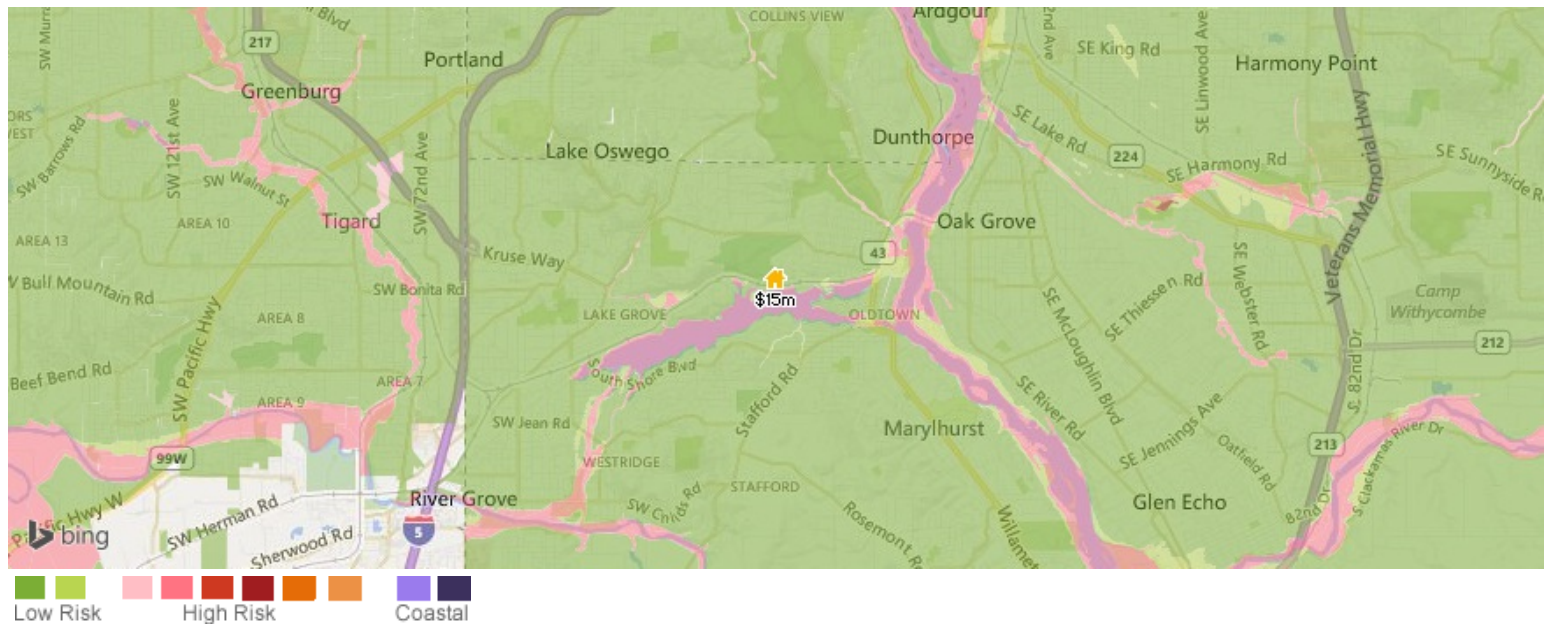
Estimated Value per Square Foot



Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



Neighborhood: Housing Stats and Charts

	97034	Lake Oswego	Clackamas County	Oregon	United States
Median Estimated Home Value	\$657K	\$545K	\$332K	\$248K	\$319K
Estimated Home Value 12-Month Change	12.9%	10.2%	8.6%	8%	—
Median List Price	\$900K	\$670K	\$376K	\$280K	\$87.9K
List Price 1-Month Change	0.1%	0.1%	0.1%	—	−1.2%
List Price 12-Month Change	18.9%	27.5%	10.4%	7.7%	1%
Median Home Age	44	40	38	42	—
Own	78%	70%	69%	—	66%
Rent	22%	30%	31%	—	34%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$167M	—	\$102B
% Change in Permits for All Buildings	—	—	10%	—	2%
% Change in \$ Value for All Buildings	—	—	−3%	—	7%

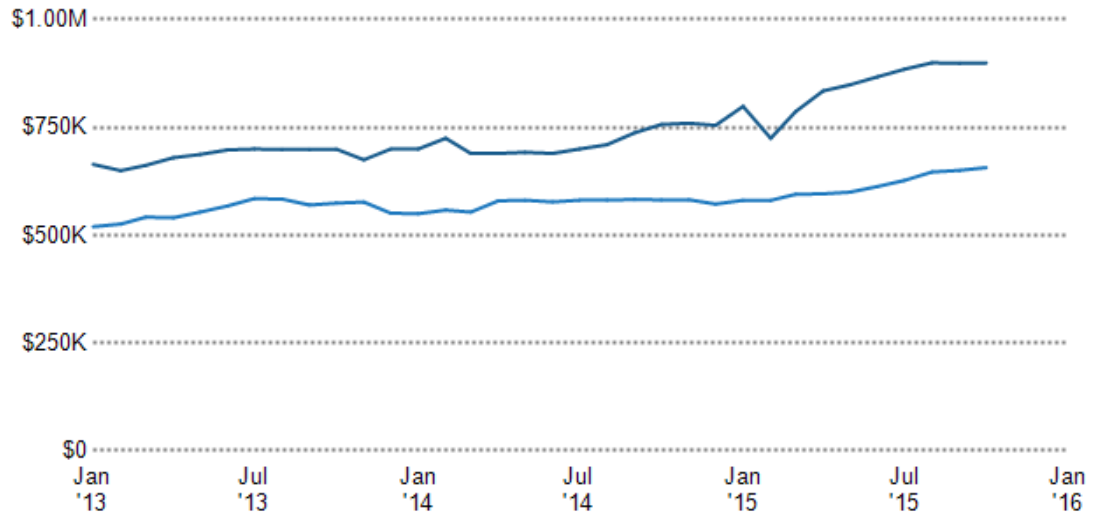
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

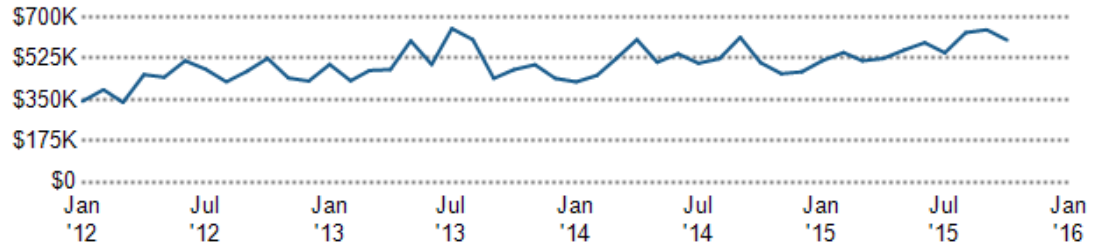
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

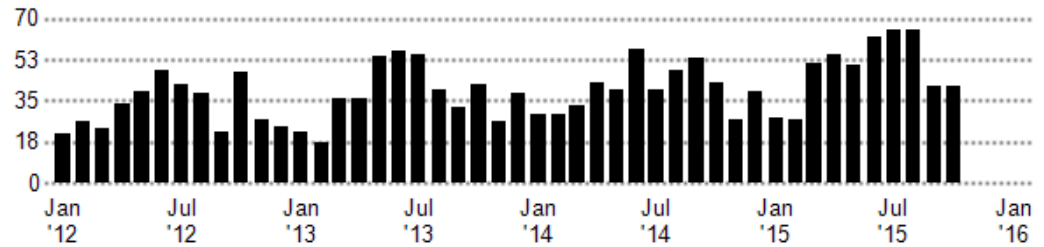
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

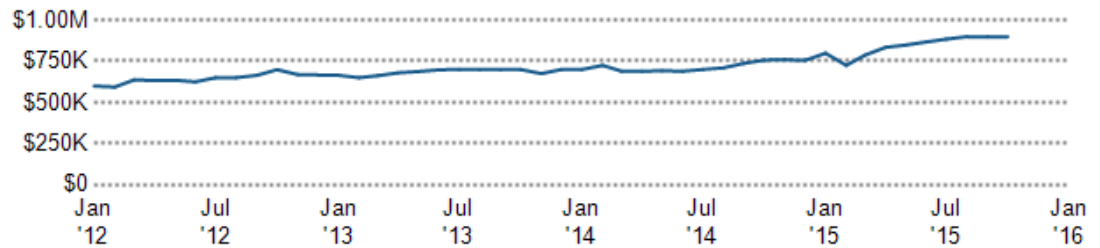
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

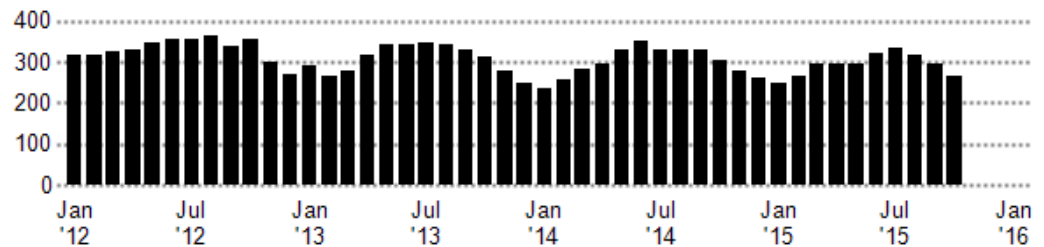
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by PropertyType

Single Family Residence 166

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Short Sale 5

Foreclosure 2

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

Comps

This House

13,462 sq. ft. \$1,294,000

Comps

> 2,400 sq. ft. \$2,183,333

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

Comps

This House

\$259K 1

Comps

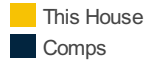
> \$120K 3

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



This House

\$96 1

Comps

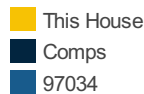
> \$195 3

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



This House

\$1.3M 1

Comps

> \$275K 3

97034

\$225K - \$250K 1

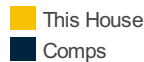
\$125K - \$150K 1

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



This House

9 yrs 1

Comps

45 - 50 yrs 1

20 - 25 yrs 1

10 - 15 yrs 1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



3200 - 3400 sq. ft. 98

3000 - 3200 sq. ft. 19

2800 - 3000 sq. ft. 27

2600 - 2800 sq. ft. 18

2400 - 2600 sq. ft. 12

2200 - 2400 sq. ft. 15

2000 - 2200 sq. ft. 29

< 2000 sq. ft. 104

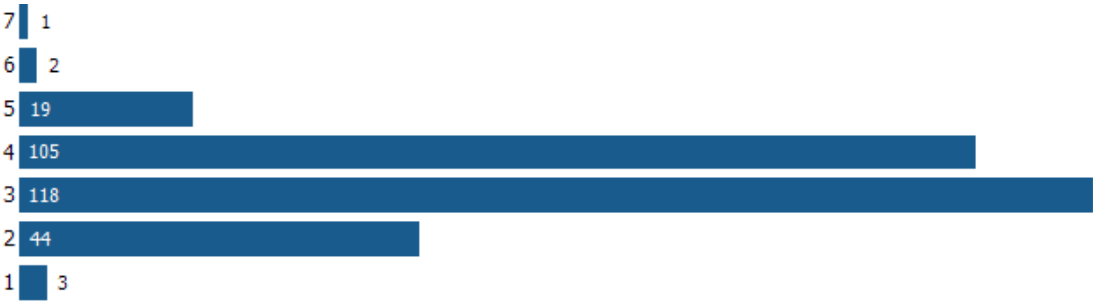
Number of Bedrooms in
Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count by Bedroom



Neighborhood: People Stats and Charts

	97034	Lake Oswego	Clackamas County	Oregon	United States
Population	20K	36.8K	377K	—	309M
Population Density per Sq Mi	2.55K	3.45K	202	—	—
Population Change since 2000	1.8%	4.5%	11.5%	—	9.8%
Median Age	46	45	41	—	37
Male / Female Ratio	48%	47%	49%	—	49%
High School Graduate	10%	9%	24%	—	28%
2-Year Degree	21%	22%	37%	—	29%
Bachelor Degree	40%	38%	21%	—	18%
Post-graduate Degree	27%	28%	11%	—	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

97034

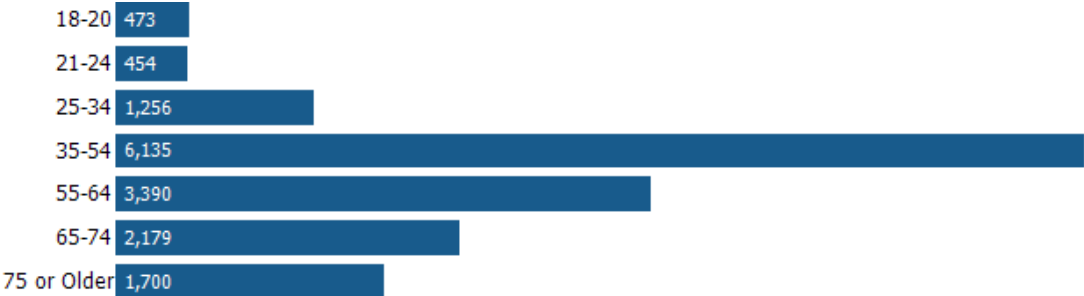


Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

97034



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

97034



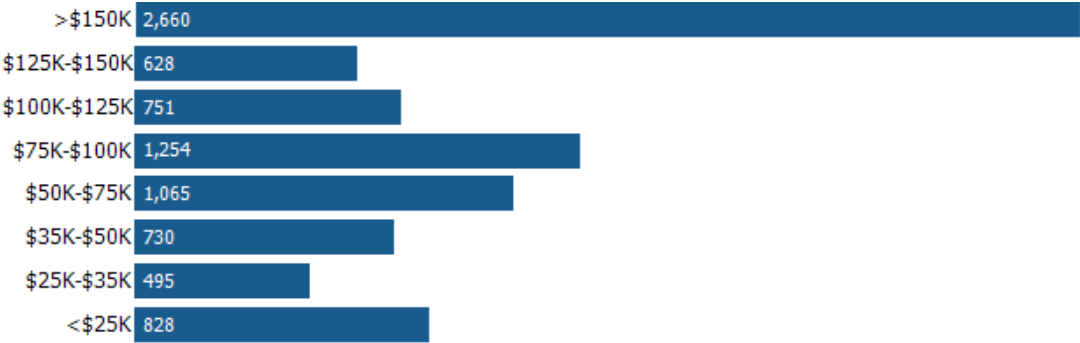
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

97034



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2014 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

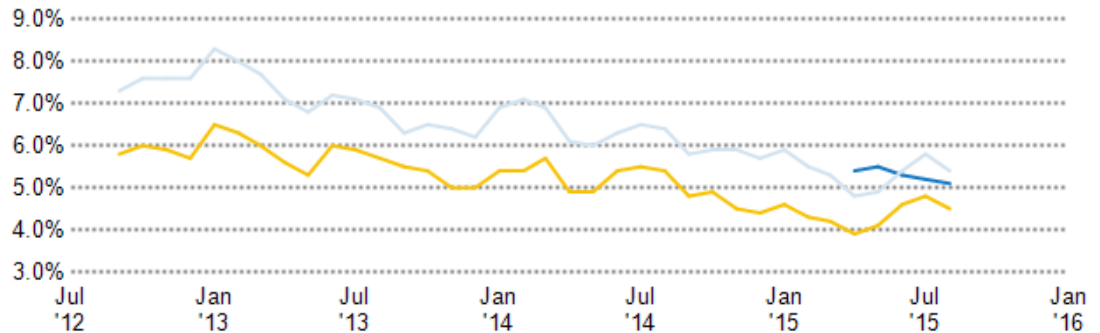
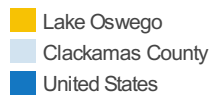
	97034	Lake Oswego	Clackamas County	Oregon	United States
Income Per Capita	\$60,549	\$53,652	\$32,249	—	\$28,051
Median Household Income	\$96,681	\$84,186	\$63,951	—	\$53,046
Unemployment Rate	—	4.5%	5.4%	—	5.1%
Unemployment Number	—	899	11.1K	—	—
Employment Number	—	19K	193K	—	—
Labor Force Number	—	19.9K	204K	—	—

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 97034

	97034	Lake Oswego	Clackamas County	Oregon	United States
Elevation (in feet)	322	356	2,098	—	—
Annual Rainfall (in inches)	45	45.01	70.23	—	—
Annual Snowfall (in inches)	4.55	4.55	41.66	—	—
Days of Full Sun (per year)	67	67	76	—	—
Travel Time to Work (in minutes)	—	22	27	—	25
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	21.62	—	—
Superfund Sites	0	0	1	—	1,779
Brownfield Sites	No	No	Yes	—	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

97034

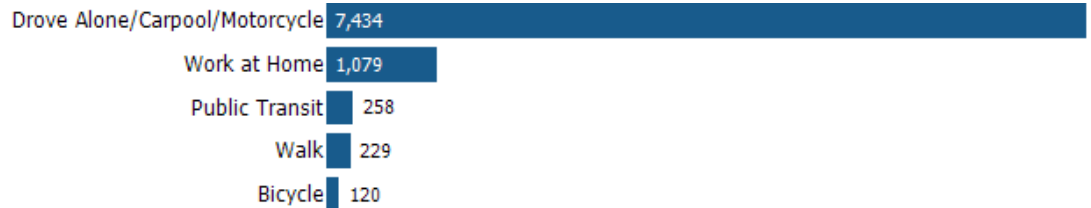


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Lake Oswego Senior High School

School Details

Name
Lake Oswego Senior High School

Address
2501 SW Country Club Rd
Lake Oswego, OR 97034

Phone
(503) 534-2313

School District
Lake Oswego School District
7j

Grades Served
9-12

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Lake Oswego Senior High School

10 out of 10

Lake Oswego

N/A out of 10

School Facts

This School

Total Enrollment	1227
Students in Free or Reduced Price Lunch Program	9%

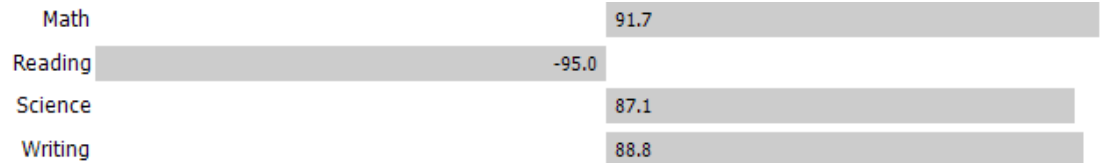
Grade 11 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually

This School



Community Ratings for this School

Based on 26 Reviews

4 out of 5

Rating: 5

Posted: 9/3/2014 by student

This school is great academically for all kids. All but one of the teachers I had during my four years there were outstanding and they really cared about their students learning the material and concepts more than they cared about test scores or homework assignments. The vast majority of the teachers reserve time before and after school to give students individual help. The administration is great and well-liked by both students and parents. The campus itself is beautiful and very well maintained with really nice facilities. I was extremely well prepared for college, and the counseling staff is great and will help students one-on-one with choosing colleges and getting information and writing applications. I have heard of a few kids having problems socially at LOHS, and I think this has to do with the fact that the school serves a very affluent community, and kids who do not come from affluent families may feel alienated from their peers. But the academic benefits and resources available at LOHS make it definitely worth it.

Rating: 5 ★★★★★

Posted: 12/10/2013 by parent

great school. Great community. My kid has never come home with a single complaint or abnormal worry.

Rating: 1 ★☆☆☆☆

Posted: 6/21/2011 by student

This school does not have an appropriate strategy to deal with immigration students. The ESL program it gives out is really unprofessional. The policy of this school is very inflexible. Also, this school restricts the class that my son wants to take a lot, for example, AP Physics, it only allows seniors to take it. My counselor is really horrible and lack of knowledge in applying for universities; her knowledge is only limited in the universities of Oregon state. Also, most science teachers lack enthusiasm in teaching and most students have to do self-study to get a good great. In my own case, I'm a foreign student, and this is my first year in America. I hate their policy for restricting the highest math class I can take, it's only precalculus; however I took calculus BC test and get a 5. They screwed up my schedule because they only allow me to take general classes although I've already learned them all, and I have to make up all my record by self studying. In my own point of view, I think the attitude of this school is too haughty, no matter principles or counselors. I would recommend foreign students that this school is a really bad option.

Rating: 5 ★★★★★

Posted: 5/17/2011 by student

Obviously, you're not going to enjoy every class and you're not going to love every teacher. If you expect that, then you will never be satisfied. It is not necessarily an easy school (though you can take easier classes if you so choose), so you are able to really challenge yourself and get a great education. One thing I've noticed is that, even in subjects I don't like, the teachers really tend to make it interesting and it makes the class a better experience overall. And go AP if you can. I have noticed that, although you work a lot harder, you tend to be with smarter students in more stimulating classes.

Rating: 1 ★☆☆☆☆

Posted: 2/27/2011 by student

This school is great for academics. I used to go there but I hated it I went there for three years and my last year I couldn't take it anymore and switched to Lakeridge which is so much better. I'm a average student and I had quite a few friends there. But if you're not a social butterfly or a jock it's hard to find your place in school. And if you struggle academically even a little, teachers are not very helpful. They are good teachers I just dont think they have the time to give you attention. My counsellor was horrible anything I would request for she would usually shoot it down. It was a frustrating school and I'm very glad I attend Lakeridge instead of lake oswego. I would not recommend this school at all.

Rating: 5 ★★★★★

Posted: 1/7/2010 by student

I absolutely love attending LOHS! I'm in some pretty advanced classes, and I have straight A's, which I am monumentally proud of. And it's all because of my teachers. I am so grateful to the teachers I have this year. Every one of them is such a great person and they are all so helpful! It feels like they actually care for their students, which is more than I can say for the majority of teachers I've had in the past at other schools. Also, the counselors and office staff are great. They aren't those aloof, stuffy administrators you imagine. They're real people who are really nice! In previous schools, I've felt extremely intimidated to go and talk to teachers, counselors, or office staff members (I'm really shy), but at LOHS, everyone seems like they want you to talk to them, share your concerns, whatever. Thanks LOHS!!!!

Rating: 5 ★★★★★

Posted: 9/28/2009 by parent

My daughter used to be in Oregon City and was falling through the cracks and now that she is in this school I see a glow in her, the inspiration that no other school could get out of her. She gets straight As and is someone that will make the school look better. All schools are social playgrounds, and there will be drinking, but here at LO its a place where kids can open up to their teachers and parents and have the best support possible to succeed.

Rating: 4 ★★★★☆

Posted: 3/5/2009 by parent

This is a great school for many kids. Just don't send your child here if he/she has special needs. If your child is healthy and a jock, like my other child, they will do well. Lake Oswego has many gifted teachers and the schools are the best. Just don't bring them kids with problems who will mess up their test scores! Great support from parents and the community.

Rating: 5 ★★★★★

Posted: 11/23/2008 by student

This school has provided an exemplary experience, one I will never forget. The academic, as well as athletic, programs are better than any other school I have ever gone to, and I have gone to many. No other school can compare.

Rating: 2 ★ ★ ● ● ●

Posted: 11/17/2008 by student

high school is really what you make of it no matter where you go. if lo has a rigorous academic curriculum then i would hate to see what an easy curriculum would look like because i have found it is very easy to get an A in every class without doing very much at all. i think i could've gotten just as much out of any other school. the only reason you should choose lake oswego over any other high school is if you are a jock, a social girl, or someone that loves to drink lots of alcohol. that pretty much sums up this school. not much of a real world experience at all....but the teachers are amazing!!! some of the best people i've ever been around.

Rating: N/A ● ● ● ● ●

Posted: 2/22/2008 by parent

I have had three children go through the Lake Oswego school system. The main reason we chose to live in Lake Oswego was because of the school system. All my children excelled due of the school system and enjoyed all the extra-curricular activities offered in the city. They were all accepted by the colleges of their choice and graduated in four years. In reading old reviews, it appears that some parents are upset that the community is relatively affluent. Well, I can't change that, and it really doesn't matter, but the bottom line is: you will not find a better school system in the state of Oregon.

Rating: 4 ★ ★ ★ ★ ●

Posted: 5/7/2007 by parent

Lake Oswego High School is academically a strong high school although communications with teachers regarding grades can be very difficult. Many of them do not necessarily respond to your emails after numerous attempts made. My child is a good student. Grades on line would help knowing what a student is earning since teachers don't seem to want to respond to our email inquiring grades.

Rating: 5 ★ ★ ★ ★ ★

Posted: 1/29/2007 by parent

LOHS is safe, academically rewarding, and a great place for kids. math and science are generally well taught. LOHS is an outstanding high school judged by almost any current standard.

Rating: 5 ★ ★ ★ ★ ★

Posted: 9/24/2006 by student

As a current student I would like to say that there are many pros to attending this school. The academic schedule is rigorous and challenging and the extracurricular activities are well run and known for their excellent performance. Its a charming community with alot of parent involvement and great opportunities academically and in sports. It is known throughout the state for being a top school. The con about this school however, is that the community is very materialistic.

Rating: 5 ★ ★ ★ ★ ★

Posted: 6/19/2006 by former student

i think this school is a great place for kids to grow up in. overall i think this is a great school.

Rating: 5 ★ ★ ★ ★ ★

Posted: 6/12/2006 by teacher

Strong academic programs with an abundance of extracurricular activities. Students tend to be spoiled with a strong sense of entitlement in a relatively well-to-do community.

Rating: 5 ★ ★ ★ ★ ★

Posted: 3/7/2006 by parent

Lake Oswego High School is excellent in academics, athletics, and has just completed an extensive remodel and addition making it a gem of a school. My daughter loves her classes, the theatre program and is active in cheerleading. The parent participation is outstanding and this school provides a much higher level of attention and education than that of neighboring Portland School District. All in all, I cannot say enough good things about this school.

Rating: 5 ★ ★ ★ ★ ★

Posted: 3/7/2006 by student

Very good quality, many extracurricular activities+amazing. Parents are very involved with the school. Its a great community and we love it.

Rating: 5 ★★★★★

Posted: 11/5/2005 by parent

We love this school. Our son is a college Junior and even though he didn't apply himself to his studies until Senior year, he was well prepared for college. He loved his four years. Our second child is a Senior this year and has had fantastic academic and extracurricular opportunities (the arts, academic enrichment and varsity sports)-the only complaint is that there is not enough time to do all that interests her. She works hard and has caring teachers who will meet her before or after school to help with her homework.

Rating: 2 ★★☆☆☆

Posted: 7/31/2005 by former student

This school is getting too big. Students get overlooked by staff, there's very little diversity, while not everyone is wealthy most students are well off and often spoiled. Academically it is fairly challenging depending on the kid, but socially I really feel there's a lot missing for kids that don't belong with the main cliques. Maybe that's just a big school thing though. And I think it's more of an alcohol school than drugs, just what I've seen though. Good principal, though I don't know if he can control any more kids. Some amazing, caring teachers, some not so but they are very smart. I didn't like LO much personally.

Rating: 5 ★★★★★

Posted: 6/5/2005 by student

I attend Lake Oswego High School after coming from the Hillsboro area. It's amazing. The teachers are what make the school what it is. Each one I have had so far have been compassionate about their subject and their enthusiasm makes you want to learn and actually be interested in academics. I'd recommend this school to anyone who is interested in having a great college prep education.

Rating: 5 ★★★★★

Posted: 7/16/2004 by parent

Having moved to the Portland area when my oldest was junior high school age, we were very dissatisfied in a neighboring school district. We have found heaven in Lake Oswego Schools. We are certainly not rich, and although many of her friends are privileged, we have not met a single kid we haven't liked. She is liked and accepted and has many friends. These are healthy relationships between large groups of boys and girls. We have seen no signs of drug or alcohol use among any of these kids. The school and parent support system is phenomenal. If you want to see the spirit of LOHS in action, make a point to attend a Mayfete performance (end of April/beginning of May) and see how an entire student body can work together to provide a fun-filled evening of entertainment without teacher involvement. You won't be disappointed.

Rating: 5 ★★★★★

Posted: 6/7/2004 by student

Regarding the statement made in February of 2004: I don't know where you got your eighty percent statistics when sighting the number of drug users among the student body. The statistics concerning drug use on a daily basis at the High School are in actuality around 5.7%. Speaking from a student's perspective, I am proud to have graduated from what I would consider the top public high school in the state of Oregon. Both the school and the district provide an environment in which a student can thrive and excel to their fullest potential. I feel that I received an exemplary education from the most passionate of teachers and the most caring of administrators.

Rating: 1 ★☆☆☆☆

Posted: 2/23/2004 by parent

Obviously, personal experiences will differ. For me, the school system in general is so inadequate. My son has suffered. He is a very bright individual (16), and was totally uninterested in school for many years, and as a result his grades suffered badly. He was shuffled through grades regardless of completion. I asked to hold him back. They said they don't really do that anymore. Year after year he slipped through. I pulled him out and placed him in an accelerated environment (boarding school) in the middle of this year and now he's at 98% with everything. This school is a bunch of spoiled 'rich' kids (I'm rich too) which from my understanding are at around 80% which have tried or are involved with daily drug use. My 11 year old daughter is heading down the same path. It's not an inward issue (home) problem. It's a general academic attitude these days. We are pulling her out at the end of this year. Packing up and renting our home and moving to Europe to school her. Ultimately it is our responsibility to educate our children. I've witnessed bad things and have taken back my children. These words are not from a bitter parent. But from a saddened one who is very disappointed in this failing system.

Rating: 5 ★★★★★

Posted: 2/15/2004 by student

This school is a very nice school. I realized almost all the friends I know who go to LOHS (Lake Oswego High School) is averaging very high scores in every classes. Knowing the people around, this school will be a very good help to everyone who attends.

Rating: 5 ★★★★★

Posted: 8/10/2003 by parent

This is a great school. I don't understand why there are not more comments here. It's fantastic...you can't even touch a public school like this in Southern California. You'd have to pay \$18,000 in private school fees. You Lake Oswego parents...get involved. This is an awesome school!!



School: Forest Hills Elementary School

School Details

Name
Forest Hills Elementary School

Address
1133 SW Andrews Rd
Lake Oswego, OR 97034

Phone
(503) 534-2350

School District
Lake Oswego School District
7j

Grades Served
K-6

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Forest Hills Elementary School

10 out of 10 

Lake Oswego

N/A out of 10 

School Facts

This School

Total Enrollment	417
Students in Free or Reduced Price Lunch Program	11%

Grade 3 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually

 This School




Grade 4 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually

 This School



Grade 5 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually

This School



Community Ratings for this School

Based on 12 Reviews

5 out of 5

Rating: 5

Posted: 10/12/2010 by other

I did some volunteer work there and the teachers and students are tops. It is a very friendly and happy place.

Rating: N/A

Posted: 9/16/2009 by parent

Wonderful teachers. Best administrative staff. Friendly & positive support staff, learning specialists, and assistants. Teacher parent involvement is top notch. Community involvement is highly rated. Children thrive and learn with such enthusiasm that they are able to take some of that with them as they move on to higher grades.

Rating: 5

Posted: 2/8/2009 by parent

Phenomenal school with a mindset for academic success for all students. A very involved community and parent involvement make this the true gem of the school district. All the schools in LO are fantastic, and this is the darling of the entire district.

Rating: 5

Posted: 1/24/2008 by parent

Due to phenomenal fundraising, Forest Hills class size average is very low. My daughter has a second-grade class with 21 students. Parent involvement is also very high, with a proactive PTO. So far I am very happy with my child's elementary school experience.

Rating: 5

Posted: 10/18/2007 by parent

Excellent school! I have 4 children and over the years I have had my share of experiences with schools. Forest Hills Elementary is one of the best, if not the best Lake Oswego has to offer overall.

Rating: 5

Posted: 6/3/2006 by parent

Warm, caring environment. Class sizes creeping up to undesirable levels. High level of parental involvement. Too little science and social studies in the primary program.

Rating: 4

Posted: 1/17/2006 by parent

My children really enjoy Forest Hills. The school has a strong reading and math program. The music teacher is just the best! The level of parent support is amazing.

Rating: 4 ★ ★ ★ ★ ●

Posted: 9/4/2005 by parent

Quality academics although class sizes are creeping up (29 at the start of 2005 in each of my kids classes —4th grade and 5/6 blend) Music and PE offered twice weekly. PTO led art program. Optional band and strings instruction in upper grades. Parent involvement is high, but mirrors the affluence of the town (I-Pod donated a prize incentive for fundraise; pressure for each family to donate \$1,000 to school foundation aimed at reducing student-teacher ratio.)New principal in 2005.

Rating: 5 ★ ★ ★ ★ ★

Posted: 2/1/2005 by parent

We recently moved from the area and I miss Forest Hills! The teachers my children had were wonderful and they learned so much there. We loved the willingness of teachers to allow the parents to help in the classroom and there were plenty of other volunteer opportunities.

Rating: 4 ★ ★ ★ ★ ●

Posted: 9/14/2004 by parent

Great school. I can't imagine how anyone could find fault with the committed staff, great location and caring adults that run the school. Parental involvement is excellent and they really try to give what they can to the kids in a state that ranks dead last in school funding. If you or your child has trouble at this school, seek professional help. I have 2 boys. One that has gone through F.H. and one that is still enrolled.

Rating: 3 ★ ★ ★ ● ●

Posted: 8/2/2004 by parent

This school has been a big disappointment. It was great for my first two children then went through a series of principals. My youngest daughter was so miserable that she refused to go to school at all. I transferred her to another school and she was fine again. There is a bullying problem that was not addressed by the current principal.

Rating: 5 ★ ★ ★ ★ ★

Posted: 3/3/2004 by parent

This is the best school I have ever been associated with. The parental involvement is amazing and the teachers are great. We are extremely pleased with Forest Hills.

School: Lake Oswego Junior High School

School Details

Name
Lake Oswego Junior High School

Address
2500 SW Country Club Rd
Lake Oswego, OR 97034

Phone
(503) 534-2335

School District
Lake Oswego School District 7J

Grades Served
7-8

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Lake Oswego Junior High School

10 out of 10

Lake Oswego

N/A out of 10

School Facts

This School

Total Enrollment	579
Students in Free or Reduced Price Lunch Program	11%

Grade 6 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually



Grade 7 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually



Grade 8 Oregon Assessment of Knowledge and Skills

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually

This School



Community Ratings for this School

Based on 15 Reviews

3 out of 5

Rating: 1

Posted: 4/16/2015 by parent

I'm not at all impressed with this school at all or the Lake Oswego district for that matter. More money does not equal better schools, but good teachers do make a difference. I'm so discouraged by all of the "redoing" kids are allowed to do on their tests, homework, etc. If a child gets anything lower than a C on anything, it's an automatic redo! I can understand 1 time a year, but not every class, every test. I think that there is a large scam going on here. Or is it the same thing where people are "paid" to get these grades revised? I have other children in another district, as well, and I'm much more impressed with what that district does with less money. The non-lake o district has friendship clubs, more family activities, offer more hands-on teachers, etc. Also, this school does student lead conferences where the teachers don't attend! I'm sure it's their time to divvy up the annual bonuses for fudging the grades, excuse me, allowing redoes until the child gets a C or better. Scam! If people want to pay for an education, let them go to private schools and leave the public out of it. This system is a disservice to children.

Rating: 5

Posted: 5/10/2014 by parent

We moved here this year from a nearby district and couldn't be happier. My daughter is more challenged than she has been in the past and is much happier, despite having to move away from her old friends. The class sizes are much smaller than where we were. The school allows everyone to request accelerated work, regardless of whether you are earmarked as "TAG" or not. There is a strong sense of community, with ties to the high school that we didn't see in our old district. I also love that the emphasis isn't limited to academics. The district has kept a strong offering of electives, sports and clubs to develop well-rounded students.

Rating: 1

Posted: 2/15/2014 by parent

I completely agree with last poster "A parent" - we came from district 7 in southern oregon and were completely COMPLETELY disappointed. Everything that poster mentioned is sadly true. I considered homeschooling but decided to go outside LO instead. I'm certain this CANT be the top district in Oregon. Not a chance.

Rating: 1

Posted: 10/30/2012 by parent

Our second rotation with our younger child through LOJ. This go around is worse with the switch to a middle school. There are some fantastic teachers at LOJ but the school itself is gross and outdated and is a very wink link in this school district. It's LO school districts' dirty little secret. There are too many kids crammed into LOJ with the addition of the 6th graders. There are a lot of kids who get lost in the shuffle at LOJ. They talk a big game about helping these kids with the awkward transition if middle school. Wish we could skip LOJ but unfortunately a necessary evil.

Rating: 5

Posted: 12/18/2011 by other

I am an 8th grader at LOJ; a member of the class of 2016. There is not enough praise to sing as I have loved every single day of jr. high. I had and still have tons of opportunities and the teachers truly wish to help. I am a member of the band, SCRABBLE club, LOJ drama, and Nexus. I had amazing teachers and made the choice to not be negatively influenced by my peers. Students who wish to succeed will succeed.

Rating: 3 

Posted: 5/21/2011 by parent

Overrated. Noticed a decline in teacher quality compared to the elementary school (Forest Hills). After talking to some other parents the general consensus seems to be that the middle school is just a 'necessary evil' on the way to the much better quality high school. I guess I'll find out this fall when my oldest is a Freshman at LOHS.

Rating: 2 

Posted: 4/9/2009 by parent

I am a parent going through LOJ for the second time. This go around is even worse than the first time. I agree that the best thing about this school is the drama department.

Rating: 2 

Posted: 4/6/2009 by student

I'm an 8th grader at LOJ, and I really don't understand why anyone really likes this school that much. Principal leadership? non-existent. Teacher quality? I feel like I'm never learning ANYTHING new, and there are very few teachers here that I am hoping to remember. Extracurricular activities are just ok, other than the drama program, which is amazing! LOJ drama is the only thing I'll want to remember about LOJ. I can't wait to move on. I feel LOJ is extremely overrated.

Rating: 5 

Posted: 3/2/2008 by parent

My child comes home from school everyday with nothing but positive comments. I am a member of the school board and am very pleased with the school staff and students

Rating: 5 

Posted: 3/2/2008 by student

I was a student at LOJH 4 years ago. It has given me some of the best tools to go on into high school and college. I will always have nothing but the best memories at LOJH. I would recommend it to anyone no matter who you are.

Rating: N/A 

Posted: 2/26/2008 by parent

My son is in 8th grade at lake oswego jr. high! The only thing the schools district really cares about is the money and getting the parents to pitch in for the founding of the schools here in lake oswego wheather your low income or not! And they really don't even tell you where the money goes too!

Rating: 3 

Posted: 10/13/2007 by other

I admit it, this school has very good teachers. I learned so much during my years at LO junior high. Unfortunately, this school (more the whole LO district) is way too cliquy.

Rating: 5 

Posted: 10/7/2007 by parent

an absolutely amazing school. the best I've ever seen. It couldnt get any better

Rating: 5 

Posted: 2/15/2004 by student

I am a senior student at Lake Oswego Jr High. I gave this school high ratings because in this school, when you get out of class you always learn something new. There is no trouble going around in this school. I highly suggest going to this school.

Rating: 4 

Posted: 8/26/2003 by former student

I am currently an 8th grade student at Lake Oswego Jr. High and this is a great school. The teachers here are very good with the students and teach them every thing they need to know but make it fun and understandable. I highly recommend this school to anybody.