

# (ACROSS FROM) 6266 HUNSAKER RD SE OREGON FARM & HOME BROKERS



**Oregon  
Farm & Home**  
★ BROKERS ★

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

**LAND**  
KELLERWILLIAMS

*Luxury*  
KELLERWILLIAMS INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# AGENT INFORMATION



PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777



STEVE  
HELMS

STVEHELM@KW.COM  
541-979-0118

2125 Pacific Blvd. Albany 97321  
1121 NW 9th Ave Corvallis 97330





# LAND



- 110.85 Acres
  - 70 Acres of Water Rights
- Duck Hunting Ponds
  - with 6 Blinds
- Commercial Bass Ponds
- Commercial Crawdads
- Automatic Fish Feeding Stations
- Farmed for Millet
- Current Lease for Summer Grazing
- New Cedar Sauna
  - 8' Long
  - Harvia Wood Stove
  - Located on a Sandy Beach
  - Overlooking a Private Lake with a Swimming Hole
  - Unique Panoramic Viewing Window
- New Yurt
  - 20'
  - Large Front Deck





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# MAP







Bass Pond

Goose Roost/Rest Area

Duck Blind

Bass Pond

Duck Blind

Duck Blind

Duck Blind

Bass Pond

Yurt Sauna

Goose Roost/Rest Area

Bass Pond

Bass Pond

WETLANDS RESERVE PROGRAM (WRP)  
500+ ACRES REST/ROOST PONDS

# LIST PACK





# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535330**

Tax Lot: **092W160000100**

Owner: Widgeon Prairie LLC

CoOwner:

Site:

Turner OR 97392

Mail: PO Box 1210

Turner OR 97392

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 110.85

Twn/Rng/Sec: T:09S R:02W S:16 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$256,800.00**

Market Land: **\$256,800.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$54,950.00**

Exemption:

Taxes: **\$661.92**

Levy Code: 05595

Levy Rate: 12.0461

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 110.85 Acres (4,828,626 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 3039 - 010801

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 11/16/2020

Sale Amount: \$665,100.00

Document #: 44100268

Deed Type: Deed

Loan  
Amount: \$622,750.00

Lender: CRAFT3

Loan Type: Conventional

Interest Type:

Title Co: FIRST AMERICAN





**Fidelity National Title**

Parcel ID: 535330

Site Address:

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



## Fidelity National Title

**Site Address:**

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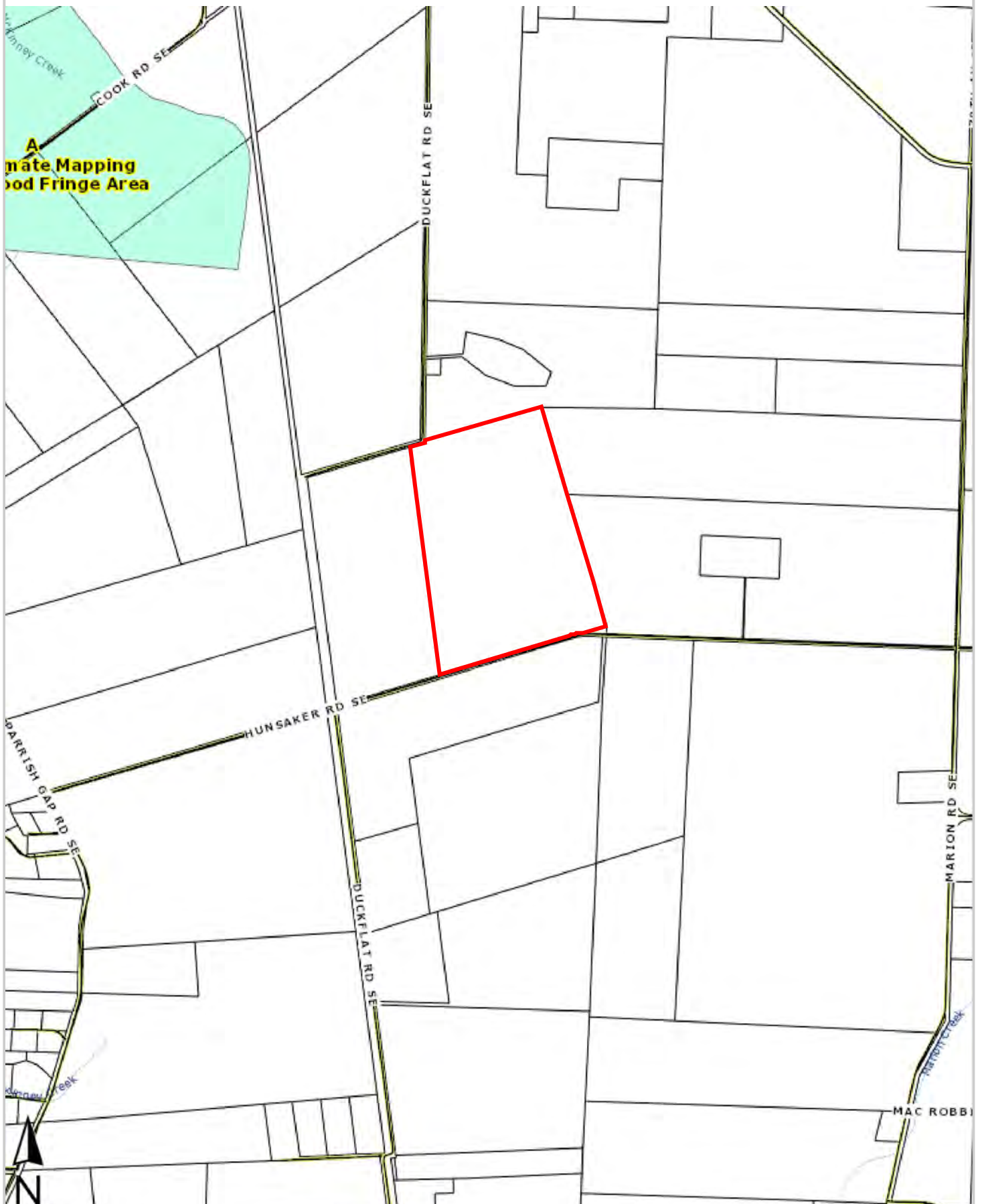
Aerial Map



**Fidelity National Title**

Parcel ID: 535330

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



**Fidelity National Title**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title



October 14, 2022

## Property Identification

**Account ID:**

535330

**Tax Account ID:**

535330

**Tax Roll Type:**

Real Property

**Situs Address:****Map Tax Lot:**

092W160000100

**Owner:**

WIDGEON PRAIRIE LLC

PO BOX 1210

TURNER, OR 97392

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:****Related Accounts:**

## Owner History

Grantee	Grantor	Sales Info	Deed Info
WIDGEON PRAIRIE LLC PO BOX 1210 TURNER OR 97392	DUCK FLAT FARM LLC FARM CREDIT SERVICES 6230 SW DOLPH DR PORTLAND OR 97219	11/16/2020 \$665,100.00 01 1	11/16/2020 44100268 WD 535330
DUCK FLAT FARM LLC 6230 SW DOLPH DR PORTLAND OR 97219	DOERFLER FARMS INC 12333 SILVER FALLS HY SE AUMSVILLE OR 97325	9/14/2001 \$210,000.00 27 1	9/14/2001 18370398 WD 535330
DOERFLER FARMS INC 12333 SILVER FALLS HY SE PORTLAND OR 97219	DEVINE,GORDON M ET AL 12333 SILVER FALLS HWY SE AUMSVILLE OR 97325	5/12/1992 \$110,000.00 12 1	5/12/1992 17860145 WD 535330
12026 PARRISH GAP RD SE PORTLAND OR 97219	DEVINE,GORDON M ET AL %DEVINE,WAYNE A 11800 PARRISH GAP RD TURNER OR 97392	4/22/1988 \$110,000.00 27 1	4/22/1988 06160312 CON 535330
DEVINE,GORDON M 50% & DEVINE,VELMA & DEVINE,WAYNE A & JEANNE E 50% 11800 PARRISH GAP RD SE PORTLAND OR 97219	ANDERSON,CHESTER R & LILLIE	8/11/1982 \$36,300.00 12 1	8/11/1982 05420139 RD 535330

## Property Details

**Property Class:**

550

**Levy Code Area:****Notes:****Exemption (Begin/End):****Deferral (Begin/End):**

05595

**Zoning:**

EFU (Contact Local Jurisdiction)

**Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	005 Resource 4BD FOUR BENCH DRY	63.2	2752992
2	005 Resource POND POND	25	1089000
3	005 Resource WST WASTELAND	22.65	986634

**Improvements/Structures:**

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
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No Improvement Details

**Value Information (per most recent certified tax roll)**

**RMV Land Market:** \$298,430

**RMV Land Spec.** \$298,432

**Assess.:**

**RMV Structures:** \$0

**RMV Total:** \$298,430

**AV:** \$56,482

**SAV:** \$127,508

**Exception RMV:** \$0

**Exemption Value:** \$0

**Exemption Description:** None

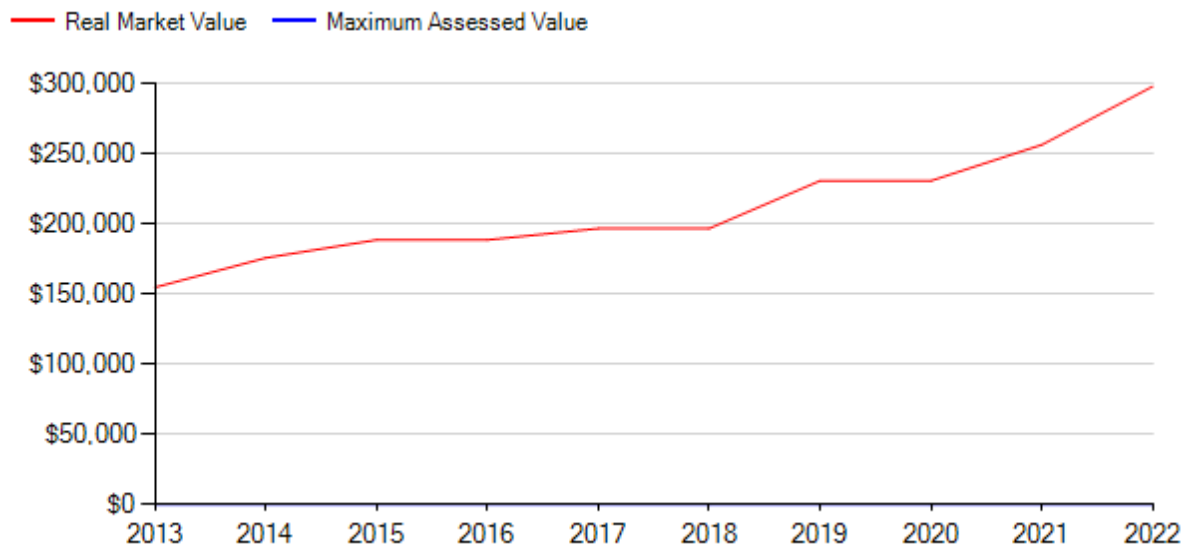
**M5 Taxable:** \$127,508

**MAV:** \$0

**MSAV:** \$56,616

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").





## Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$298,430	\$298,432/\$56,616	None	\$56,482
2021	\$0	\$256,800	\$256,800/\$54,950	None	\$54,950
2020	\$0	\$230,990	\$230,990/\$53,360	None	\$53,360
2019	\$0	\$0	\$230,990/\$51,800	None	\$51,800
2018	\$0	\$0	\$196,970/\$48,830	None	\$48,830
2017	\$0	\$0	\$196,970/\$48,830	None	\$48,830
2016	\$0	\$0	\$188,870/\$47,410	None	\$47,410
2015	\$0	\$0	\$188,870/\$46,020	None	\$46,020
2014	\$0	\$0	\$175,950/\$44,680	None	\$44,680
2013	\$0	\$0	\$154,830/\$43,770	None	\$43,770
2012	\$0	\$0	\$252,110/\$66,340	None	\$66,340

## Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$677.45  
**Tax Rate:** 11.9943  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$657.13

Year	Total Tax Levied	Tax Paid
2022	\$677.45	\$0.00
2021	\$661.92	\$661.92
2020	\$642.18	\$642.18
2019	\$645.92	\$645.92
2018	\$595.81	\$595.81
2017	\$581.33	\$581.33
2016	\$564.94	\$564.94
2015	\$549.08	\$549.08

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3877981	-\$661.92	\$19.86	\$0.00	\$642.06	11/9/2021
2020	3861630	-\$642.18	\$19.27	\$0.00	\$622.91	11/24/2020
2019	122824	-\$645.92	\$19.38	\$0.00	\$626.54	11/7/2019
2018	208683	-\$595.81	\$17.87	\$0.00	\$577.94	11/19/2018
2017	354341	-\$581.33	\$17.44	\$0.00	\$563.89	11/17/2017
2016	517863	-\$564.94	\$16.95	\$0.00	\$547.99	11/15/2016
2015	755200	-\$549.08	\$16.47	\$0.00	\$532.61	10/21/2015

ORIGINAL



After recording return to:  
Widgeon Prairie, LLC  
PO Box 1210  
Turner, OR 97392

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Widgeon Prairie, LLC  
PO Box 1210  
Turner, OR 97392

File No.: 7083-3444063 (LB)  
Date: April 09, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4410 PAGE 268  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
11-16-2020 03:37 pm.  
Control Number 626869 \$ 96.00  
Instrument 2020 00063150

### STATUTORY WARRANTY DEED

**Duck Flat Farm, LLC, a Limited Liability Company**, Grantor, conveys and warrants to **Widgeon Prairie, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$665,100.00**. (Here comply with requirements of ORS 93.030)



APN: R35330


Statutory Warranty Deed  
- continued

File No.: 7083-3444063 (LB)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

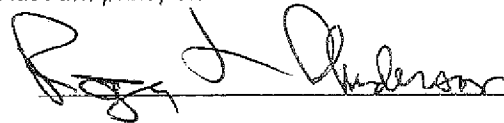
Dated this 12 day of NOVEMBER, 2020

Duck Flat Farm, LLC

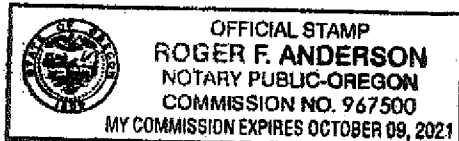
By:   
Name: Richard W Zeider  
Title: Member

STATE OF Oregon )  
County of Washington ) ss.

This instrument was acknowledged before me on this 12<sup>th</sup> day of November, 2020  
by Richard W Zeider as Member of Duck Flat Farm, LLC, on behalf of the LLC.



Notary Public for Oregon  
My commission expires: 10/9/2021



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Marion, State of Oregon, described as follows:

**BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SAMUEL FIELDS DONATION LAND CLAIM NO. 40 IN TOWNSHIP 9 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN MARION COUNTY, OREGON; THENCE SOUTH 18°03' EAST, 2644.85 FEET ALONG THE EASTERLY LINE OF SAID DONATION LAND CLAIM TO AN IRON BAR AT THE SOUTHEAST CORNER OF SAID DONATION LAND CLAIM; THENCE SOUTH 71°45' WEST, A DISTANCE OF 2033.08 FEET ALONG THE SOUTHERLY LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 9°04' WEST, A DISTANCE OF 2680.05 FEET TO AN IRON ROD ON THE NORTHERLY LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 71.47' EAST, A DISTANCE OF 1614.60 FEET ALONG SAID NORTHERLY LINE OF SAID DONATION LAND TO THE IRON PIPE AT THE PLACE OF BEGINNING, LYING AND BEING A PART OF SAID SAMUEL FIELDS LAND CLAIM.**

**TOGETHER WITH THE IRRIGATION WATER RIGHT CONTRACT WITH THE SANTIAM WATER CONTROL DISTRICT, RECORDED IN REEL 80, PAGE 1514, IN THE RECORDS OF MARION COUNTY, OREGON.**

**REEL: 4410**

**PAGE: 268**

**November 16, 2020, 03:37 pm.**

**CONTROL #: 626869**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 96.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

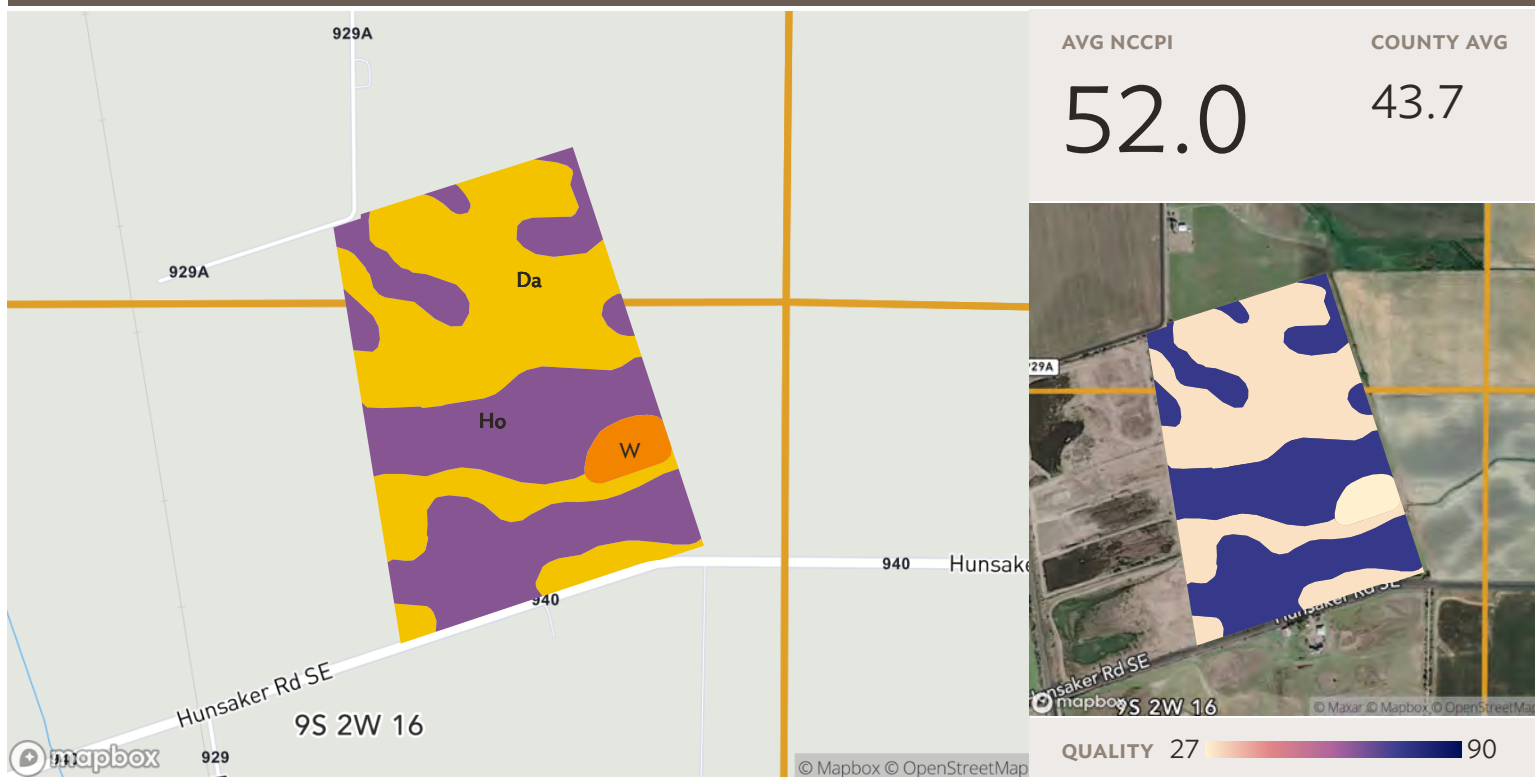


# SOILS



1 field, 107 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 9, 16



## All fields

Source: NRCS Soil Survey

107 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Da	Dayton silt loam	52.75	49.2%	4	29.3
Ho	Holcomb silt loam	50.71	47.3%	3	75.6
W	Water	3.74	3.5%		N/A
		<b>103.46</b>	<b>96.5%</b>		<b>52.0</b>

# NEIGHBORHOOD PROFILE



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## Demographics Report

Marion County OR

Subject Parcel		Report Details	
Site Address	6266 Hunsaker Rd SE Turner OR 97392	Query Distance From Parcel	1 miles
Parcel #	535328	Census Blocks In Query	8

Population		Gender	
Population	467		
		%	Total
		Male	50.1
		Female	49.9
			234
			233

Age Distribution					Households	
	Male	Female	Total	%	Total Households	139
Median Age	42.9	41	43		1 - person household - male	3
0-5	13	5	18	3.9	1 - person household - female	7
5-9	13	17	30	6.4	Family households, married-couple family, w/ own children under 18 yrs	42
10-14	16	21	37	7.9	Family households, married-couple family, no own children under 18 yrs	87
15-17	14	12	26	5.6	Family households, other family, male householder, no wife present, w/ own children under 18 yrs	2
18-19	10	5	15	3.2	Family households, other family, female householder, no husband present, w/ own children under 18 yrs	4
20-24	8	8	16	3.4		
25-29	7	6	13	2.8		
30-34	6	17	23	4.9		
35-39	10	6	16	3.4		
40-44	14	17	31	6.6		
45-49	25	20	45	9.6		
50-54	18	23	41	8.8		
55-59	18	24	42	9		
60-64	16	20	36	7.7		
65-69	25	14	39	8.4		
70-74	13	11	24	5.1		
75-79	5	3	8	1.7		
80-84	2	3	5	1.1		
85+	1	1	2	0.4		

Housing		
	%	Total
Total Housing Units		171
Housing Units - Urban	0	0
Housing Units - Rural	273.1	467
Housing Units - Vacant	5.3	9
Owner Occupied	94.7	162
Renter Occupied	0	0



# TICOR TITLE™

## Subject Parcel

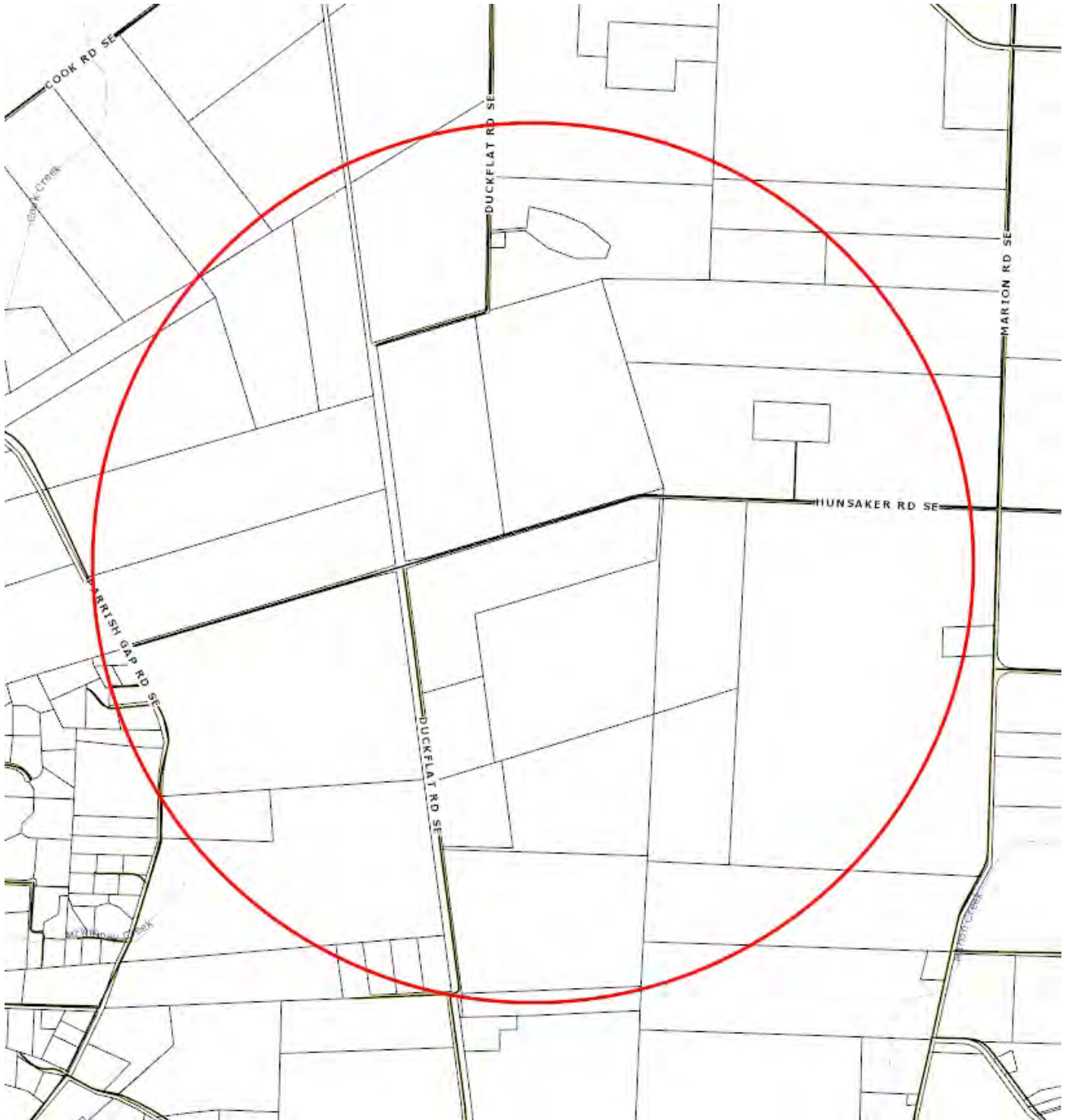
**Site Address** 6266 Hunsaker Rd SE  
Turner OR 97392

**Parcel #** 535328

## Report Details

**Query Distance From Parcel** 1 miles

**Census Blocks In Query** 8



# SCHOOL REPORT



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## School Report

## Marion County

### Subject Parcel

**Site Address** 6266 Hunsaker Rd SE  
Turner OR 97392

**Parcel** 535328

**School District** 5 Cascade

**Assigned Primary School** CLOVERDALE ELEMENTARY SCHOOL

**Assigned Middle School** CASCADE JUNIOR HIGH SCHOOL

**Assigned High School** CASCADE SENIOR HIGH SCHOOL

### Report Detail

**Query Distance From Parcel** 1 miles

**Schools In Query** 3

### Primary School

Cloverdale Elementary School

### Middle School

Cascade Junior High School

### High School

Cascade Senior High School

### Other School

### School Map



**School #1**

<b>School District</b>	Cascade SD 5	<b>Dist From Subject</b>	1.63 miles
<b>School</b>	CASCADE JUNIOR HIGH SCHOOL	<b>Site Address</b>	10226 Marion Rd SE
<b>City</b>	Turner	<b>Zip</b>	97392
<b>Type</b>	1-Regular school	<b>Students</b>	597
<b>Charter</b>	No	<b>Magnet</b>	
<b>Title 1 Elig</b>	2-No	<b>Title 1</b>	6-Not a Title I school
<b>Free/Reduced Lunch</b>	268	<b>FTE Teachers Count</b>	32.26
<b>Student/Teacher Ratio</b>	18.5	<b>Grade Levels</b>	6th Grade - 8th Grade
<b>Male</b>	283	<b>Female</b>	313

**School #2**

<b>School District</b>	Cascade SD 5	<b>Dist From Subject</b>	1.68 miles
<b>School</b>	CASCADE SENIOR HIGH SCHOOL	<b>Site Address</b>	10226 Marion Rd SE
<b>City</b>	Turner	<b>Zip</b>	97392
<b>Type</b>	1-Regular school	<b>Students</b>	674
<b>Charter</b>	No	<b>Magnet</b>	
<b>Title 1 Elig</b>	2-No	<b>Title 1</b>	6-Not a Title I school
<b>Free/Reduced Lunch</b>	287	<b>FTE Teachers Count</b>	38.51
<b>Student/Teacher Ratio</b>	17.5	<b>Grade Levels</b>	9th Grade - 12th Grade
<b>Male</b>	350	<b>Female</b>	322

**School #3**

<b>School District</b>	Cascade SD 5	<b>Dist From Subject</b>	2.47 miles
<b>School</b>	CLOVERDALE ELEMENTARY SCHOOL	<b>Site Address</b>	9666 Parrish Gap Rd SE
<b>City</b>	Turner	<b>Zip</b>	97392
<b>Type</b>	1-Regular school	<b>Students</b>	161
<b>Charter</b>	No	<b>Magnet</b>	
<b>Title 1 Elig</b>	2-No	<b>Title 1</b>	6-Not a Title I school
<b>Free/Reduced Lunch</b>	46	<b>FTE Teachers Count</b>	8.11
<b>Student/Teacher Ratio</b>	19.9	<b>Grade Levels</b>	Kindergarten - 5th Grade
<b>Male</b>	86	<b>Female</b>	75





OREGON  
DEPARTMENT OF  
EDUCATION

Oregon achieves... together!

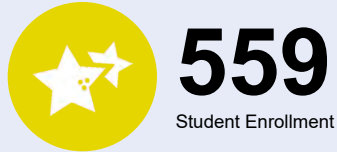
# OREGON AT-A-GLANCE SCHOOL PROFILE

## Cascade Junior High School

PRINCIPAL: Pete Rasmussen | GRADES: 6-8 | 10226 Marion Rd SE, Turner 97392 | 503-749-8030

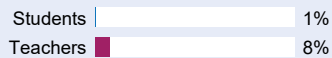
2018-19

### Students We Serve

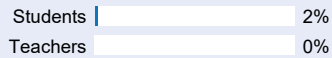


### DEMOGRAPHICS

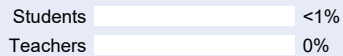
#### American Indian/Alaska Native



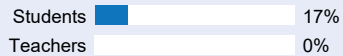
#### Asian



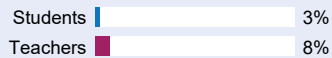
#### Black/African American



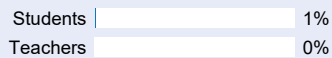
#### Hispanic/Latino



#### Multiracial



#### Native Hawaiian/Pacific Islander



#### White



**11%**

Ever English  
Learners



**8**

Languages  
Spoken

**17%**

Students  
with  
Disabilities

**94%**

Required  
Vaccinations

**45%**

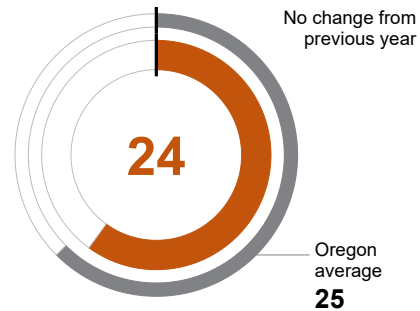
Free/  
Reduced  
Price Lunch

\*<10 students or data unavailable

### School Environment

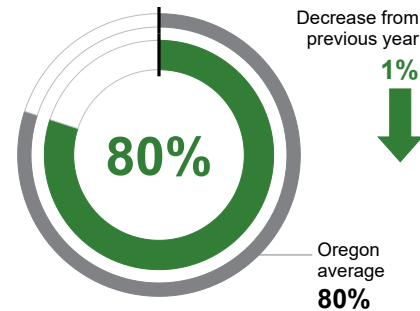
#### CLASS SIZE

Median class size.



#### REGULAR ATTENDERS

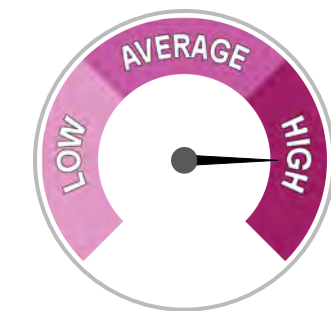
Students who attended more than 90% of their enrolled school days.



### Academic Progress

#### INDIVIDUAL STUDENT PROGRESS

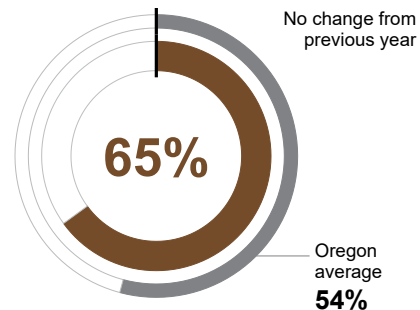
Year-to-year progress in English language arts and mathematics.



### Academic Success

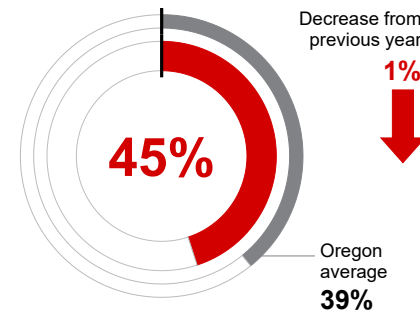
#### ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



#### MATHEMATICS

Students meeting state grade-level expectations.



#### SCIENCE

Students meeting state grade-level expectations.



### School Goals

CJHS Goals for 2018-2019:

- 1) We implemented a school wide system of student organization including binders, planners, interactive notebooks, and an AVID advisory period.
- 2) We implemented AVID's Focused Note-Taking Process to help students improve their note-taking skills and improve their learning.
- 3) We increased the writing opportunities in our non-ELA classes for each student. Our staff used a common writing structure and rubric to improve student writing and increase learning in specific content areas.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

At Cascade Junior High, we work hard to make all students feel safe, accepted and engaged in all parts of school life. There are a number of clubs, elective classes, and extracurricular activities that help students connect with other students and adults. Our school motto guides our climate and activities. "Giving our best - Every Day, and Acting with Kindness - All the Time" Our entire staff takes part in our monthly grade-level team meetings where we find resources for students struggling with homework struggles and/or social and emotional issues. Our staff wants to help each student find their place at Cascade Junior High.



# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Cascade Junior High School

PRINCIPAL: Pete Rasmussen | GRADES: 6-8 | 10226 Marion Rd SE, Turner 97392 | 503-749-8030

2018-19

### Our Staff (rounded FTE)



30

Teachers



10

Educational  
assistants



1

Counselors



20%

Average teacher  
turnover rate



70%

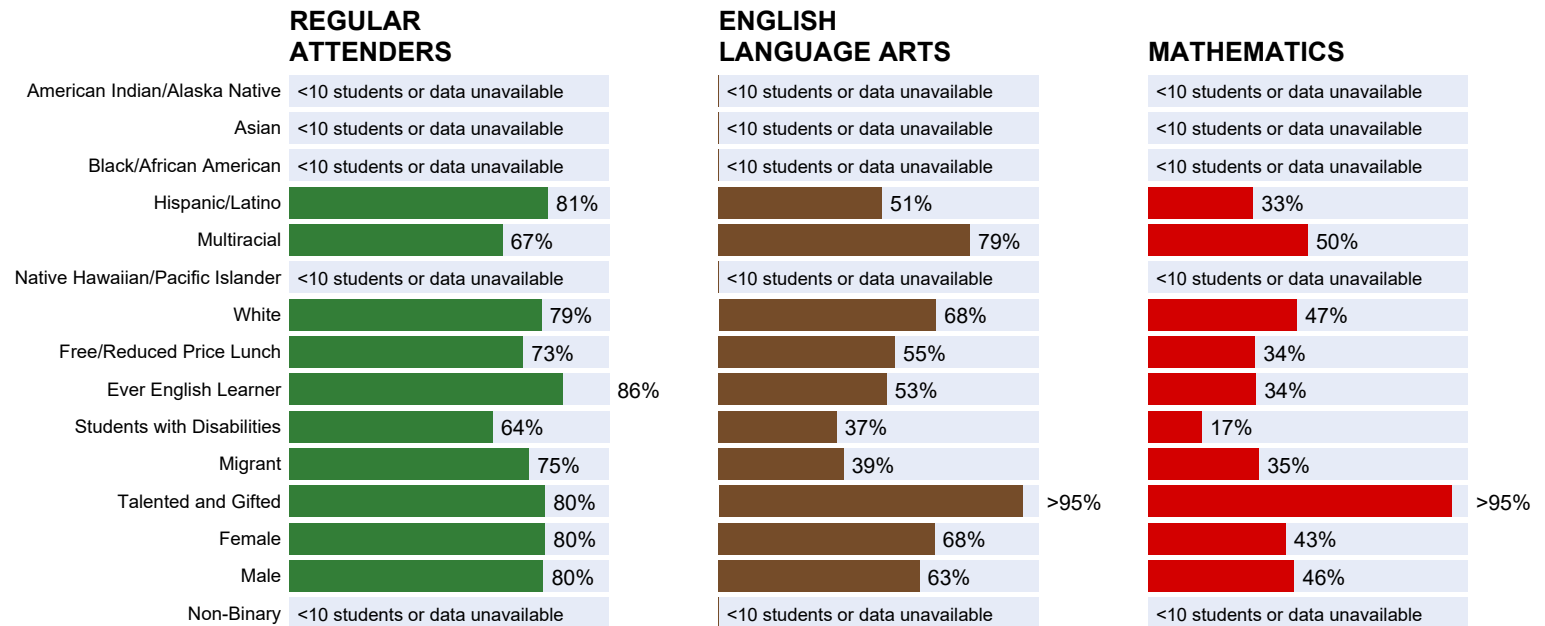
% of licensed teachers  
with more than 3 years  
of experience



Yes

Same principal in  
the last 3 years

### Outcomes



### About Our School

#### BULLYING, HARASSMENT, AND SAFETY POLICIES

Cascade Junior High has a strong bullying/harassment policy. We build a culture where students are protected and feel safe in our building and when they are reporting incidents. Three times a year we have school-wide assemblies discussing topics related to bullying and harassment. Our counselors run regular social and peer groups to help students understand each other and their differences. While no public entity can ensure total protection from bullying, we believe that our strong and quick response to violations of the bullying and harassment policy reduce the number of incidents dramatically. Kids deserve to go to a school where they feel safe and valued. Cascade Junior High School works extremely hard to be such a place.

#### EXTRACURRICULAR ACTIVITIES

- 9 Interscholastic Sports
- Lunch Time Intramural Program
- Student Based Leadership Program
- Student Council Program
- Over 50% of students participate in extra-curricular activities
- Beginning Music Classes
- Choir Classes - Competitions
- "Cascade in Training" Long Distance Running Club
- Beginning and Advanced Band Classes
- After School Clubs (robotics, board games)

#### PARENT ENGAGEMENT

Cascade Junior High School has an inviting and open policy regarding parents in our school. Once a background check has been done, there are a variety of ways that parents can get involved. We have parents serve as tutors, they volunteer to serve food at Outdoor School, they serve in our Tiger Store, they assist during registration and they help our office staff complete a myriad of tasks. We offer parents the chance to follow their students at our school for a day. We also have some parents serve on our Site Council (climate team). We know that parent involvement is vital to our students' success. We look for every way to partner with them.

#### COMMUNITY ENGAGEMENT

We have large events where community members can get involved or see the inner workings of our school. We host a JH Fall Showcase that displays much of the work that students are currently doing in class. We have music performances, science displays, acting skits, and many other academic demonstrations of the things that are being learned at CJHS. In the spring we have another showcase, and a fun run named The Cow Pie Classic. This is a community-based event that provides students and their families a chance to enjoy being active.



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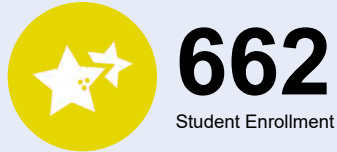
# OREGON AT-A-GLANCE SCHOOL PROFILE

## Cascade Senior High School

PRINCIPAL: Matt Thatcher | GRADES: 9-12 | 10226 Marion Rd SE, Turner 97392 | 503-749-8020

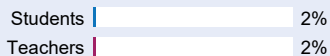
2018-19

### Students We Serve

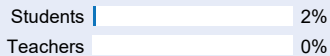


### DEMOGRAPHICS

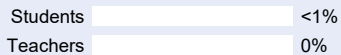
#### American Indian/Alaska Native



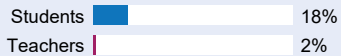
#### Asian



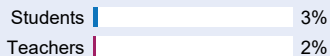
#### Black/African American



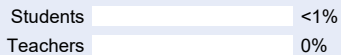
#### Hispanic/Latino



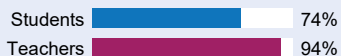
#### Multiracial



#### Native Hawaiian/Pacific Islander



#### White



**10%**

Ever English  
Learners



**9**

Languages  
Spoken

**12%**

Students  
with  
Disabilities

**96%**

Required  
Vaccinations

**40%**

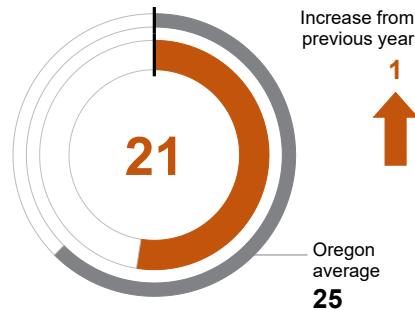
Free/  
Reduced  
Price Lunch

\*<10 students or data unavailable

### School Environment

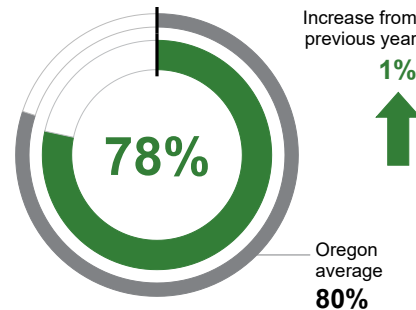
#### CLASS SIZE

Median size of classes in core subjects.



#### REGULAR ATTENDERS

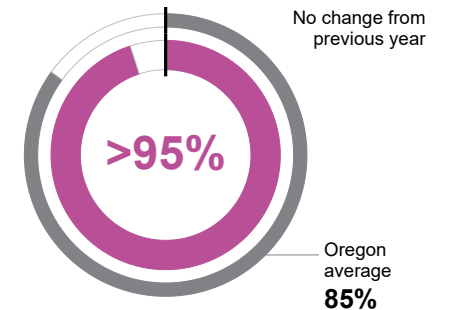
Students who attended more than 90% of their enrolled school days.



### Academic Progress

#### ON-TRACK TO GRADUATE

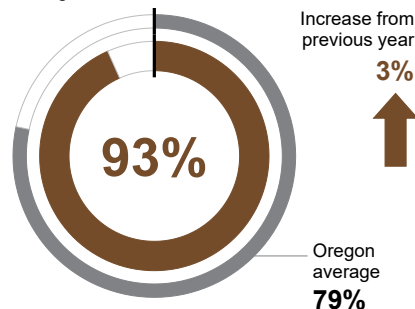
Students earning one-quarter of graduation credits in their 9th grade year.



### Academic Success

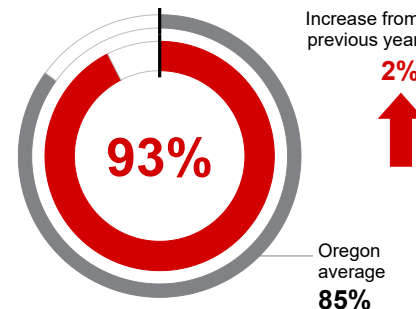
#### ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2014-15.



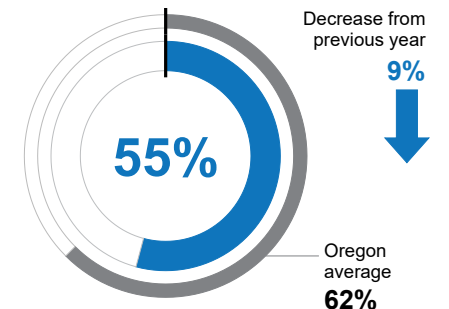
#### FIVE-YEAR COMPLETION

Students earning a high school diploma or GED within five years.



#### COLLEGE GOING

Students enrolling in a two or four year college within one year of completing high school, as reported by the National Student Clearinghouse.



### School Goals

This year we focused on three goals aimed at student success. The first - to continue to expand our career and technical education programs. Toward that end, we greatly enhanced our manufacturing, construction, health occupations, and culinary opportunities. A second focused on AVID, a nationally recognized program to help all students become fully college and career ready. We currently have an AVID elective section in all four grade levels. The final goal focused on student attendance. We emphasized to all families the importance of regular attendance in high school, and saw increased rates school wide.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

A common theme reported by new and transfer students is that Cascade High School is one of the most welcoming, safe, and peaceful schools they have ever attended. We take pride in this fact, and believe that strong student and staff relationships are the cornerstones that supports mutual trust and respect. We continue to make every effort to ensure that all students feel included in our school and community.



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# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Cascade Senior High School

PRINCIPAL: Matt Thatcher | GRADES: 9-12 | 10226 Marion Rd SE, Turner 97392 | 503-749-8020

2018-19

### Our Staff (rounded FTE)



**38**

Teachers



**8**

Educational  
assistants



**2**

Counselors



**7%**

Average teacher  
turnover rate



**86%**

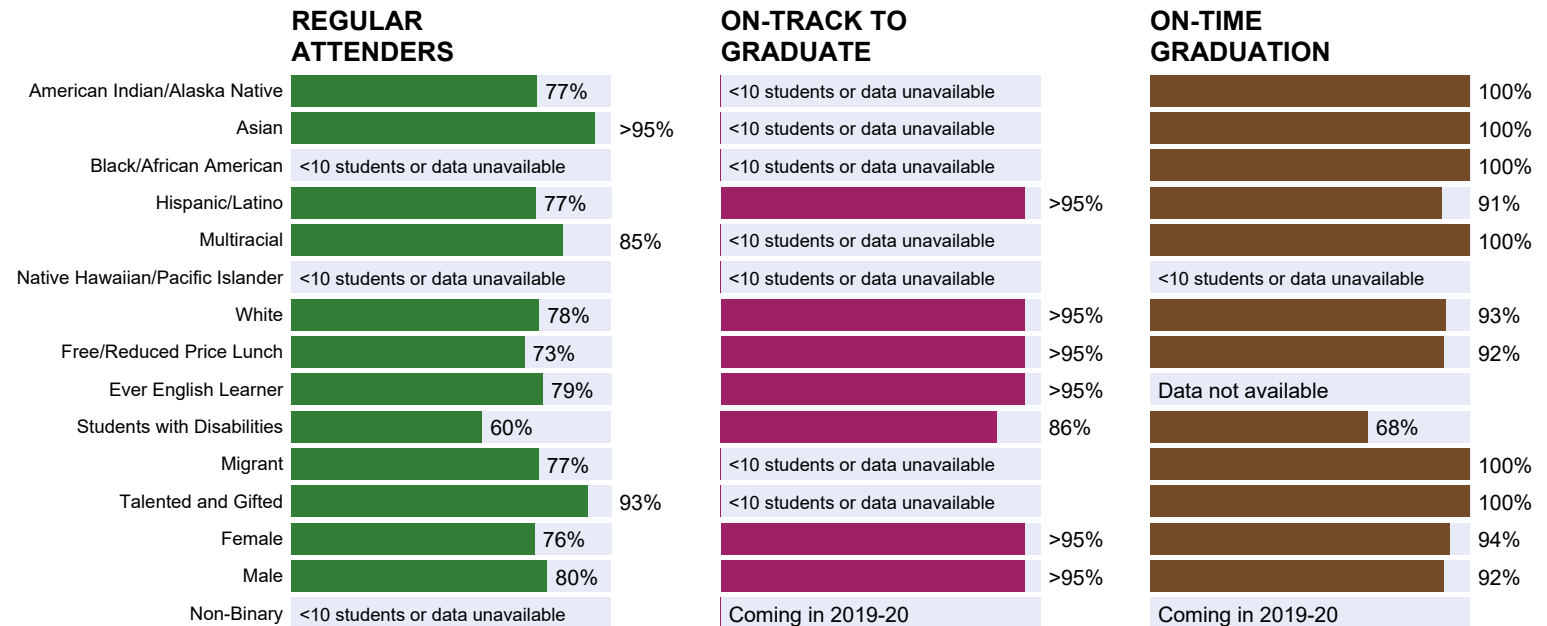
% of licensed teachers  
with more than 3 years  
of experience



**Yes**

Same principal in  
the last 3 years

### Outcomes



### About Our School

#### ADVANCED COURSEWORK

College credit opportunities in language arts, Spanish, science, social studies, psychology, and mathematics  
Multiple AP courses in all major content areas  
Talented and Gifted Program  
Rigorous Honors Diploma options

#### CAREER & TECHNICAL EDUCATION

Manufacturing and Construction  
Horticulture and Veterinary Sciences  
Extensive Culinary Program  
Health Services/Health Occupations  
Business and Marketing  
CAD and Computer Programming

#### EXTRACURRICULAR ACTIVITIES

15+ interscholastic sports and activities available  
Numerous academic and services clubs/organizations  
Highly competitive robotics team  
Active student council/student leadership groups

#### PARENT & COMMUNITY ENGAGEMENT

While we serve several local communities, it is clear that Cascade High School has become the hub for both parents and local citizens. Whether attending a sports contest, a theater production, a spring showcase, or a concert, parents and community are engaged and supportive. Recently we have made extra efforts to communicate even more effectively with parents by adopting a new student services system and by hiring a communications/media specialist.



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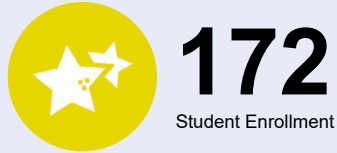
# OREGON AT-A-GLANCE SCHOOL PROFILE

## Cloverdale Elementary School

PRINCIPAL: Bryan Dyer | GRADES: K-5 | 9666 Parrish Gap Rd SE, Turner 97392 | 503-749-8050

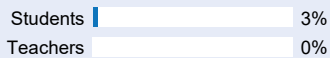
2018-19

### Students We Serve

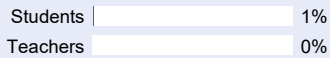


### DEMOGRAPHICS

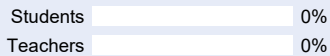
#### American Indian/Alaska Native



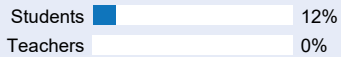
#### Asian



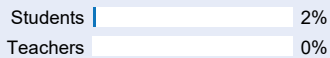
#### Black/African American



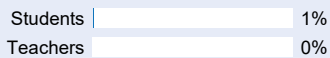
#### Hispanic/Latino



#### Multiracial



#### Native Hawaiian/Pacific Islander



#### White



\*

Ever English  
Learners



**2**  
Languages  
Spoken

**16%**

Students  
with  
Disabilities

**94%**

Required  
Vaccinations

**27%**

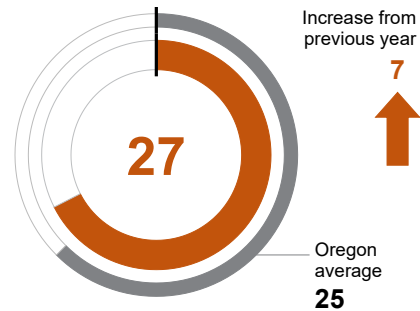
Free/  
Reduced  
Price Lunch

\* <10 students or data unavailable

### School Environment

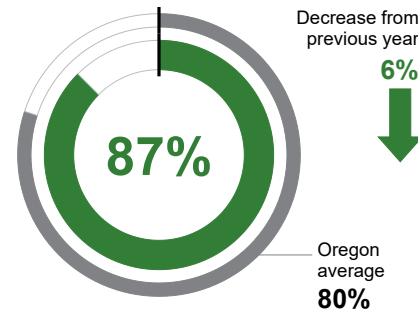
#### CLASS SIZE

Median class size.



#### REGULAR ATTENDERS

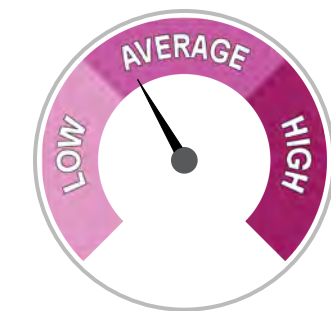
Students who attended more than 90% of their enrolled school days.



### Academic Progress

#### INDIVIDUAL STUDENT PROGRESS

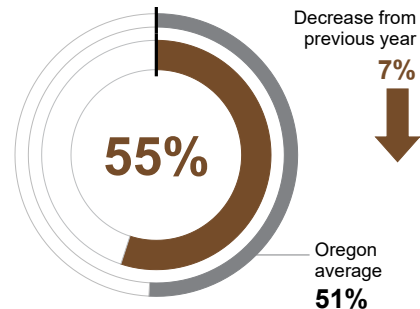
Year-to-year progress in English language arts and mathematics.



### Academic Success

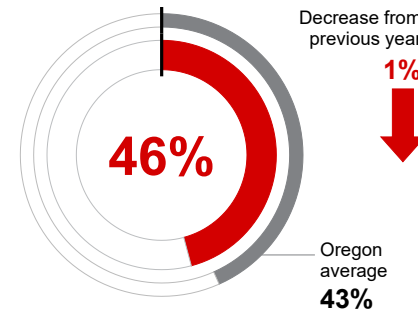
#### ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



#### MATHEMATICS

Students meeting state grade-level expectations.



#### SCIENCE

Students meeting state grade-level expectations.



### School Goals

At Cloverdale our motto is, "it's not luck, but hard work". We believe that hard work is a cornerstone of how both students and staff live and operate. Another cornerstone of Cloverdale is a strong partnership with community that dates back generations. We believe that we are educating the whole child to help them to navigate through not only Junior High and High School but their entire lives. Cloverdale is dedicated to rigorous instruction for our students and look to provide lessons that are designed to meet all students needs.

### State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.

### Safe & Welcoming Environment

Cloverdale strives to ensure that all students and their parents feel welcomed and safe by first building positive relationships. We take 30 minutes a week to educate our students on friendships, use of empathy and other social skills through the curriculum "2nd Step". We have also taken the time to help secure our buildings by limiting entry points, installing locks on doors that lock from the inside and strengthening supervision before and after school. We belong to SAFE Oregon the anonymous hotline that parents or students can access if they have a safety concern at school.





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# OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED

## Cloverdale Elementary School

PRINCIPAL: Bryan Dyer | GRADES: K-5 | 9666 Parrish Gap Rd SE, Turner 97392 | 503-749-8050

2018-19

### Our Staff (rounded FTE)



**9**

Teachers



**3**

Educational  
assistants



**<1**

Counselors



**18%**

Average teacher  
turnover rate



**91%**

% of licensed teachers  
with more than 3 years  
of experience



**No**

Same principal in  
the last 3 years

### Outcomes

	REGULAR ATTENDERS	ENGLISH LANGUAGE ARTS	MATHEMATICS
American Indian/Alaska Native	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Asian	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Black/African American	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Hispanic/Latino	94%	<10 students or data unavailable	<10 students or data unavailable
Multiracial	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Native Hawaiian/Pacific Islander	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
White	87%	56%	49%
Free/Reduced Price Lunch	81%	50%	42%
Ever English Learner	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Students with Disabilities	88%	23%	23%
Migrant	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Talented and Gifted	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable
Female	83%	52%	39%
Male	91%	58%	53%
Non-Binary	<10 students or data unavailable	<10 students or data unavailable	<10 students or data unavailable

### About Our School

#### BULLYING, HARASSMENT, AND SAFETY POLICIES

To ensure a safe and secure learning environment for all of our students our school takes multiple actions. First, we teach our students on how to identify and how to handle bullying, harassment, and other safety issues, through our second step program. Second, Cloverdale has strong procedures and protocols on helping all students when dealing with harassment situations. These procedures works with our students, our counselor, school staff and parents on a case-by-case basis to address conflict between students and to provide counseling for harassment. Cloverdale has also implemented the SAFEOREGON program that allows parents, students, community to make anonymous tips surrounding unsafe or threatening behaviors.

#### EXTRACURRICULAR ACTIVITIES

Cloverdale has a Lego Robotics program as well as an after school reading program. During the school year we also offer many opportunities for our students to engage with music, art, and dance. These opportunities are woven in to our core instruction, as well as setting aside time to bring in enhancing projects to promote a holistic approach to education.

#### PARENT ENGAGEMENT

Cloverdale engages our parents and community by hosting a variety of events intended for parents and community members to attend:

- Open House
- Harvest Gathering
- Parent Teacher Organization (PTO CLub)
- School Carnival
- Parent Teacher Conferences

#### COMMUNITY ENGAGEMENT

Cloverdale has been able to partner with multiple community agencies in order to bring in outside professionals to talk with our students. This includes, Turner Fire Department, Marion County Police, and Oregon Fish and Wildlife. These connections have also led to opportunities for our students to take field trips, ranging from visiting the local pumpkin patch to watching a college basketball game at Corban University. Cloverdale will again participate in the Pennies for Patients program, that helps raise money for the Leukemia Society. Last year Cloverdale raised over \$500 for this program, and was awarded a national bronze award for our efforts.