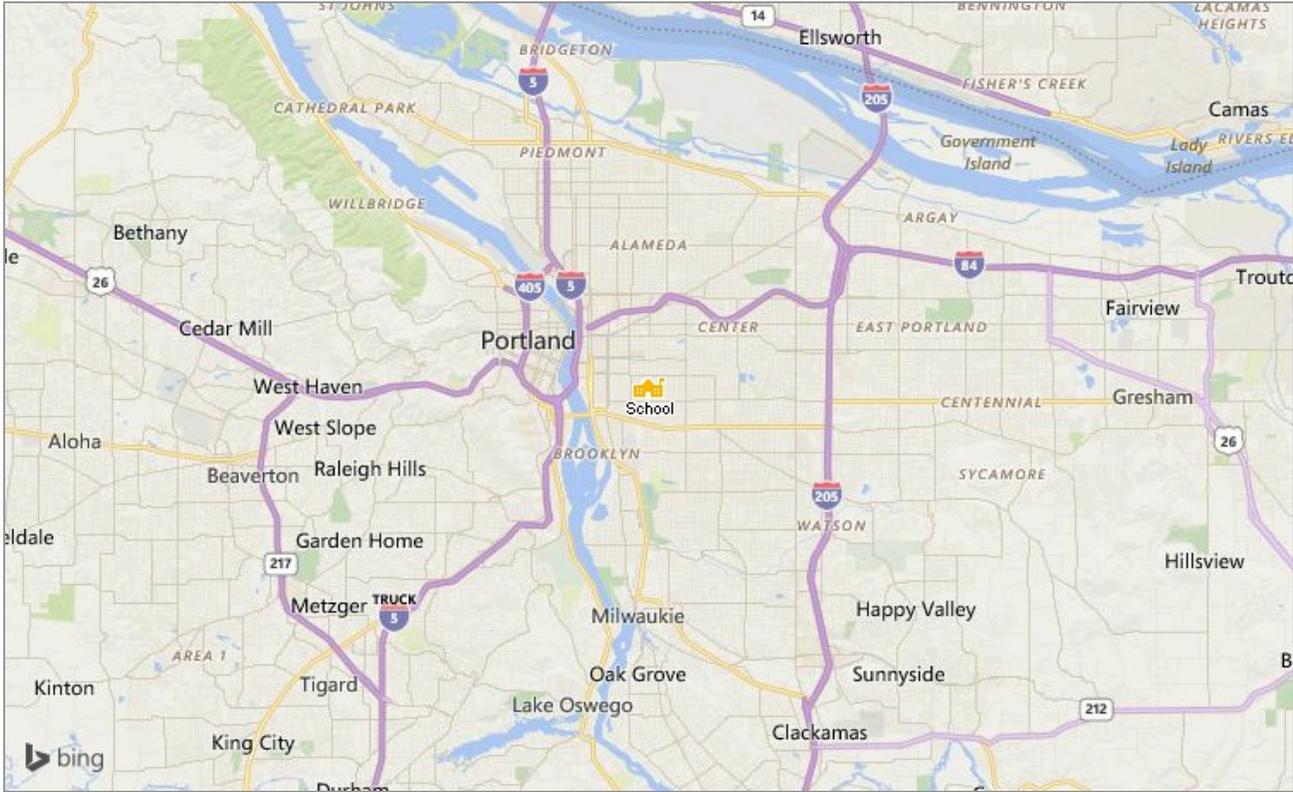




SCHOOL REPORT

# Hosford Middle School

Portland, Oregon



Presented by

**Victor Bulbes**

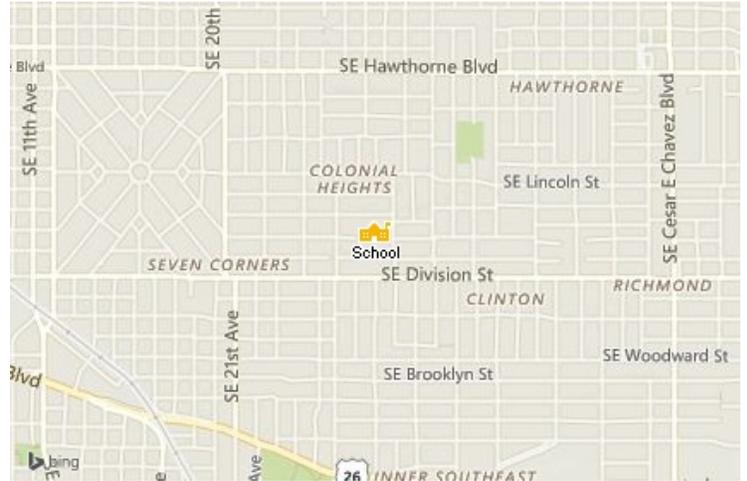
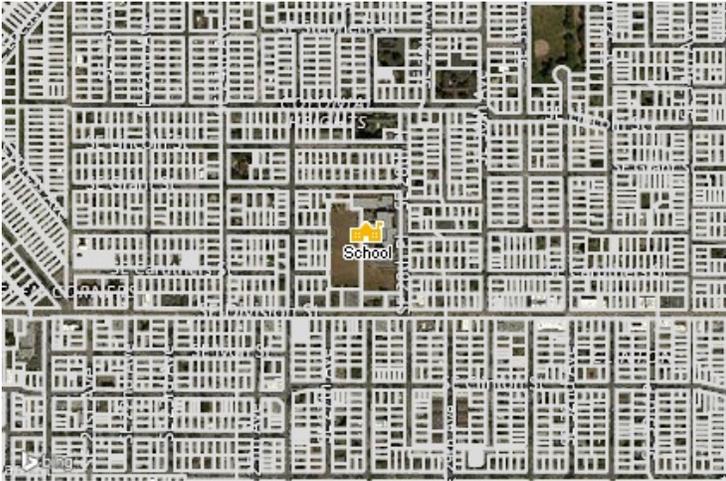


Mobile: (503) 701-3031 | Office: (503) 608-4400

[victor@kw.com](mailto:victor@kw.com)  
[MapPortlandHomes.com](http://MapPortlandHomes.com)

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

# School: Hosford Middle School



## School Details

**Name**  
Hosford Middle School

**Address**  
2303 SE 28th Place  
Portland, OR 97214

**Phone**  
(503) 916-5640

**School District**  
Portland School District 1j

**Grades Served**  
6-8

## GreatSchools Rating

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

Hosford Middle School



Portland



## School Facts

This School

Total Enrollment	<b>533</b>
Students in Free or Reduced Price Lunch Program	<b>46%</b>
Number of Schools in this City	<b>257</b>

*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. 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 provided in this report.*

## Test Scores

### Grade 6 Smarter Balanced Assessment



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 7 Smarter Balanced Assessment



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 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

## Grade 8 Smarter Balanced Assessment



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 All 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 All Smarter Balanced Assessment



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

**3** out of 5

**Rating: 1**

Posted: 5/7/2015 by other

I have never really felt like I've belonged in the hosford community, (Im a student there) Because all the bad behavior. (Im asian and a christian) With all the racial slurs, I've been bullied a lot at this school. The only reason I actually WANT to come to school is to get my education and see my friends. It seems the teachers dont really care and always are on the bullies side. (For example, when I was in my PE class, a 8th grader started pushing people and calling them names, and it seemed the pe teacher didnt do anything about it) It sucks this school has to be this way.

**Rating: 4**

Posted: 2/14/2015 by parent

Hosford is a very diverse school both racially and economically. There are a great variety of electives that students can take including computer tech, Spanish and Mandarin, ceramics, art and drama and there is an amazing after school program that allows kids to explore a variety of other activities including running, yoga, speech and debate, model UN, Jewelry making, and knitting, among others. I have two children who graduated from there and were well-prepared for the rigors of our neighborhood high school's International Baccalaureate program at Cleveland. I have a child there now. None of my children ever saw any bullying. Some teachers are better than others- I think our most recent principal has worked hard to hire good teachers and there is a young energy amongst the faculty. Downside is that the only class in which there is leveling is Math- they used to have leveling in language arts as well. Another downside is that since there is no longer school choice in Portland, some families feel that they are "stuck" at Hosford and may not be able to see the many positives it has to offer their children.

**Rating: 1**

Posted: 6/6/2014 by other

Many kids there are very violent and we have had students punch teachers, and punch other students! Don't send your child here!

**Rating: 1**

Posted: 5/11/2014 by parent

If you can avoid going to Hosford, do. Teachers are apathetic about student achievement. PPS sends students with discipline problems from all over the city there. My son was bullied horribly and the teachers and administration ignored it. You only have to visit once to see it's not working

**Rating: 1**

Posted: 2/18/2014 by other

Hosford is a horrible school! Half the school is failing and will fail in life!!! From what I have seen the mandarin immersion student are the one only successful ones!!!!!!!!!!!!!!!!!!!!!! I would not recommend coming if you are a person of color!

**Rating: 5**

Posted: 8/10/2011 by other

I was a student at Hosford; and it prepared me greatly for Cleveland high school. I have always had a very unique way of viewing education (in that if I could choose, I wouldn't go to school at all because I would be far better able to grow and learn on my own.) However, Hosford was a great place with many super-qualified teachers on hand. For example, Mr. Zakoura is perhaps the most intelligent person I know. He could and should be teaching a college class at Stanford or Berkley, but he chooses to be at Hosford because of the great environment and the schools goals of providing every child great education. It is easy to achieve excellence when a school only has middle to upper class white students attending (\*cough cough\*); but Hosford provides the opportunity to achieve excellence to everybody, no matter how much their family makes, the color of their skin, or the circumstances in which they grew up. Hosford truly amazes me, and for I person who detests school, Hosford was a wonderful place to learn. -Griffin Gonzales, class of 2010.

**Rating: 2**

Posted: 2/23/2011 by other

The students are rude, disrespectful, and out of control. Teachers don't do much about it anyway. When you're walking in the hallway to get to class, it's like a jungle. People are yelling and slamming others into lockers, profanities are being tossed back and forth. As far as I see it, you wouldn't want to go here.

**Rating:** 5

Posted: 6/5/2009 by student

This is one of the most welcoming schools I have ever been at, and I've been to many. The teachers and staff are all supportive. I love how people like the librarians and office workers learn everyone's names, even though they rarely see them!

**Rating:** 5

Posted: 11/11/2008 by student

I myself am a student at hosford its the best school ever!

**Rating:** N/A

Posted: 7/18/2008 by parent

Hosford Middle School is an Amazing school. I recommend going. The Teachers were extremely nice, and were always on task and doing their job. They know how to make learning fun. The School was safe. well just for more info go to their web-sight.

**Rating:** 2

Posted: 5/26/2008 by parent

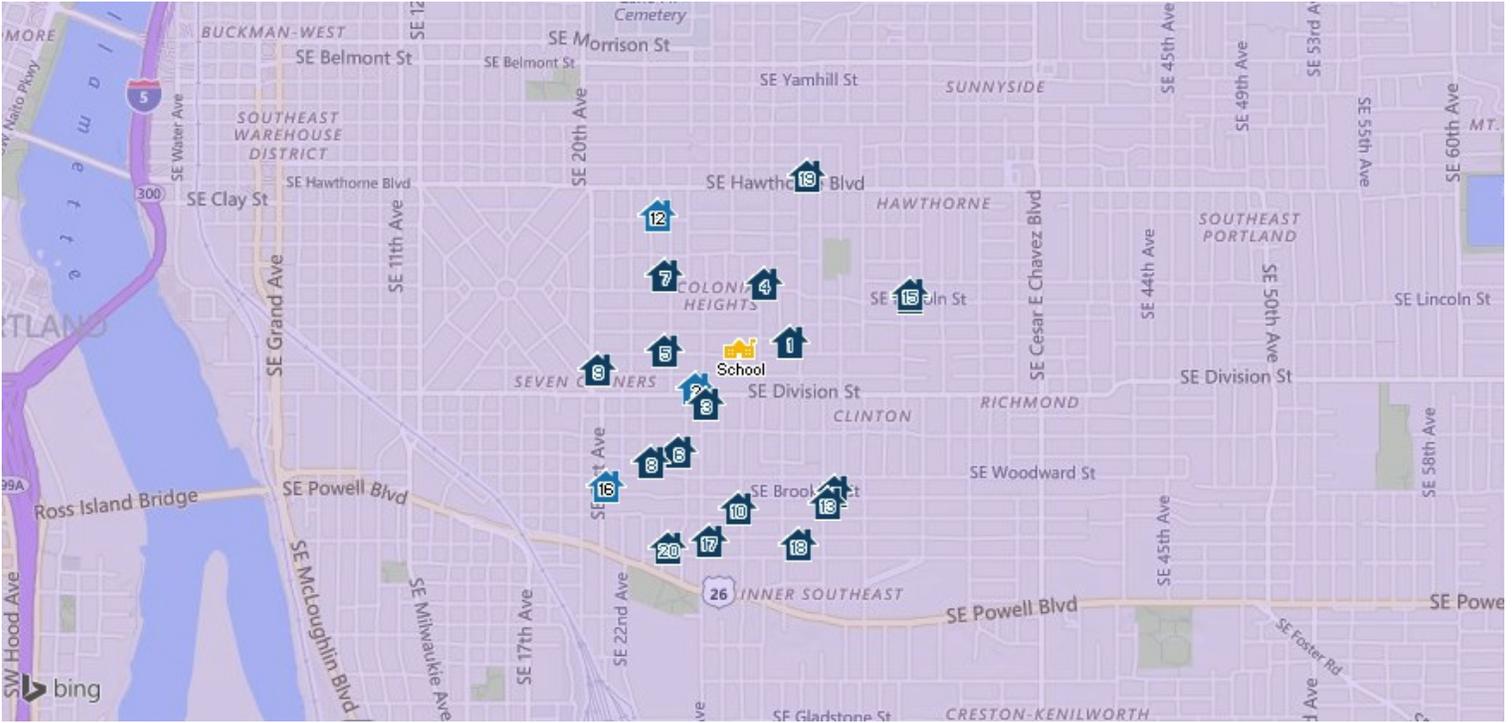
My son has had a horrible time at Hosford. The kids are out of control and the teachers don't seem to do much about it. I have had so many issues I even had to go to school with my son for a few days to try and get to the bottom of it.

**Rating:** 5

Posted: 4/7/2008 by student

i love going to Hosford! Learning Chinese was my dream, NOT ANY MORE! Now it is my reality. The teachers are SO nice and know what they are doing.

# Nearby Properties For Sale (within 5 miles)



🏠 For Sale  
 🏠 Pending  
 🏠 Distressed For Sale  
 🏠 Distressed Pending

## Listings closest to the school

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <span style="background-color: #004a99; color: white; padding: 2px;">1</span> <span style="background-color: #004a99; color: white; padding: 2px;">16</span> PENDING · Pending: 3/18/2016   MLS ID: 16100275 <b>2936 SE Grant St</b> Single Family      5/3      2,967 sq ft      3,484      2016      3/6/2016      \$899,900      \$303 New Craftsman Home! Richmond Neighborhood. Featuring: Wainscoting, Beam Ceilings, Crown Molding, Built-ins, Hardwood Floors, Gourmet Kitchen with Large Island and Butler Pantry, Formal Dining, Gas Fireplace, Covered Porch... Exceptional Attention to Detail. Earth Advantage Certified = Energy Efficient. Walk Score: 86   Bike Score: 99 <i>Listing Courtesy of Jet Realty Group Inc</i>								
 <span style="background-color: #004a99; color: white; padding: 2px;">2</span> <span style="background-color: #004a99; color: white; padding: 2px;">16</span> FOR SALE · New, Active: 3/29/2016   MLS ID: 16561307 <b>2515 SE Division St</b> Single Family      2/2      2,232 sq ft      3,920      1904      3/29/2016      \$650,000      \$291 DO NOT WALK PROPERTY OR DISTURB TENANTS. CM Zoning. Please do preliminary due diligence with city prior to writing offer. <i>Listing Courtesy of Bilyeu &amp; Co. Real Estate</i>								
 <span style="background-color: #004a99; color: white; padding: 2px;">8</span> <span style="background-color: #004a99; color: white; padding: 2px;">16</span> PENDING · Pending: 3/23/2016   MLS ID: 16510241 <b>2530 SE 26th Ave, Apt 206</b> Condominium      2/2      1,422 sq ft      -      2008      3/18/2016      \$575,000      \$404 One of only 26 condos to own in central SE Division. Stunning, architecturally significant building in the heart of SE Division's restaurant row. Spacious and airy true 2 bed/2 bath northwest corner unit features dark walnut flooring and cabinets, upgraded quartz countertops and backsplash. Open floorpan with high ceilings, floor to ceiling windows, and west facing deck with city views. Walk score 94 and bike score 99. <i>Listing Courtesy of Living Room Realty</i>								

## Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>2857 SE Harrison St</b></p> <p>Architecturally significant with hardwoods, in-lays, built-ins, more. Anderson Renewal windows, Neil Kelly remodeled bathrooms. Generous bedrooms, great natural light, shop, greenhouse in the back yard. Oversized lot. Solar panels on roof, high efficiency HVAC, tiny energy bills. 3rd owner - every owner has simply LOVED this home, confident you will too. This home will let you live the way you want to.</p> <p><i>Listing Courtesy of Keller Williams Realty Profes.</i></p>	Single Family	4/3	3,216 sq ft	5,662	1913	3/13/2016	\$750,000	\$233
 <p><b>2339 SE Sherman St</b></p> <p>Classic Dutch Colonial in Colonial Heights blocks to great restaurants, cafes and boutiques. Features include formal entry, hardwood flooring, formal living room and dining room. Proportionate room sizes throughout. Rare double garage with electric car charging station. Tear off roof in 2012.</p> <p><i>Listing Courtesy of Windermere Stellar</i></p>	Single Family	3/2	3,444 sq ft	4,791	1924	3/17/2016	\$649,900	\$189
 <p><b>2435 SE Taggart St</b></p> <p>Hawthome/Division Fixer. 3 blocks off Division...Portland's hottest restaurant row! 5 beds, 2 full baths, urban yard, Fir floors, full basement.</p> <p><i>Listing Courtesy of Realty Trust Group, Inc.</i></p>	Single Family	5/2	2,448 sq ft	2,613	1913	2/12/2016	\$479,900	\$196
 <p><b>1945 SE 24th Ave</b></p> <p>This meticulously maintained Storybook English Cottage sits on one of Colonial Heights finest streets. 3 beds/2bths, with room to grow in the bsmt. Beautiful casement and double hung windows, fabulous floorpan and an enchanted garden in both back and front yards. Covered back patio, west hill views from the wonderful master suite. Blocks to the hippest part of SE Division &amp; Hawthome.. Minutes to downtown.</p> <p><i>Listing Courtesy of Windermere Stellar</i></p>	Single Family	3/2	2,417 sq ft	4,356	1925	3/28/2016	\$679,000	\$281
 <p><b>2316 SE Taggart St</b></p> <p>Opportunity knocks in this bungalow in HOT CLINTON! Centrally located to the neighborhood's best, this one has great bones! Sensible floorplan; Hardwoods, vintage moldings &amp; blt-ins, hi-ceilings in unfinished basement; many newer mechanics; cov'd porch; lovely yard; oversized garage w/ 12' door. Needs cosmetics, but the upside in this location is worth it!</p> <p><i>Listing Courtesy of Re/Max Equity Group</i></p>	Single Family	4/2	2,576 sq ft	4,791	1929	3/14/2016	\$524,900	\$204
 <p><b>2105 SE Caruthers St, Apt 36</b></p> <p>Darling top flr, light-filled corner unit in a lovely &amp; well maintained mid-century bldg in the heart of Seven Corners. It is a dream location for bikers and walkers alike. Just steps from bustling Division St., you'll never want for things to do in this sweet spot. This 1 bed/1 bath unit boasts hardwoods, in unit washer/dryer, stainless steel appliances, a huge, private storage unit in bsmt along w/interior bike racks. So much to lov</p> <p><i>Listing Courtesy of Think Real Estate</i></p>	Condominium	1/1	567 sq ft	-	1941	3/10/2016	\$245,000	\$432

## Listings closest to the school (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	PENDING	Pending: 3/10/2016 MLS ID: 16272733							
<b>3027 SE 28th Ave</b>	Single Family	3/1	1,632 sq ft	3,484	1910	3/5/2016	\$485,000	\$297	
<p>Sunlit bungalow, perched above twinkling city lights, blocks to Clinton + Division. Inviting front porch perfect for morning coffee. Hardworking floorplan makes entertaining easy inside + out! Bright, open kitchen w/sunset views, perfect party deck overlooking lovingly tended gardens. Detached, oversized garage. Lower level bedroom + outside entrance make this basement the perfect place to create + innovate.</p> <p><i>Listing Courtesy of The Hasson Company</i></p>									
	PENDING	Pending: 8/22/2015 MLS ID: 15084894							
<b>3117 SE Brooklyn St</b>	Single Family	5/3	2,789 sq ft	8,276	1951	1/28/2015	\$949,000	\$340	
<p>Amazing home in the HOT Richmond/Clinton neighborhood! Thoughtfully constructed 5 bedroom, 3 bath home, with 4 bedrooms &amp; 2 full bathrooms up, 1 bedroom &amp; full bath on main, hardwood floors through out, amazing Chef's kitchen w/granite counters &amp; gas range, 12 ft ceilings on both levels, deck off master, windows across back of house look out onto gorgeous oversized lot (.19 acre). Completion date in mid summer.</p> <p><i>Listing Courtesy of Premiere Property Group, LLC</i></p>									
	FOR SALE	New, Active: 4/4/2016 MLS ID: 16202912							
<b>1624 SE 23rd Ave</b>	Single Family	3/2	3,706 sq ft	5,662	1919	4/4/2016	\$750,000	\$202	
<p>Fabulous location for this 1919 Colonial Heights Old Portland. First time on market in 47 years. Grand Foyer, Beveled-Glass French Doors, Formal Living and Dining Rooms, Fireplace with Ceramic Gas Insert, Built-ins throughout, Period Fixtures, lighting and trim, Bonus Rooms include Sleeping Porch and Office/Den, Outside entrance to basement, lovely mature gardens, detached garage, one block to Hawthome Blvd., fantastic schools.</p> <p><i>Listing Courtesy of Realty Trust Group, Inc.</i></p>									
	PENDING	Pending: 3/15/2016 MLS ID: 16611602							
<b>3012 SE 31st Ave</b>	Single Family	3/1	1,108 sq ft	4,791	1958	3/8/2016	\$415,000	\$375	
<p>Unspoiled 50's ranch on sun-kissed corner lot w/comfy covered porch for SE sunsets. Orig oak hardwoods throughtout, cozy brick fireplace to open dining rm &amp; retro kit. 2-car tandem garage w/potential for extended liv space + x-storage. Private-fenced yard w/patio for summer fun. Planters for your veggie garden out front. Smack dab between award winning restaurant-row (Division/Clinton) &amp; tension-free commute to PDX. Boom!</p> <p><i>Listing Courtesy of Windermere Stellar</i></p>									
	PENDING	Pending: 1/21/2016 MLS ID: 15586647							
<b>2036 SE 34th Ave</b>	Single Family	4/3	3,268 sq ft	5,227	1924	7/3/2015	\$625,000	\$191	
<p>Just voted best neighborhood in Portland! Bike score 100! Original charm throughout. Gleaming hardwoods + adorable built-ins! Master suite w/ living area, additional room, walk-in closet + bath! Kitchen features bright eating nook, granite and more! Formal dining with b/i buffet and original french doors. 2 water heaters, one solar powered. Large corner lot w/ pergola and fenced yard. 2 car detached garage. Walk score 88.</p> <p><i>Listing Courtesy of Oregon Realty Co.</i></p>									
	PENDING	Pending: 3/30/2016 MLS ID: 16042145							
<b>2030 SE 34th Ave</b>	Single Family	2/2	1,816 sq ft	4,791	1958	3/7/2016	\$454,900	\$250	
<p>Fixer Vintage home in Hawthome district. Main Floor has beautiful Hardwood Floors, Living Room w/wood-burning Fireplace, Basement Family Room w/Fireplace, Tuck Under 1 Car Garage w/opener, Central Air, Breakers, Bath on each floor, ready for your updates. Close to restaurants &amp; shopping on Division &amp; Hawthome.</p> <p><i>Listing Courtesy of Re/Max Equity Group</i></p>									

## Listings closest to the school (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	Active: 3/11/2016		MLS ID: 16578760					
	<b>2926 SE 21st Ave</b>	Single Family	5/4	2,932 sq ft	2,613	2008	3/11/2016	\$799,999	\$273
	<p>This gorgeous 2008 custom craftsman home boasts SE Portland character, with elegant details and features throughout the living, dining and kitchen areas. Hardwood floors flow underfoot throughout, as built-ins and pillars add additional charm. With a luxurious master suite, two sizable bedrooms, and two and a half baths, plus an additional lower level two-bedroom ADU, this home is the ideal blend of comfort and convenience.</p> <p><i>Listing Courtesy of M Realty Llc - L.O.</i></p>								
	 <b>PENDING</b>	Pending: 3/29/2016		MLS ID: 16594714					
	<b>3204 SE 26th Ave</b>	Income/Multi Family	4/4	3,720 sq ft	2,147,483,000	1926	3/23/2016	\$795,500	\$214
	<p>Close in Four-Plex with old Portland charm on a corner lot! This SE plex features four one bedroom units with built-ins, hardwoods, common entry, possible basement unit/storage, three garage bays &amp; storage lockers for each tenant. Close in location is convenient for public transit as well as easy access to Downtown via Hwy 26/Ross Island Bridge. Walk score of 86, Bike score of 91. Inspection subject to offer.</p> <p><i>Listing Courtesy of Gordon Properties</i></p>								
	 <b>PENDING</b>	Pending: 2/9/2016		MLS ID: 16348313					
	<b>2934 SE Kelly St</b>	Single Family	2/1	1,276 sq ft	7,840	1954	2/9/2016	\$512,000	\$401
	<p>—</p> <p><i>Listing Courtesy of Premiere Property Group, Llc</i></p>								
	 <b>PENDING</b>	Pending: 3/3/2016		MLS ID: 16387552					
	<b>1420 SE 30th Ave</b>	Condominium	1/1	1,481 sq ft	—	1911	2/25/2016	\$335,100	\$226
	<p>Charming Restored Hawthorne Condo. Period fixtures, original woodwork, refinished hardwoods. Spacious living room with permitted wood stove, built-ins, French door to sun room with balcony. Kitchen with granite counters, pantry. Bedroom with attached office, French door to walk in closet. Full bathroom. Private basement with washer/dryer. Fenced shared courtyard. Easy access to all Hawthorne shops and restaurants.</p> <p><i>Listing Courtesy of Premiere Property Group, Llc</i></p>								
	 <b>PENDING</b>	Pending: 3/19/2016		MLS ID: 15230836					
	<b>3228 SE 24th Ave</b>	Single Family	2/1	902 sq ft	2,613	1927	3/16/2016	\$360,000	\$399
	<p>Desirable SE Clinton Neighborhood, 2 bedroom 1 bath home convenient to parks, dining, transportation and entertainment. Newer furnace, electrical and kitchen floor within the past 5 years. Needs your finishing touches. Sold as is, Don't miss this great opportunity. Possible 3 bedroom downstairs.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Nw Real Estate</i></p>								