

DEVELOPER PACKET

2762 WILLAMINA AVE
FOREST GROVE, OR 97116



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PROPERTY DETAILS

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

Property Detail Report

Owner: Steven & Terry Oday
Site: 2762 Willamina Ave Forest Grove OR 97116
Mail: 2762 Willamina Ave Forest Grove OR 97116



Location and Site Information

County:	Washington	Lot SqFt:	54,886
Legal Description:	ACRES 1.26	Lot Acres:	1.26
APN:	R742129	Land Use:	1910 - Urban Developable Tract Improved
Tax Lot:	1N331AC00101	Land Use STD:	Misc. Property not classed
Twn-Rng-Sec:	01N / 03W / 31 / NE	County Bldg Use:	0599 - General Improvements
Neighborhood:	Cpo 12 Forest Grove	# Dwellings:	
Subdivision:		Map Page/Grid:	592-A3
Legal Lot/Block:		Zoning:	Forest Grove-RML
Census Tract/Block:	033202 / 2019	Watershed:	Dairy Creek
Elementary School:	Fern Hill Elementary School	High School:	Forest Grove High School
Middle School:	Neil Armstrong Middle School	School District:	Forest Grove

Property Characteristics

Total Living Area:	1,080	Bedrooms:	2	Year Built/Eff:	1989
First Floor SqFt:		Bathrooms Total:	2	Heating:	Forced air unit
Second Floor SqFt:		Bathrooms Full/Half:		Cooling:	Yes
Basement Fin/Unfin:		Stories:		Fireplace:	
Attic Fin/Unfin:		Foundation:	03	Pool:	
Garage SqFt:	816	Roof Material:	Composition Shingle	Kitchen:	

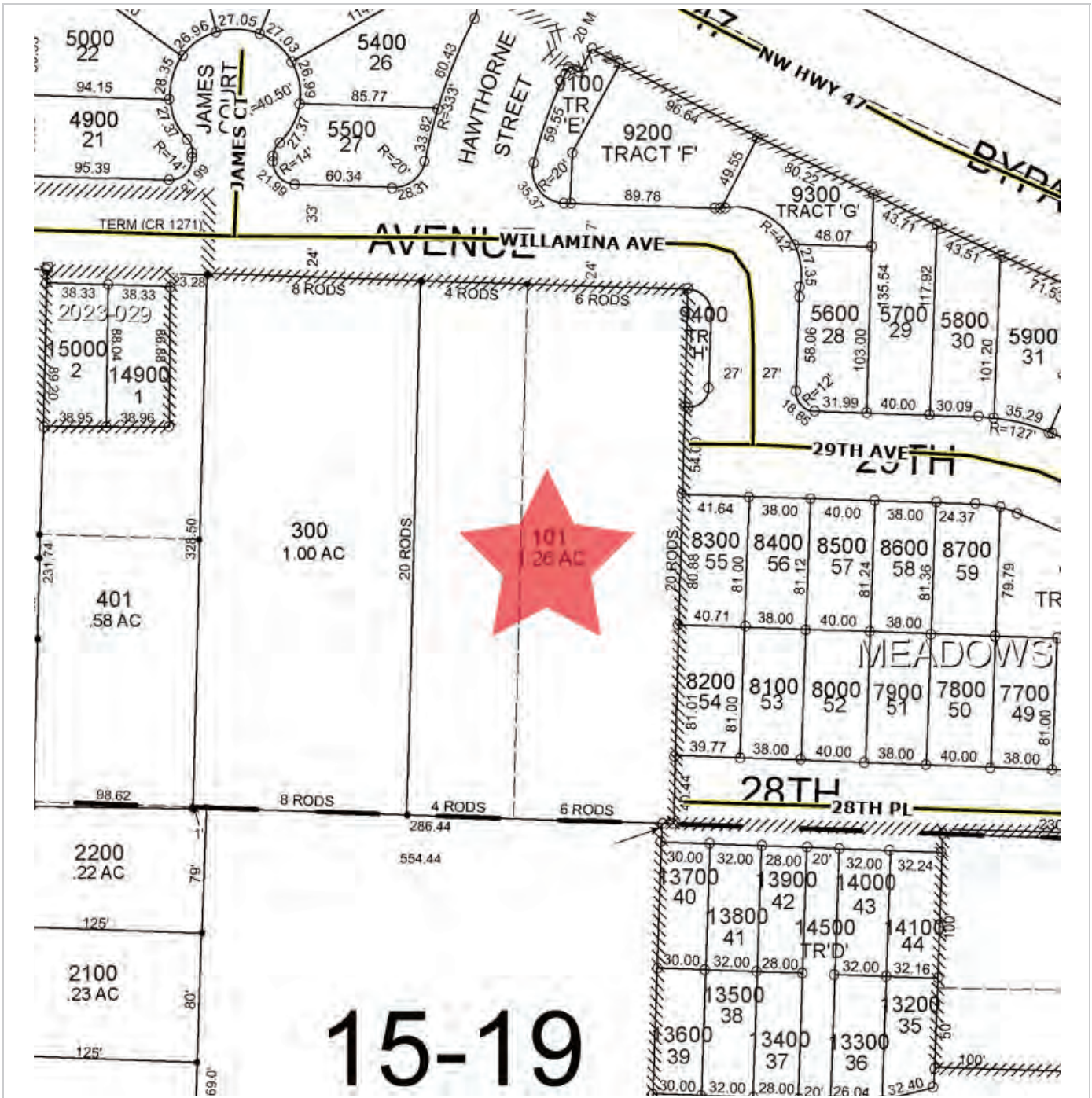
Assessment and Tax Information

Market Total:	\$455,840.00	Property Tax:	\$1,728.69
Market Land:	\$408,720.00	Exemption:	
Market Structure:	\$47,120.00	Market Improved %:	10.00%
Assessment Year:	2025	Levy Code:	15.19
Assessed Total:	\$91,700.00	Mill Rate:	18.8515

Sale and Loan Information

Sale Date:	09/29/2016	Lender:	AMERICAN PACIFIC MORTGAGE
Sale Amount:	\$260,000.00	Loan Amount:	\$208,000.00
Document #:	79242	Loan Type:	New Conv
Deed Type:	Warranty Deed	Price/SqFt:	\$240.74
Title Co:	FIRST AMERICAN	Seller Name:	BROWN GLENN

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



15-19



WFG National Title Insurance Company
a Williston Financial Group company

Parcel ID: R742129

Site Address: 2762 Willamina Ave

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Aerial Map



WFG National Title Insurance Company
a Williston Financial Group company

Parcel ID: R742129

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After recording return to:
Steven Oday and Terry Oday
2762 Willamina Avenue
Forest Grove, OR 97116

Until a change is requested all tax
statements shall be sent to the
following address:
Steven Oday and Terry Oday
2762 Willamina Avenue
Forest Grove, OR 97116

File No.: 7001-2690954 (RC)
Date: July 06, 2016

FIRST AMERICAN 2690954-5T

Washington County, Oregon **2016-079242**
D-DW
Stn=32 Y LOPEZ **09/29/2016 01:35:07 PM**
\$15.00 \$11.00 \$5.00 \$260.00 \$20.00 **\$311.00**
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-
Officio County Clerk for Washington County, Oregon, do hereby
certify that the within instrument of writing was received and
recorded in the book of records of said county.
Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

THIS SPACE RESERVED

STATUTORY WARRANTY DEED

Glenn Brown aka Alvin Glenn Brown and Carmen L. Brown, as tenants by the entirety,
Grantor, conveys and warrants to **Steven Oday and Terry Oday**, Grantee, the following described real
property free of liens and encumbrances, except as specifically set forth herein:

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

See attached exhibit "A"

Subject to:

1. The **2016/2017** Taxes, a lien not yet payable.
2. 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 **\$260,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

A tract of land in Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, described as follows:

Parcel I:

Beginning at a point on the north line of the Stokes Donation Land Claim, said point being 40 rods East of the Southeast corner of Lot 16, North Forest Grove Acres, Washington County, Oregon, running thence North 20 rods; thence East parallel with the North line of the Stokes Donation Land Claim, 4 rods to the Northwest corner of tract of land described in deed recorded in Deed Book 158, Page 490; thence South 20 rods to the Southwest corner of said tract; thence West along the North line of the Stokes Donation Land Claim, 4 rods to the place of beginning.

Parcel II:

Beginning at a point on the North line of the Stokes Donation Land Claim in Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, said point being 44 rods East of the Southeast corner of Lot 16, North Forest Grove Acres, as shown on the duly recorded map and plat thereof, running thence North parallel to the East line of a tract of land of four acres conveyed by A. V. Brown to Benjamin Fred Brown 20 rods; thence East parallel with the North line of Stokes Donation Land Claim 6 rods; thence southerly 20 rods to a point on the said North line of said Stokes Donation Land Claim 6 rods East of the place of beginning; thence West along the said North line of said Stokes Donation Land Claim 6 rods to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008.

UTILITY AS-BUILTS

- **Water As-Built Maps**

City of Forest Grove

No maps available

- **Sewer As-Built Maps**

City of Forest Grove

SEWER LINE MAP



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

ZONING DETAILS

- **Detailed Zoning Information**

Forest Grove-RML

(Residential Multifam Low Density—12.0 Du/Ac)

- **Zoning Map**

- **Community Jurisdiction**

RESIDENTIAL ZONES

§ 17.3.100 PURPOSE.

The City of Forest Grove has established five residential zones to implement the Residential designations of the Comprehensive Plan . The zones provide the flexibility for a range of lot sizes and housing types. The five zones are distinguished primarily by the housing types allowed. The regulations of the residential zones are intended to encourage a full range of owner-occupied and rental housing opportunities.

(Ord. 2009-01, passed 3-9-2009; Ord. 2019-05, passed 6-24-2019; Ord. 2022-01, passed 5-9-2022)

§ 17.3.110 LIST OF RESIDENTIAL ZONES.

A. *Suburban Residential SR.* The SR zone is intended for development of housing at a target density of 1.0 dwelling unit per net acre . Detached single-family housing will be the predominant housing type in this zone. Accessory dwelling units are also permitted subject to the density limitations of the zone. A limited range of compatible non-residential uses such as parks and schools are permitted or allowed with conditional use permit approval.

B. *Residential R-7.* The R-7 zone is intended for development of a variety of housing types including single-unit detached, accessory dwelling units , duplexes , threeplexes, quadplexes , townhomes and cottage clusters . Detached single-family housing will likely be the predominant housing type in this zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

C. *Residential R-5.* The R-5 zone is intended for development of a variety of housing types including single-unit detached, accessory dwelling units , duplexes , threeplexes, quadplexes , townhomes and cottage clusters . Detached single-family housing will likely be the predominant housing type in this zone. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval.

D. *Residential Medium RM.* The RM zone is intended for development of single-unit detached, single unit attached and small multi-unit dwellings . homes on small lots. A limited range of compatible non-residential uses such as parks and schools are also permitted or allowed with conditional use permit approval. The RM zone functions as a transition zone between the lower density residential zones and the higher intensity residential and non-residential zones.

E. *Residential High RH.* The RH zone is intended for development of multi-unit residential buildings. This zone also allows small lot single-unit homes. RH zoning is generally applied near transit streets and adjacent to commercial districts. The RH zone also allows a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

(Ord. 2009-01, passed 3-9-2009; Ord. 2022-01, passed 5-9-2022)

§ 17.3.120 USE REGULATIONS.

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

A. *Permitted uses .* Uses allowed in the Residential zones are listed inTable 3-2 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.

B. *Limited uses.* Uses that are allowed subject to specific limitations are listed inTable 3-2 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.

C. *Conditional uses .* Uses that are allowed if approved through theconditional use process are listed in Table 3-2 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in § 17.2.200.

D. *Not permitted uses .* Uses listed in Table 3-2 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of §§ 17.7.100 et seq. Nonconforming Development .

E. *Accessory uses .* Uses that are accessory to a primaryuse are allowed if they comply with specific regulations for accessory uses and all development standards.

Table 3-2 Residential Zones: Use Table

USE CATEGORY	SR	R-7	R-5	RM	RH
Table 3-2 Residential Zones: Use Table					
USE CATEGORY	SR	R-7	R-5	RM	RH
<u>RESIDENTIAL</u>					
Household Living	P	P	P	P	P

Group Living	L[1]	L[1]	L[1]	L[1]	L[1]
Transitional Housing	N	N	N	C	C
Home Occupation	L[2]	L[2]	L[2]	L[2]	L[2]
Bed and Breakfast	L[3]	L[3]	L[3]	L[3]	L[3]
<u>HOUSING TYPES</u>					
Single Units, Detached	P	P	P	P	L[4]
Single Units, Attached/Townhouses	P	P	P	P	P
Accessory Dwelling Units	A[5]	A[5]	A[5]	A[5]	A[5]
Duplexes	P	P	P	P	P
Triplexes	P	P	P	P	P
Quadplexes	P	P	P	P	P
Cottages/Cottage Clusters	P	P	P	P	P
Courtyard Dwellings	P	P	P	P	P
Manufactured Homes on Lots	L[6]	L[6]	L[6]	L[6]	L[6]
Manufactured Home Park	N	C	C	C	C
Multi-Family Units (five or more units)	N	N	N	P	P
<u>CIVIC / INSTITUTIONAL</u>					
Basic Utilities	P	P	P	P	P
Major Utility Transmission Facilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Recreation	P/C[7]	P/C[7]	P/C[7]	P/C[7]	P/C[7]
Cultural Institutions	C	C	C	C	C
Day Care	L[8]	L[8]	L[8]	L[8]	L[8]
Emergency Services	C	C	C	C	C
Postal Services	N	N	N	N	N
Religious Institutions	C	C	C	C	C
Schools	C	C	C	C	C
Social/ Fraternal Clubs/Lodges	N	N	N	N	C
<u>COMMERCIAL</u>					
Commercial Lodging	N	N	N	N	N
Eating and Drinking Establishments	N	N	N	N	N
Entertainment-Oriented:					
- Major Event Entertainment	N	N	N	N	N
- Outdoor Entertainment	N	N	N	N	N
- Indoor Entertainment	N	N	N	N	N
General Retail:					
- Sales-Oriented	N	N	N	N	N
- Personal Services	N	N	N	N	N
- Repair-Oriented	N	N	N	N	N
- Bulk Sales	N	N	N	N	N
- Outdoor Sales	N	N	N	N	N
- Animal-Related	N	N	N	N	N
Medical Centers	N	N	N	N	N
Motor Vehicle Related:					
- Motor Vehicle Sale/Rental	N	N	N	N	N
- Motor Vehicle Servicing/Repair	N	N	N	N	N
- Motor Vehicle Fuel Sales	N	N	N	N	N
Non-Accessory Parking	N	N	N	N	N
<u>INDUSTRIAL</u>					
Industrial Services	N	N	N	N	N

Manufacturing and Production:					
- Light Industrial	N	N	N	N	N
- General Industrial	N	N	N	N	N
Call Centers	N	N	N	N	N
Railroad Yards	N	N	N	N	N
Research and Development	N	N	N	N	N
Warehouse/Freight Movement	N	N	N	N	N
Waste-Related	N	N	N	N	N
Wholesale Sales	N	N	N	N	N
<u>OTHER</u>					
Agriculture/Horticulture	L ^[9]	L ^[9]	L ^[9]	L ^[9]	N
Cemeteries	P	P	P	N	N
Detention Facilities	N	N	N	N	N
Mining	N	N	N	N	N
Wireless Communication Facilities	L ^[10]	L ^[10]	L ^[10]	L ^[10]	L ^[10]
Self-Service Storage	N	N	N	N	N
Information Centers	N	N	N	N	N
Office	N	N	N	N	N
P = Permitted L = Limited C = Conditional Use N = Not Permitted					
Footnotes:					
[1] Group living with five or fewer residents permitted by right; group living with six or more residents requires conditional use approval.					
[2] Home occupation permitted as an accessory use in all residential zones, subject to compliance with the home occupation standards in Article 7.					
[3] Bed & Breakfast Inn limited to five guest rooms in the SR, R-7, R-5 and RM zones and ten guest rooms in the RH zone, subject to compliance with the Bed & Breakfast Inn standards in Article 7.					
[4] To preserve RH land for development of multi-family housing, new detached single-unit homes (including manufactured homes) shall only be allowed on existing lots of record smaller than 5,000 square feet.					
[5] Accessory dwelling units - including manufactured homes - are allowed in conjunction with a single-family dwelling in any residential zone, subject to compliance with the accessory dwelling unit standards in Article 7. Manufactured home ADUs are prohibited in historic districts.					
[6] Manufactured homes on individual lots are permitted except within national historic districts, subject to compliance with the standards in Article 7. Manufactured homes are prohibited within a national historic district.					
[7] Commercial recreation uses including trails, parks, playgrounds and open space are permitted uses and require a Type II process. Recreation centers and other facilities used by organized team sports require a Conditional Use Permit.					
[8] A day care facility (care of up to 16 children) is permitted in all residential zones. A day care institution (care of more 16 children) requires approval of a conditional use permit in all residential zones. A non-resident day facility or day care institution requires approval of a conditional use permit in all residential zones.					
[9] Agriculture uses such as truck farming and horticulture are permitted. Commercial agriculture uses including but not limited to cannabis grow sites for commercial or medical purposes as regulated by the State, and buildings and the keeping of livestock and poultry (other than ordinary household pets) are not permitted.					
[10] Wireless communication facilities are regulated by the standards in Article 7.					

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013; Ord. 2016-7, passed 3-28-2016; Ord. 2017-12, passed 11-27-2017; Ord. 2019-05, passed 6-24-2019; Ord. 2022-01, passed 5-9-2022; Ord. 2022- 03, passed 8-22-2022; Ord. 2023-03, passed 5-22-2023)

§ 17.3.130 RESIDENTIAL DEVELOPMENT STANDARDS.

A. Residential development intensity/number of units.

1. The City of Forest Grove regulates residential development primarily by lot coverage based on building setbacks, permissible maximum building height and minimum lot size. All residential subdivisions in the SR, R-5 and R-7 zoning

districts are required to meet the following lot averaging requirements:

- a. SR Zone: Average of 43,560 square feet;
- b. R-5 Zone: Average of 5,000 square feet;
- c. R-7 Zone: Average of 7,000 square feet.

2. Maximum density does not apply to accessory dwelling units , duplexes , triplexes and quadplexes , however, the following limits apply to the division of a primary lot :

- a. Accessory dwelling units : maximum of one per single-unit detached dwelling;
- b. Duplex : maximum of two units per lot ;
- c. Triplex : maximum of three units per lot ;
- d. Quadplex : maximum of four units per lot .

3. Duplex , triplex , and quadplex units may be placed on an individual secondary lot through a middle housing land division . For a middle housing land division only one unit is allowed for each secondary lot .

4. Cottage clusters shall have at least three cottage units per cottage cluster lot .

5. Townhouses shall have at least two attached units with individual lots created for each unit. The density for townhouse development shall not exceed 20 units per net acre . No more than six units may be attached in a townhouse development .

B. *Minimum lot size and dimensions (R-7 and R-5 Zone).* Varied lot sizes and housing types are permitted and encouraged within the R-7 and R-5 Zones.

The city has established minimum lot size and dimensional standards to ensure that each lot has enough area for a house, garage , setbacks and private outdoor area. To ensure that development can be built near to and oriented toward the street , a minimum width at the front setback line is required.

The minimum lot size is the smallest permissible size of a building lot . See Article 6 Land Divisions for additional lot development standards.

Table 3-3: Lot Dimensional Requirements (R-5/R-7 Zones)^[2]				
Housing Type	Minimum Lot Size	Maximum Lot Size	Minimum Lot Dimensions ^[1]	
Table 3-3: Lot Dimensional Requirements (R-5/R-7 Zones)^[2]				
Housing Type	Minimum Lot Size	Maximum Lot Size	Minimum Lot Dimensions ^[1]	
R-5 Zone				
Single-family detached	3,500 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Manufactured home	3,500 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Duplex	3,500 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Single-unit attached/townhouse	1,500 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Triplex	5,000 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Quadplex	7,000 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Cottage cluster	7,000 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Courtyard housing	7,000 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
Other uses	5,000 square feet	15,000 square feet	Depth: 60 feet	Width: 34 feet
R-7 Zone				
Single-family detached	4,900 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Manufactured home	4,900 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Duplex	4,900 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Single-family attached/townhouse	1,500 square feet	15,000 square feet	Depth: 75 feet	Width: 25 feet
Triplex	5,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Quadplex	7,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet

Cottage cluster	7,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Courtyard housing	7,000 square feet	15,000 square feet	Depth: 75 feet	Width: 50 feet
Other uses	5,000 square feet	5,000 square feet	Depth: 75 feet	Width: 50 feet
Footnotes:				
[1] Lot width is measured at the front building line.				
[2] Minimum and maximum lot sizes apply to land divisions. Parcels larger than the maximum lot sizes shown in Table 3-3 are allowed for purposes of phasing development or reserving land for open space or undevelopable tracts.				

C. *Minimum lot size and dimensions (RM and RH Zones).* Varied lot sizes and housing types are permitted and encouraged within the density ranges established for the RM and RH Zones. However, construction of new single-family detached units is restricted to existing lots smaller than 5,000 square feet in the RH Zone in order to retain land for multi-family housing.

Table 3-4: Lot Dimensional Requirements; RM and RH Zones				
Housing Type	Minimum Lot Size	Minimum Lot Dimensions^[1]		
Table 3-4: Lot Dimensional Requirements; RM and RH Zones				
Housing Type	Minimum Lot Size	Minimum Lot Dimensions^[1]		
Single-family detached	3,000 square feet	Depth: 60 feet	Width: 35 feet	
Manufactured home	3,000 square feet	Depth: 60 feet	Width: 35 feet	
Duplex	3,000 square feet	Depth: 60 feet	Width: 60 feet	
Single-family attached/townhome	1,500 square feet	Depth: 70 feet/65 feet ^[2]	Width: 20 feet	
Triplex	5,000 square feet	Depth: 70 feet	Width: 50 feet	
Quadplex	7,000 square feet	Depth: 70 feet	Width: 50 feet	
Cottage cluster	5,000 square feet	Depth: 60 feet	Width: 35 feet	
Courtyard housing	5,000 square feet	Depth: 70 feet	Width: 50 feet	
Multi-unit	7,000 square feet	Depth: 70 feet	Width: 100 feet	
Other uses	5,000 square feet	Depth: 70 feet	Width: 50 feet	
Footnotes:				
[1] Lot width is measured at the front building line.				
[2] Depth allowed when vehicular access from a public alley				

D. *Setback standards.* Building setbacks have an important relationship to the character of the street. Because varied lot sizes and housing types are permitted in the residential zones, uniform setbacks are established to provide a consistent streetscape.

Table 3-5: Minimum Setback Requirements				
Housing Type	Front Yard to Dwelling	Front Yard to Garage/Parking Area	Interior Side Yard	Rear Yard
Table 3-5: Minimum Setback Requirements				
Housing Type	Front Yard to Dwelling	Front Yard to Garage/Parking Area	Interior Side Yard	Rear Yard
Single-unit detached	14 feet	20 feet	5 feet	15 feet
Duplex	14 feet	20 feet	5 feet	15 feet
Single-unit attached/townhouse	12 feet	20 feet	0 feet common wall construction 5 feet exterior wall at end of structure	0 feet adjacent to alley 10 feet no alley
Triplex and quadplex	12 feet	20 feet	5 feet	10 feet
Cottage clusters	12 feet	20 feet	5 feet	10 feet

Courtyard housing	12 feet	20 feet	5 feet	10 feet
Multi-unit structures	12 feet	14 feet	Buffer yard required based on adjacent use (§ 17.8.425 (Table 8-2))	Butter yard required based on adjacent use (§ 17.8.425 (Table 8-2))

Footnotes:
[1] The side yard setback for attached single-unit dwellings /townhomes shall be a minimum of zero feet at common walls and five feet or one foot for each three feet of building height at the eave line, from the end of the unit series. Unless approved by the Director , the dwellings shall be arranged onlots in a manner that the non-zero setback portion for one lot shall be adjacent to the non-zero setback portion on the adjoining lot in order to provide greater continuous open space.
[2] Accessory buildings (including accessory dwellings and detached garages) that do not exceed one story in height shall not be located closer than five feet to any side or rear property line.
[3] Attached garages which exit to analley may have a minimum rear yardsetback of five feet.
[4] A larger rear yard setback may be required for multi-family dwellings when the rear yard abuts a lowerdensity residential zone. The need for a larger rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the design review process. The screening and buffering standards of Article 8 will be used as guidelines.

E. *Building height.* Building height standards are used to establish a compatible building scale. This can help to create a harmonious visual setting and helps to bring about a successful mixing of diverse housing types.

1. Buildings in the SR, R-7, R-5 and RM Zones are limited to a maximum height of two and one-half stories or 35 feet, whichever is less. Accessory buildings are limited to a maximum height of one and one-half stories or 25 feet, whichever is less.

2. Buildings in the RH Zone are limited to a maximum height of three stories or 45 feet, whichever is less. A step-down in building heights may be required for multi-family building(s) that abut a lower density residential zone. The need for a step down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.

3. A chimney, radio or television antenna , or device designed for the collection and/or generation of energy from the sun and/or wind may exceed the building height limit by a maximum of 15 feet.

4. Church steeples may exceed 35 feet in height through a Type II process.

The maximum height is 15 feet above the building height limit in any location allowed by other requirements of the zone district.

Church steeples may go to a maximum total height of 75 feet provided that setbacks of one foot for each one foot in height from the property line are maintained.

Figure 3-1
Step-down in Building Height

Figure 3-1 Step-down in Building Height



(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013; Ord. 2017-12, passed 11-27-2017; Ord. 2019-05, passed 6-24-2019; Ord. 2022-01, passed 5-9-2022)

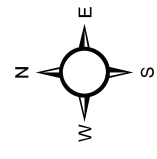
§ 17.3.140 RESIDENTIAL DESIGN STANDARDS.

All residential development is subject to the design standards found in § 17.8.710.

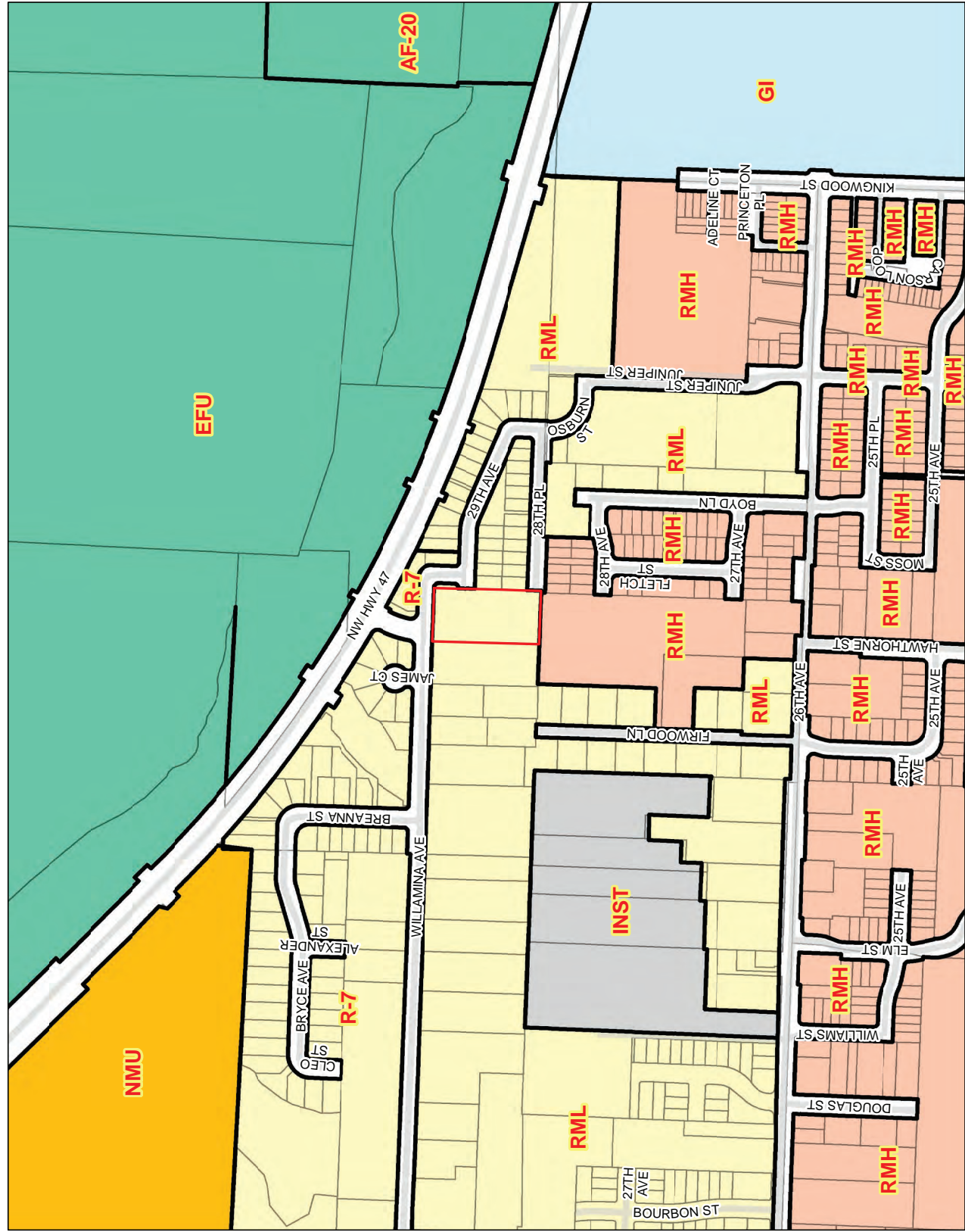
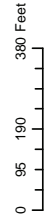
(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013)

Zoning

- Subject Property
- Tax Lots
- Industrial
- Multi Family
- Mixed Use Residential
- PF
- Rural
- Single Family

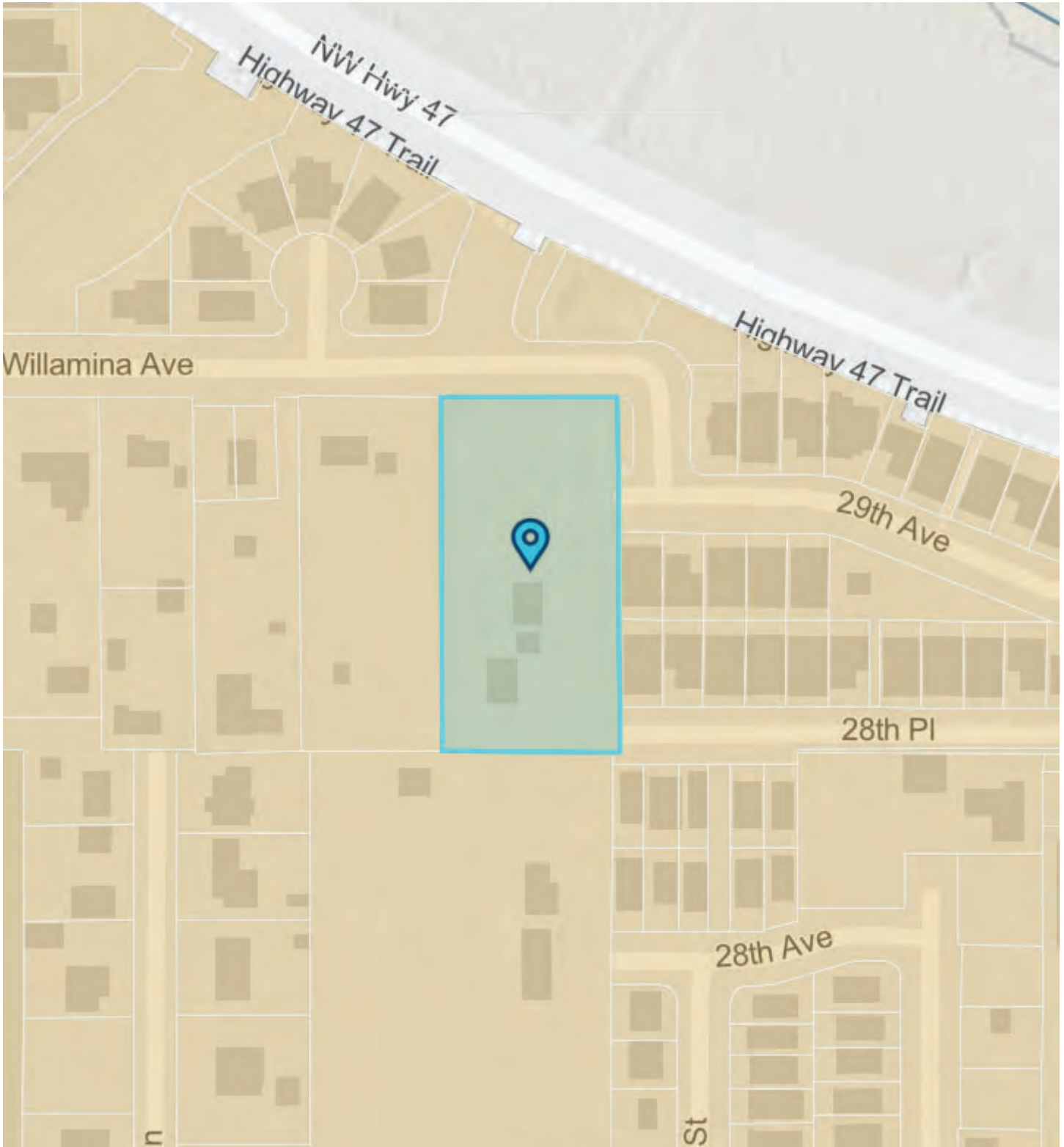


Customer Service Department
 12909 SW 68th Parkway, Suite 350
 Portland, OR 97223
 (503) 603-1700
 cs@wfgnationaltitle.com



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Searched location: 2762 WILLAMINA AVE, FOREST GROVE, OR, 97116



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Summary data

Site Location

[^ Collapse](#)

Address	2762 WILLAMINA AVE
City	Forest Grove
ZIP code	97116
County	Washington
State	OR
Coordinates	(45.530058, -123.098849)


Taxlot Information

[^ Collapse](#)

Taxlot ID	1N331AC00101
Taxlot area	1.26 acres
Sale price	\$260,000
Date of last sale	09/2016
Real market value of land	\$408,720
Real market value of building	\$47,120
Total real market value	\$455,840
Build area (sqft)	1,896
Year built	1989
Land use	SFR
County tax code	015.19
Property account number	R742129
State general property code	191

Political Boundaries

^ Collapse

Metro councilor	Vacant
Metro councilor email	feedback@oregonmetro.gov 
Metro council district	4
Neighborhood association or community planning organization	CPO12 Forest Grove
Jurisdiction	Forest Grove
Voter precinct	339
US congressional district (2020)	1
Oregon house district (2020)	29
Oregon senate district (2020)	15

Land Use and Planning

^ Collapse

Urban growth boundary	Inside
Watershed	Dairy Creek
Sub-watershed	Council Creek-Dairy Creek
Basin	Willamette
Sub-basin	Tualatin
Flood plain	Outside
Urban or rural reserve	<i>No data</i>
Reserve name	<i>No data</i>
Local zoning	RML
RLIS zoning classification	SFR3

RLIS zoning type

SFR

Service Districts

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Residential hauler	Waste Management of Oregon
Residential hauler phone	(800) 808-5901
Commercial hauler	Waste Management of Oregon
Commercial hauler phone	(800) 808-5901
Dropbox provider	Waste Management of Oregon
Dropbox provider phone	(800) 808-5901
School district	FOREST GROVE
School district number	15
Fire district	No data
Park district	No data
Sewer district	Clean Water Services District
Water district	No data

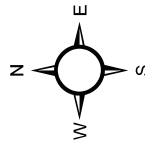
CUSTOM MAPS

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

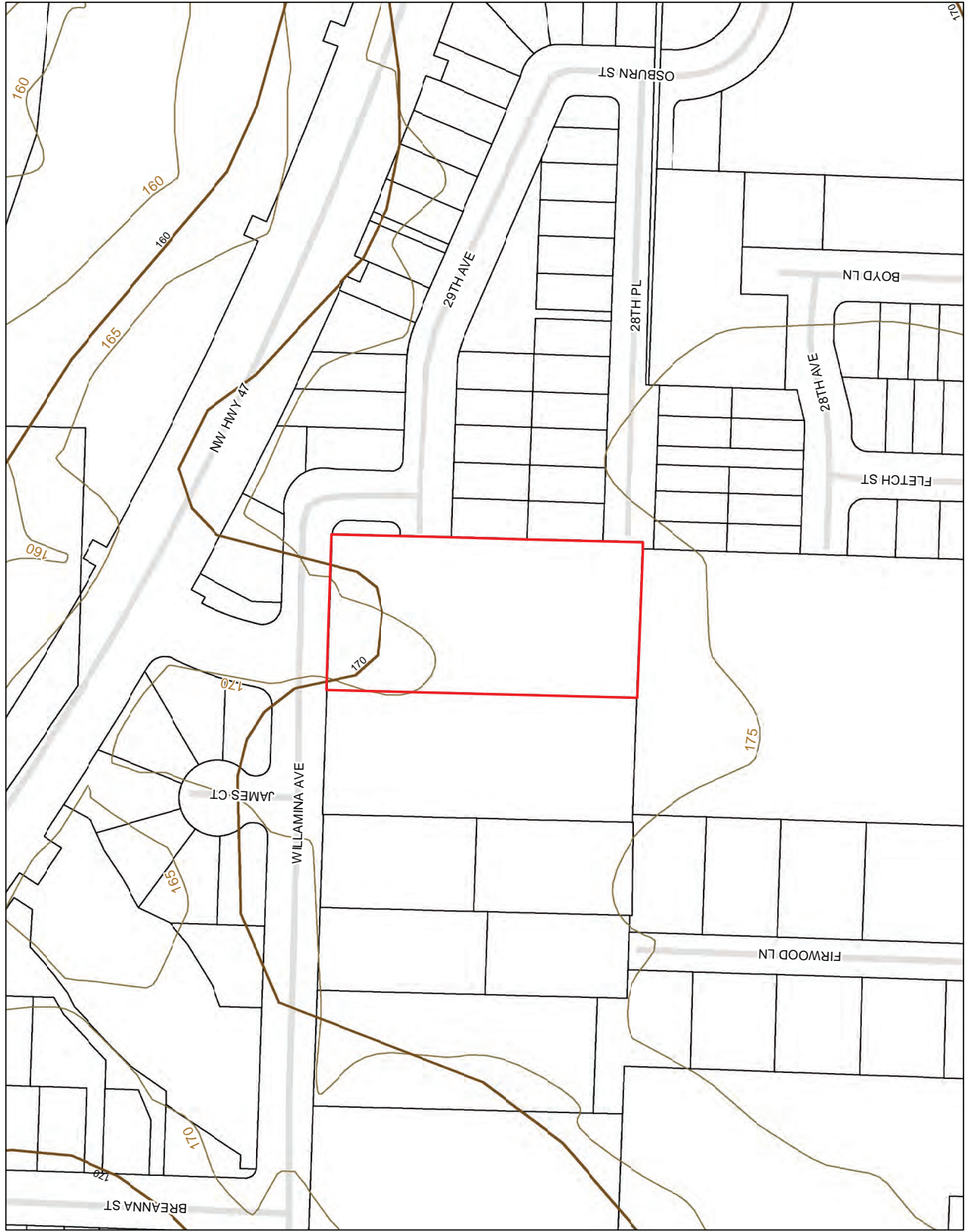
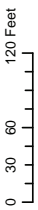
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Contours

-  Tax Lots
-  Subject Property
-  5' Contours





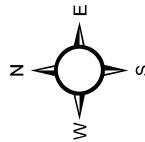
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cs@wfnationaltitle.com



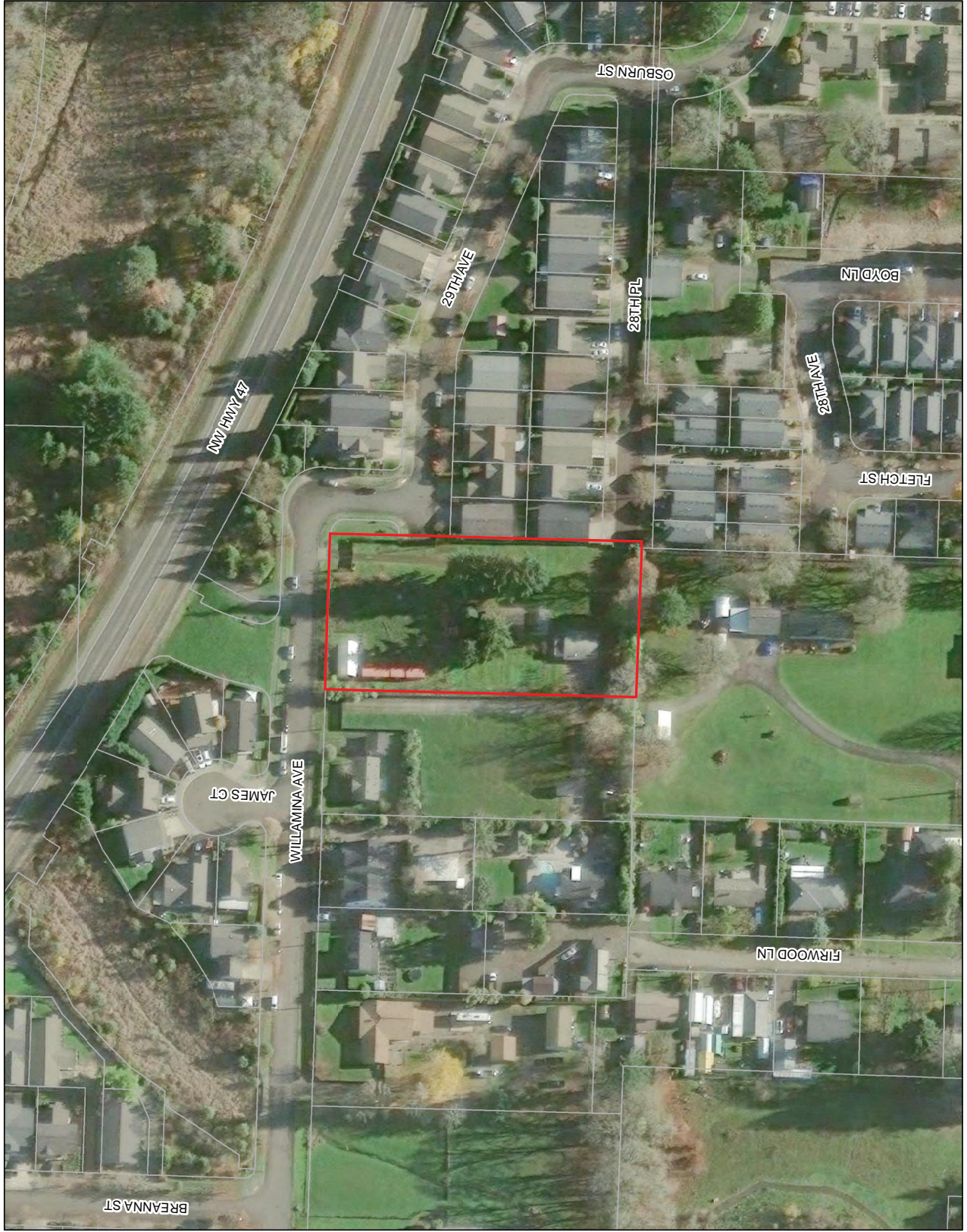
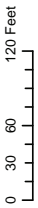
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Aerial

-  Subject Property
-  Tax Lots



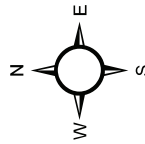
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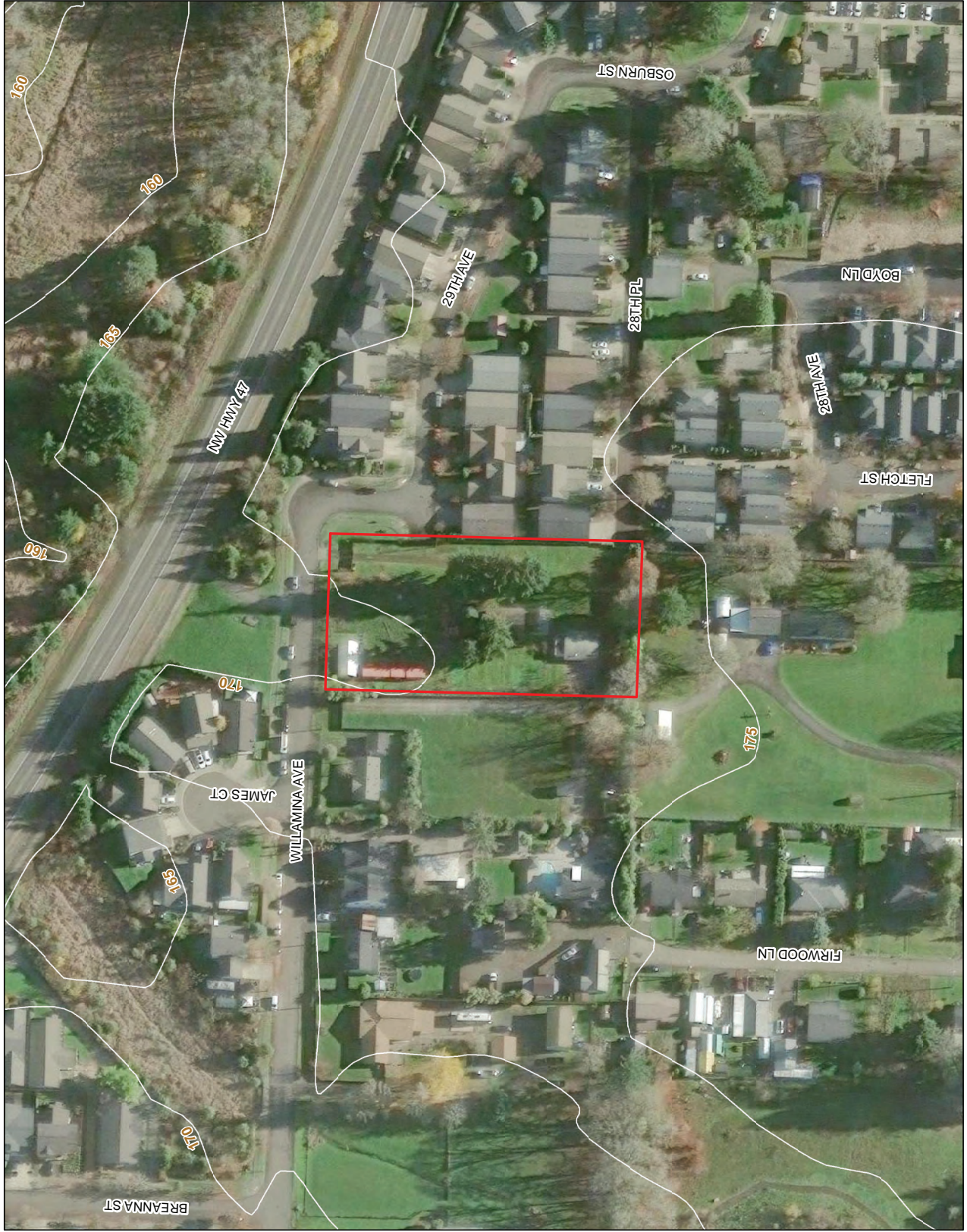
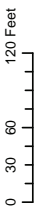
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Aerial Topo

-  Tax Lots
-  Subject Property
- 5' Contours





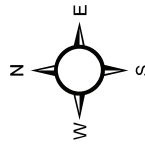
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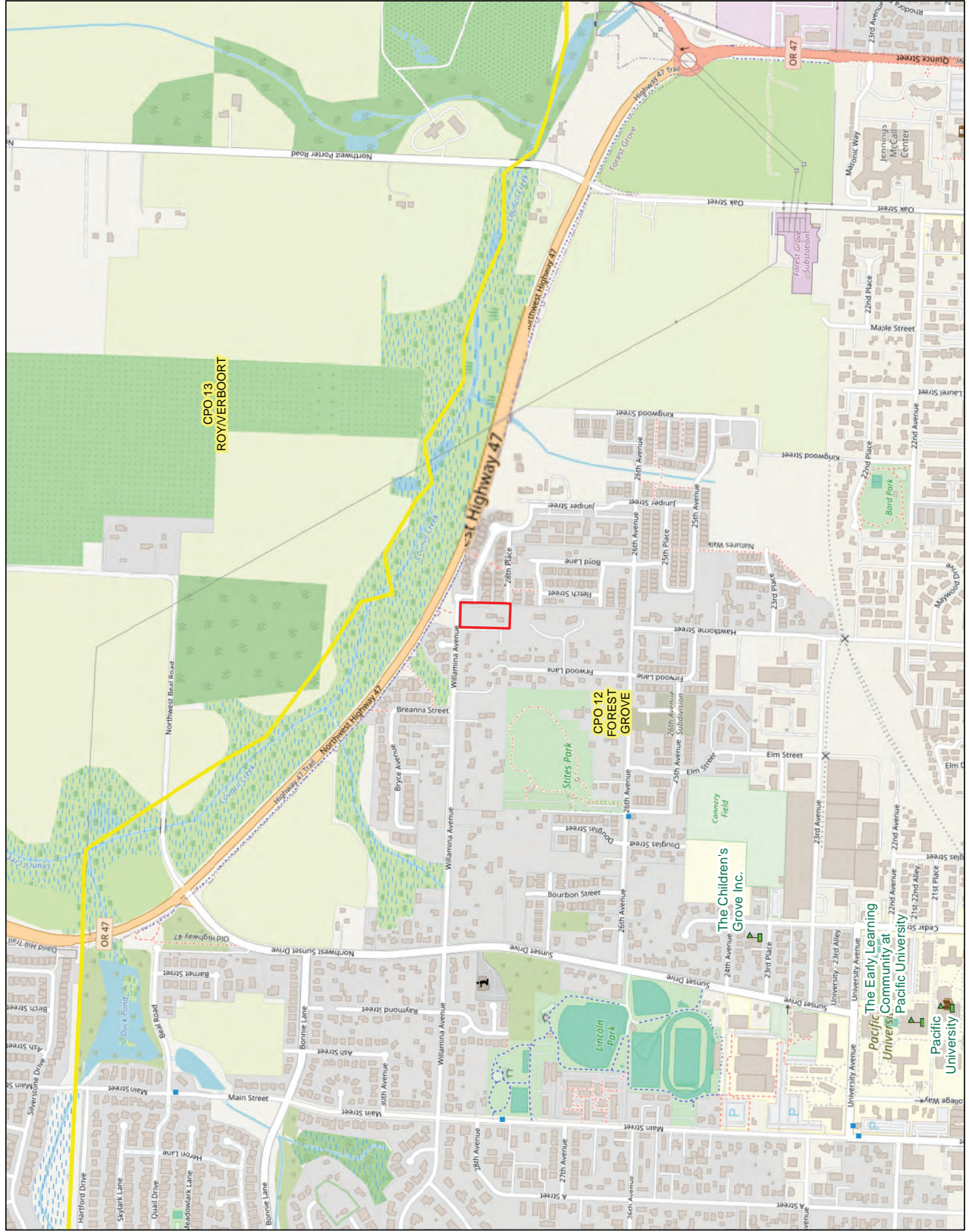
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Community

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



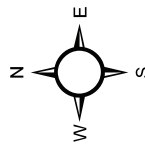
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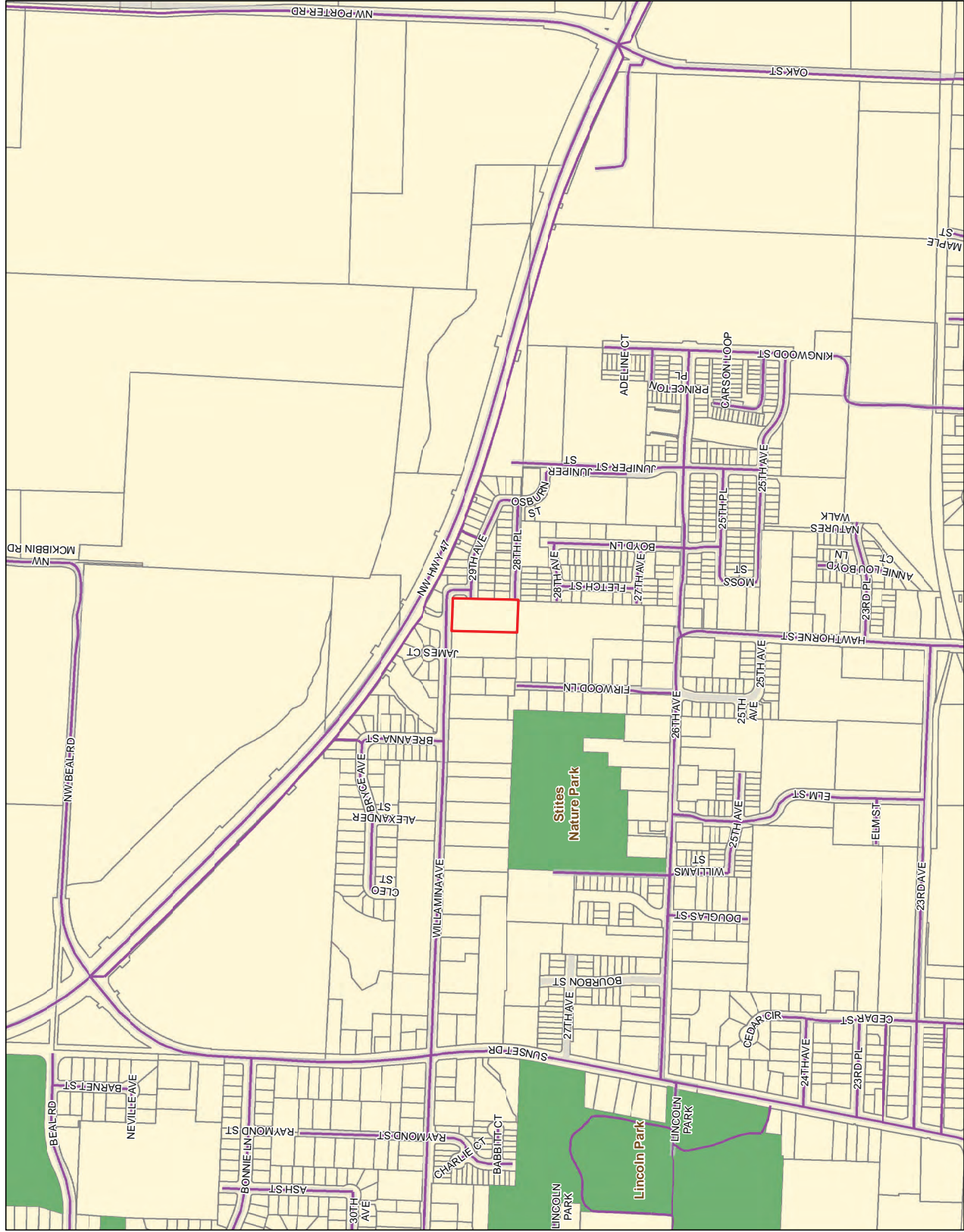
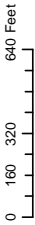
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Transit

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







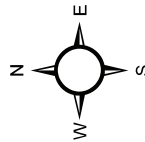
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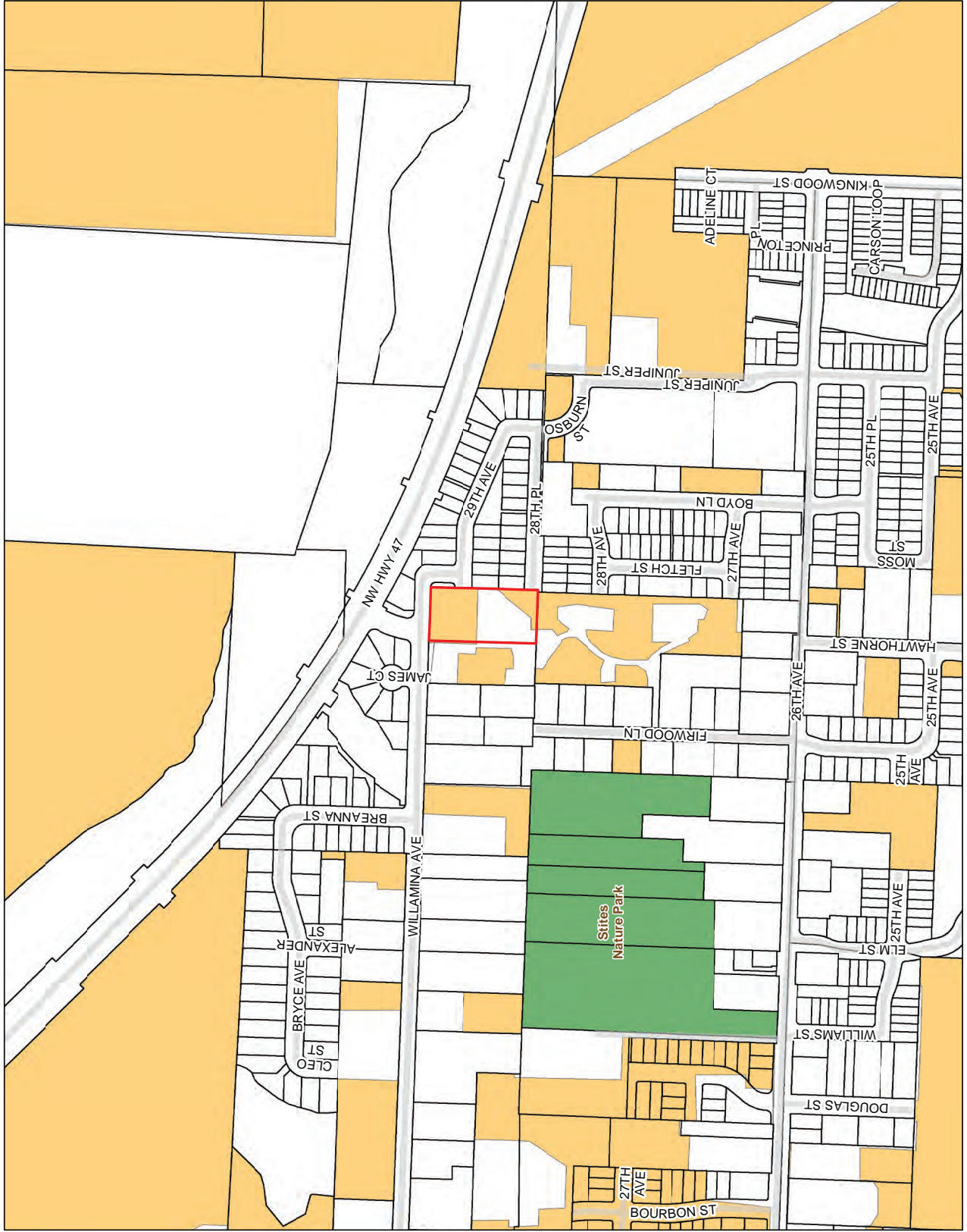
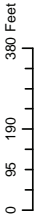
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Vacant

-  Tax Lots
-  Subject Property
-  Vacant Lots
-  Park



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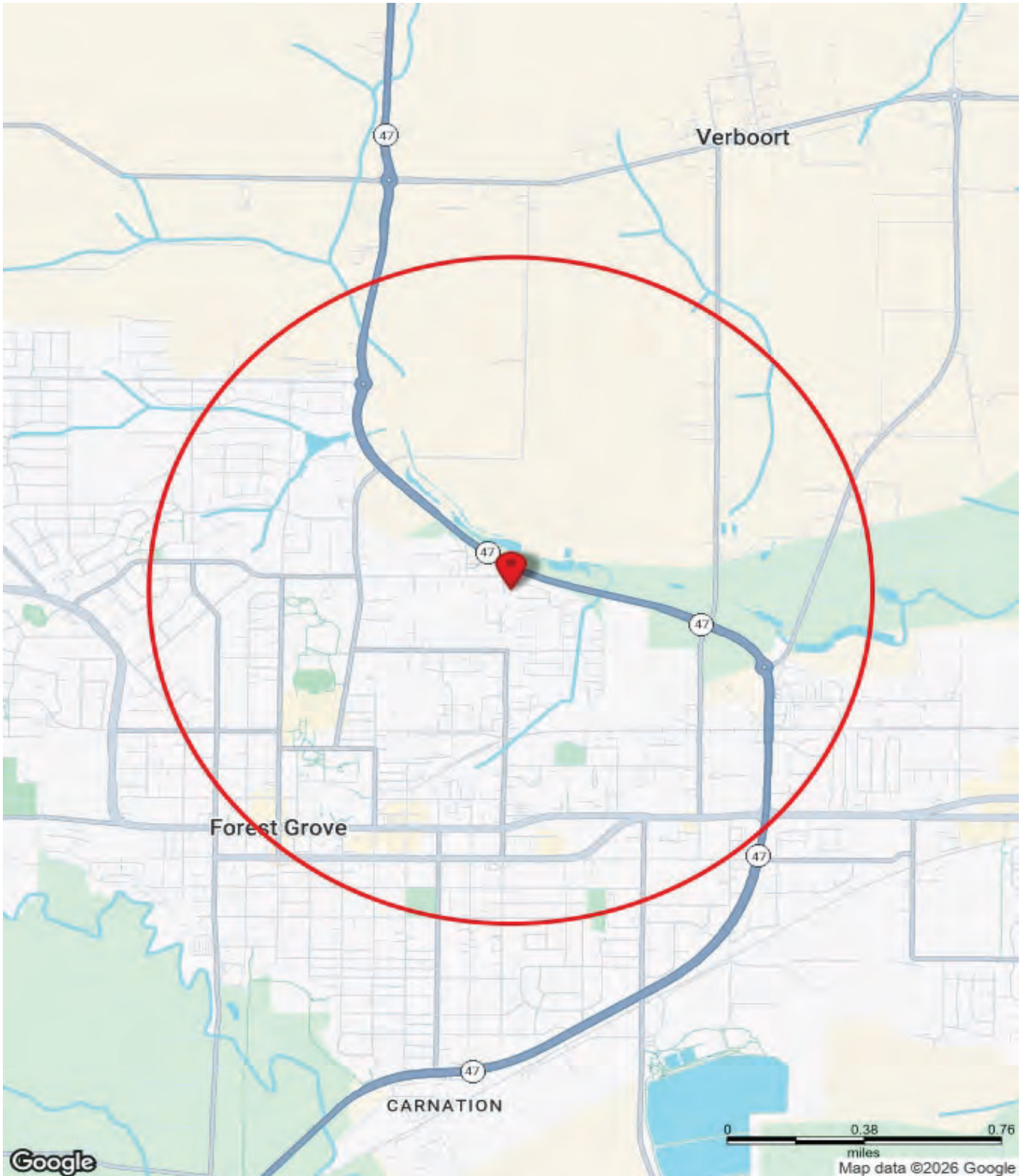
COMMUNITY INFORMATION

- Demographics
- Traffic Counts

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2762 NW Willamina Ave, Forest Grove, OR 97116





2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Population		
2031 Projection	12,641	
2026 Estimate	12,325	
2020 Census	9,543	
2010 Census	9,433	
Growth 2026-2031	2.57%	
Growth 2020-2026	29.15%	
Growth 2010-2020	1.16%	
Households		
2031 Projection	4,251	
2026 Estimate	4,128	
2020 Census	3,275	
2010 Census	3,287	
Growth 2026-2031	2.98%	
Growth 2020-2026	26.04%	
Growth 2010-2020	-0.36%	
2026 Estimated Population by Single-Classification Race		
	12,325	
White Alone	7,880	63.93%
Black or African American Alone	236	1.91%
American Indian and Alaska Native Alone	155	1.26%
Asian Alone	431	3.50%
Native Hawaiian and Other Pacific Islander Alone	32	0.26%
Some Other Race Alone	1,893	15.36%
Two or More Races	1,698	13.78%
2026 Estimated Population by Ethnicity (Hispanic or Latino)		
	12,325	
Hispanic or Latino	3,914	31.75%
Not Hispanic or Latino	8,411	68.25%
2026 Occupied Housing Units by Tenure		
	4,128	
Owner-Occupied	1,950	47.24%
Renter-Occupied	2,178	52.76%
2026 Average Household Size		
	2.61	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Households by Household Income	4,128	
Income Less than \$15,000	417	10.11%
Income \$15,000 to \$24,999	222	5.37%
Income \$25,000 to \$34,999	351	8.50%
Income \$35,000 to \$49,999	349	8.46%
Income \$50,000 to \$74,999	529	12.82%
Income \$75,000 to \$99,999	550	13.33%
Income \$100,000 to \$124,999	570	13.82%
Income \$125,000 to \$149,999	401	9.72%
Income \$150,000 to \$199,999	386	9.35%
Income \$200,000 to \$249,999	174	4.21%
Income \$250,000 to \$499,999	132	3.19%
Income \$500,000 or more	47	1.13%
2026 Est. Average Household Income	\$ 99,368	
2026 Est. Median Household Income	\$ 83,912	
2026 Median HH Inc. by Single-Classification Race		
White Alone	\$ 76,662	
Black or African American Alone	\$ 142,407	
American Indian and Alaska Native Alone	\$ 91,598	
Asian Alone	\$ 40,335	
Native Hawaiian and Other Pacific Islander Alone	\$ 34,288	
Some Other Race Alone	\$ 116,775	
Two or More Races	\$ 85,872	
Hispanic or Latino	\$ 96,387	
Not Hispanic or Latino	\$ 77,418	
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2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Population Quick Facts

Pop-Facts: Population Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Population		
2031 Projection	12,641	
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2020 Census	9,543	
2010 Census	9,433	
Growth 2026-2031	2.57%	
Growth 2020-2026	29.15%	
Growth 2010-2020	1.16%	
2026 Est. Population by Age	12,325	
Age 0 to 4	609	4.94%
Age 5 to 9	648	5.26%
Age 10 to 14	719	5.83%
Age 15 to 17	495	4.02%
Age 18 to 20	1,356	11.01%
Age 21 to 24	1,018	8.26%
Age 25 to 34	1,600	12.98%
Age 35 to 44	1,633	13.25%
Age 45 to 54	1,238	10.04%
Age 55 to 64	1,102	8.94%
Age 65 to 74	920	7.46%
Age 75 to 84	645	5.23%
Age 85 and over	343	2.79%
Age 16 and over	10,186	82.64%
Age 18 and over	9,855	79.96%
Age 21 and over	8,498	68.95%
Age 65 and over	1,908	15.48%
2026 Est. Median Age	33.24	
2026 Est. Average Age	37.37	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Population Quick Facts

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2026 Est. Population by Single-Classification Race	12,325	
White Alone	7,880	63.93%
Black or African American Alone	236	1.91%
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Asian Alone	431	3.50%
Native Hawaiian and Other Pacific Islander Alone	32	0.26%
Some Other Race Alone	1,893	15.36%
Two or More Races	1,698	13.78%
2026 Est. Population by Ethnicity (Hispanic or Latino)	12,325	
Hispanic or Latino	3,914	31.75%
Not Hispanic or Latino	8,411	68.25%
2026 Est. Population by Sex	12,325	
Male	5,913	47.97%
Female	6,412	52.03%
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2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Households		
2031 Projection	4,251	
2026 Estimate	4,128	
2020 Census	3,275	
2010 Census	3,287	
Growth 2026-2031	2.98%	
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Growth 2010-2020	-0.36%	
2026 Est. Households by Household Income		
	4,128	
Income Less than \$15,000	417	10.11%
Income \$15,000 to \$24,999	222	5.37%
Income \$25,000 to \$34,999	351	8.50%
Income \$35,000 to \$49,999	349	8.46%
Income \$50,000 to \$74,999	529	12.82%
Income \$75,000 to \$99,999	550	13.33%
Income \$100,000 to \$124,999	570	13.82%
Income \$125,000 to \$149,999	401	9.72%
Income \$150,000 to \$199,999	386	9.35%
Income \$200,000 to \$249,999	174	4.21%
Income \$250,000 to \$499,999	132	3.19%
Income \$500,000 or more	47	1.13%
2026 Est. Average Household Income	\$ 99,368	
2026 Est. Median Household Income	\$ 83,912	
2026 Median HH Inc. by Single-Classification Race		
White Alone	\$ 76,662	
Black or African American Alone	\$ 142,407	
American Indian and Alaska Native Alone	\$ 91,598	
Asian Alone	\$ 40,335	
Native Hawaiian and Other Pacific Islander Alone	\$ 34,288	
Some Other Race Alone	\$ 116,775	
Two or More Races	\$ 85,872	
Hispanic or Latino	\$ 96,387	
Not Hispanic or Latino	\$ 77,418	
2026 Est. Households by Household Type		
	4,128	
Family Households	2,612	63.28%
Nonfamily Households	1,516	36.72%



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Group Quarters Population	1,552	
2026 Est. Households by Household Size	4,128	
1-person	1,153	27.93%
2-person	1,232	29.84%
3-person	629	15.25%
4-person	554	13.42%
5-person	313	7.57%
6-person	143	3.46%
7-or-more-person	104	2.53%
2026 Est. Average Household Size	2.61	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. HHs by Type and Presence of Own Children < 18	4,128	
Married-Couple	1,609	38.97%
Married-Couple Family, With Own Kids < 18	798	19.33%
Married-Couple Family, Without Own Kids < 18	811	19.64%
Cohabiting Couple	523	12.68%
With Own Kids < 18	218	5.27%
Without Own Kids < 18	306	7.41%
Female Householder, No Spouse or Partner Present	1,286	31.16%
Living Alone	643	15.58%
With Own Kids < 18	286	6.93%
With Relatives, Without Own Kids < 18	251	6.07%
With Only Nonrelatives	106	2.58%
Male Householder, No Spouse or Partner Present	709	17.19%
Living Alone	477	11.56%
With Own Kids < 18	87	2.10%
With Relatives, Without Own Kids < 18	84	2.02%
With Only Nonrelatives	62	1.51%
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2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Population		
2031 Projection	12,641	
2026 Estimate	12,325	
2020 Census	9,543	
2010 Census	9,433	
Growth 2026-2031	2.57%	
Growth 2020-2026	29.15%	
Growth 2010-2020	1.16%	
2026 Est. Population by Single-Classification Race	12,325	
White Alone	7,880	63.93%
Black or African American Alone	236	1.91%
American Indian and Alaska Native Alone	155	1.26%
Asian Alone	431	3.50%
Native Hawaiian and Other Pacific Islander Alone	32	0.26%
Some Other Race Alone	1,893	15.36%
Two or More Races	1,698	13.78%
2026 Est. Population Hispanic or Latino by Origin	12,325	
Not Hispanic or Latino	8,411	68.25%
Hispanic or Latino	3,914	31.75%
Hispanic or Latino by Origin	3,914	
Mexican	3,159	80.71%
Puerto Rican	191	4.89%
Cuban	7	0.17%
All Other Hispanic or Latino	557	14.23%
2026 Est. Hisp. or Latino Pop by Single-Classification Race	3,914	
White Alone	986	25.19%
Black or African American Alone	13	0.33%
American Indian and Alaska Native Alone	110	2.82%
Asian Alone	8	0.20%
Native Hawaiian and Other Pacific Islander Alone	4	0.10%
Some Other Race Alone	1,824	46.62%
Two or More Races	968	24.74%



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Pop by Race, Asian Alone, by Category	431	
Chinese, except Taiwanese	30	6.91%
Filipino	38	8.85%
Japanese	74	17.16%
Asian Indian	28	6.44%
Korean	34	7.88%
Vietnamese	27	6.17%
Cambodian	94	21.90%
Hmong	1	0.15%
Laotian	0	0.00%
Thai	5	1.14%
All other Asian Races, including 2 or more	101	23.41%
2026 Est. Pop Age 5+ by Language Spoken At Home	11,716	
Speak only English	8,291	70.76%
Speak Asian or Pacific Island Language	142	1.21%
Speak IndoEuropean Language	54	0.46%
Speak Spanish	3,028	25.84%
Speak Other Language	202	1.73%



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Population by Sex	12,325	
Male	5,913	47.97%
Female	6,412	52.03%
2026 Est. Population by Age	12,325	
Age 0 to 4	609	4.94%
Age 5 to 9	648	5.26%
Age 10 to 14	719	5.83%
Age 15 to 17	495	4.02%
Age 18 to 20	1,356	11.01%
Age 21 to 24	1,018	8.26%
Age 25 to 34	1,600	12.98%
Age 35 to 44	1,633	13.25%
Age 45 to 54	1,238	10.04%
Age 55 to 64	1,102	8.94%
Age 65 to 74	920	7.46%
Age 75 to 84	645	5.23%
Age 85 and over	343	2.79%
Age 16 and over	10,186	82.64%
Age 18 and over	9,855	79.96%
Age 21 and over	8,498	68.95%
Age 65 and over	1,908	15.48%
2026 Est. Median Age	33.24	
2026 Est. Average Age	37.37	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Male Population by Age	5,913	
Age 0 to 4	312	5.28%
Age 5 to 9	318	5.38%
Age 10 to 14	364	6.15%
Age 15 to 17	249	4.22%
Age 18 to 20	600	10.15%
Age 21 to 24	481	8.14%
Age 25 to 34	808	13.67%
Age 35 to 44	824	13.94%
Age 45 to 54	631	10.67%
Age 55 to 64	535	9.05%
Age 65 to 74	428	7.25%
Age 75 to 84	255	4.31%
Age 85 and over	107	1.81%
2026 Est. Median Age, Male	32.82	
2026 Est. Average Age, Male	36.38	
2026 Est. Female Population by Age	6,412	
Age 0 to 4	297	4.63%
Age 5 to 9	330	5.14%
Age 10 to 14	355	5.54%
Age 15 to 17	246	3.83%
Age 18 to 20	756	11.80%
Age 21 to 24	536	8.37%
Age 25 to 34	792	12.35%
Age 35 to 44	809	12.61%
Age 45 to 54	607	9.47%
Age 55 to 64	567	8.84%
Age 65 to 74	491	7.66%
Age 75 to 84	390	6.08%
Age 85 and over	236	3.68%
2026 Est. Median Age, Female	33.66	
2026 Est. Average Age, Female	38.30	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Pop Age 15+ by Marital Status	10,350	
Total, Never Married	4,850	46.86%
Males, Never Married	2,269	21.93%
Females, Never Married	2,581	24.94%
Married, Spouse present	3,248	31.38%
Married, Spouse absent	423	4.09%
Widowed	607	5.86%
Males, Widowed	115	1.12%
Females, Widowed	491	4.75%
Divorced	1,222	11.81%
Males, Divorced	638	6.16%
Females, Divorced	584	5.64%
2026 Est. Pop Age 25+ by Edu. Attainment	7,481	
Less than 9th grade	509	6.80%
Some High School, no diploma	476	6.36%
High School Graduate (or GED)	1,653	22.10%
Some College, no degree	1,702	22.75%
Associate Degree	729	9.74%
Bachelor's Degree	1,574	21.04%
Master's Degree	620	8.29%
Professional School Degree	88	1.18%
Doctorate Degree	130	1.74%
2026 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.	2,082	
No High School Diploma	642	30.86%
High School Graduate	679	32.59%
Some College or Associate's Degree	417	20.03%
Bachelor's Degree or Higher	344	16.52%
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2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Households		
2031 Projection	4,251	
2026 Estimate	4,128	
2020 Census	3,275	
2010 Census	3,287	
Growth 2026-2031	2.98%	
Growth 2020-2026	26.04%	
Growth 2010-2020	-0.36%	
2026 Est. Households by Household Type	4,128	
Family Households	2,612	63.28%
Nonfamily Households	1,516	36.72%
2026 Est. Group Quarters Population	1,552	
2026 HHs by Ethnicity: Hispanic/Latino	991	24.01%
2026 Est. Households by HH Income	4,128	
Income < \$15,000	417	10.11%
Income \$15,000 to \$24,999	222	5.37%
Income \$25,000 to \$34,999	351	8.50%
Income \$35,000 to \$49,999	349	8.46%
Income \$50,000 to \$74,999	529	12.82%
Income \$75,000 to \$99,999	550	13.33%
Income \$100,000 to \$124,999	570	13.82%
Income \$125,000 to \$149,999	401	9.72%
Income \$150,000 to \$199,999	386	9.35%
Income \$200,000 to \$249,999	174	4.21%
Income \$250,000 to \$499,999	132	3.19%
Income \$500,000+	47	1.13%
2026 Est. Average Household Income	\$ 99,368	
2026 Est. Median Household Income	\$ 83,912	
2026 Median HH Income by Single-Class. Race or Ethn.		
White Alone	\$ 76,662	
Black or African American Alone	\$ 142,407	
American Indian and Alaska Native Alone	\$ 91,598	
Asian Alone	\$ 40,335	
Native Hawaiian and Other Pacific Islander Alone	\$ 34,288	
Some Other Race Alone	\$ 116,775	
Two or More Races	\$ 85,872	



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Hispanic or Latino	\$	96,387
Not Hispanic or Latino	\$	77,418



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Households by Household Size	4,128	
1-person	1,153	27.93%
2-person	1,232	29.84%
3-person	629	15.25%
4-person	554	13.42%
5-person	313	7.57%
6-person	143	3.46%
7-or-more-person	104	2.53%
2026 Est. Average Household Size	2.61	
2026 Est. HHs by Type and Presence of Own Children < 18	4,128	
Married-Couple	1,609	38.97%
Married-Couple Family, With Own Kids < 18	798	19.33%
Married-Couple Family, Without Own Kids < 18	811	19.64%
Cohabiting Couple	523	12.68%
With Own Kids < 18	218	5.27%
Without Own Kids < 18	306	7.41%
Female Householder, No Spouse or Partner Present	1,286	31.16%
Living Alone	643	15.58%
With Own Kids < 18	286	6.93%
With Relatives, Without Own Kids < 18	251	6.07%
With Only Nonrelatives	106	2.58%
Male Householder, No Spouse or Partner Present	709	17.19%
Living Alone	477	11.56%
With Own Kids < 18	87	2.10%
With Relatives, Without Own Kids < 18	84	2.02%
With Only Nonrelatives	62	1.51%



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Households by Number of Vehicles	4,128	
No Vehicles	424	10.27%
1 Vehicle	1,474	35.70%
2 Vehicles	1,271	30.80%
3 Vehicles	641	15.52%
4 Vehicles	220	5.33%
5 or more Vehicles	98	2.38%
2026 Est. Average Number of Vehicles	1.80	
Family Households		
2031 Projection	2,694	
2026 Estimate	2,612	
2010 Census	1,998	
Growth 2026-2031	3.13%	
Growth 2010-2026	30.72%	
2026 Est. Families by Poverty Status	2,612	
2026 Families at or Above Poverty	2,234	85.53%
2026 Families at or Above Poverty with Children	1,193	45.69%
2026 Families Below Poverty	378	14.47%
2026 Families Below Poverty with Children	317	12.12%
2026 Est. Pop Age 16+ by Employment Status	10,186	
In Armed Forces	3	0.03%
Civilian - Employed	6,224	61.10%
Civilian - Unemployed	243	2.38%
Not in Labor Force	3,717	36.49%
2026 Est. Civ. Employed Pop 16+ by Class of Worker	5,934	
For-Profit Private Workers	3,952	66.59%
Non-Profit Private Workers	716	12.07%
Local Government Workers	631	10.63%
State Government Workers	227	3.83%
Federal Government Workers	8	0.14%
Self-Employed Workers	391	6.59%
Unpaid Family Workers	9	0.15%



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Civ. Employed Pop 16+ by Occupation	5,934	
Architect/Engineer	234	3.95%
Arts/Entertainment/Sports	108	1.82%
Building Grounds Maintenance	165	2.77%
Business/Financial Operations	239	4.04%
Community/Social Services	108	1.81%
Computer/Mathematical	119	2.00%
Construction/Extraction	235	3.96%
Education/Training/Library	442	7.45%
Farming/Fishing/Forestry	123	2.07%
Food Prep/Serving	456	7.68%
Healthcare Practitioner/Technician	255	4.30%
Healthcare Support	411	6.92%
Maintenance Repair	241	4.06%
Legal	6	0.10%
Life/Physical/Social Science	56	0.94%
Management	488	8.22%
Office/Admin. Support	614	10.34%
Production	433	7.30%
Protective Service	65	1.09%
Sales/Related	304	5.13%
Personal Care/Service	304	5.13%
Transportation/Moving	530	8.92%
2026 Est. Pop 16+ by Occupation Classification	5,934	
Blue Collar	1,439	24.24%
White Collar	2,973	50.10%
Service & Farm	1,523	25.66%
2026 Est. Workers Age 16+ by Transp. To Work	5,881	
Drove Alone	3,836	65.21%
Car Pooled	459	7.81%
Public Transportation	216	3.66%
Walked	676	11.49%
Bicycle	79	1.34%
Other Means	165	2.81%
Worked at Home	452	7.68%
2026 Est. Workers Age 16+ by Travel Time to Work*		
Less than 15 minutes	1,859	
15 to 29 Minutes	1,656	
30 to 44 Minutes	999	
45 to 59 Minutes	510	
60 or more Minutes	406	



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Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Avg. Travel Time to Work in Minutes*	27.24	
2026 Est. Occupied Housing Units by Tenure	4,128	
Owner-Occupied	1,950	47.24%
Renter-Occupied	2,178	52.76%
2026 Occupied Housing Units: Avg. Length of Residence		
Owner-Occupied	12	
Renter-Occupied	6	



2762 NW Willamina Ave, Forest Grove, OR 97116
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2026 Est. Owner Occupied Housing Units by Value	1,950	
Value Less than \$20,000	42	2.15%
Value \$20,000 to \$39,999	34	1.72%
Value \$40,000 to \$59,999	25	1.27%
Value \$60,000 to \$79,999	24	1.22%
Value \$80,000 to \$99,999	8	0.39%
Value \$100,000 to \$149,999	53	2.73%
Value \$150,000 to \$199,999	24	1.22%
Value \$200,000 to \$299,999	92	4.70%
Value \$300,000 to \$399,999	233	11.96%
Value \$400,000 to \$499,999	439	22.53%
Value \$500,000 to \$749,999	695	35.65%
Value \$750,000 to \$999,999	197	10.10%
Value \$1,000,000 to \$1,499,999	34	1.72%
Value \$1,500,000 to \$1,999,999	6	0.33%
Value \$2,000,000 or more	45	2.31%
2026 Est. Median All Owner-Occupied Housing Unit Value	\$ 500,754	
2026 Est. Housing Units by Units in Structure	4,349	
1 Unit Attached	367	8.45%
1 Unit Detached	1,891	43.48%
2 Units	151	3.48%
3 or 4 Units	480	11.03%
5 to 19 Units	554	12.74%
20 to 49 Units	214	4.92%
50 or More Units	477	10.98%
Mobile Home or Trailer	204	4.69%
Boat, RV, Van, etc.	11	0.25%
Dominant structure type	1 Unit Detached	
2026 Est. Housing Units by Year Structure Built	4,349	
Housing Units Built 2020 or Later	295	6.78%
Housing Units Built 2010 to 2019	522	12.01%
Housing Units Built 2000 to 2009	427	9.82%
Housing Units Built 1990 to 1999	755	17.37%
Housing Units Built 1980 to 1989	331	7.60%
Housing Units Built 1970 to 1979	679	15.62%
Housing Units Built 1960 to 1969	425	9.77%
Housing Units Built 1950 to 1959	246	5.65%
Housing Units Built 1940 to 1949	283	6.50%
Housing Units Built 1939 or Earlier	387	8.89%
2026 Est. Median Year Structure Built**	1985	



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Dominant Year Structure Built	1990 to 1999	
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* This row intentionally left blank. No Total Category.		
**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.		



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Sitewise Online
Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
Population		
2031 Projection	12,641	
2026 Estimate	12,325	
2020 Census	9,543	
2010 Census	9,433	
Growth 2026-2031	2.57%	
Growth 2020-2026	29.15%	
Growth 2010-2020	1.16%	
2020 Population by Single-Classification Race	9,543	
White Alone	6,459	67.68%
Black or African American Alone	131	1.38%
American Indian and Alaska Native Alone	117	1.23%
Asian Alone	328	3.44%
Native Hawaiian and Other Pacific Islander Alone	22	0.23%
Some Other Race Alone	1,306	13.69%
Two or More Races	1,179	12.35%
2020 Population By Ethnicity	9,543	
Not Hispanic or Latino	6,874	72.03%
Hispanic or Latino	2,669	27.97%
2020 Hispanic or Latino by Single-Classification Race	2,669	
White Alone	648	24.29%
Black or African American Alone	14	0.51%
American Indian and Alaska Native Alone	79	2.95%
Asian Alone	6	0.23%
Native Hawaiian and Other Pacific Islander Alone	5	0.17%
Some Other Race Alone	1,253	46.96%
Two or More Races	664	24.89%
2020 Population by Sex	9,543	
Male	5,509	57.72%
Female	6,135	64.29%
Male/Female Ratio	0.90	



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Sitewise Online
Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2020 Population by Age	9,543	
Age 0 to 4	632	6.62%
Age 5 to 9	758	7.94%
Age 10 to 14	747	7.83%
Age 15 to 17	439	4.60%
Age 18 to 20	1,219	12.77%
Age 21 to 24	1,003	10.51%
Age 25 to 34	1,545	16.19%
Age 35 to 44	1,433	15.01%
Age 45 to 54	1,071	11.22%
Age 55 to 64	1,147	12.02%
Age 65 to 74	816	8.55%
Age 75 to 84	495	5.18%
Age 85 and over	339	3.56%
Age 16 and over	9,351	97.98%
Age 18 and over	9,068	95.02%
Age 21 and over	7,850	82.26%
Age 65 and over	1,650	17.29%
2020 Median Age	31.63	



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Pop-Facts: Census Demographic Overview (Part 1)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2020 Male Population by Age	5,509	
Age 0 to 4	299	5.43%
Age 5 to 9	382	6.93%
Age 10 to 14	390	7.09%
Age 15 to 17	214	3.88%
Age 18 to 20	522	9.48%
Age 21 to 24	489	8.88%
Age 25 to 34	769	13.95%
Age 35 to 44	715	12.98%
Age 45 to 54	539	9.78%
Age 55 to 64	529	9.60%
Age 65 to 74	382	6.93%
Age 75 to 84	175	3.17%
Age 85 and over	105	1.90%
2020 Median Age, Male	30.95	
2020 Female Population by Age	6,135	
Age 0 to 4	332	5.42%
Age 5 to 9	376	6.13%
Age 10 to 14	357	5.81%
Age 15 to 17	225	3.67%
Age 18 to 20	696	11.35%
Age 21 to 24	514	8.38%
Age 25 to 34	777	12.66%
Age 35 to 44	718	11.70%
Age 45 to 54	533	8.68%
Age 55 to 64	618	10.07%
Age 65 to 74	434	7.08%
Age 75 to 84	320	5.22%
Age 85 and over	235	3.83%
2020 Median Age, Female	32.30	
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2026 Estimate	4,128	
2020 Census	3,275	
2010 Census	3,287	
Growth 2026-2031	2.98%	
Growth 2020-2026	26.04%	
Growth 2010-2020	-0.36%	
2020 Households by Household Type	3,275	
Family Households	2,533	77.33%
Non-family Households	742	22.67%
2020 Group Quarters Population	1,163	
2020 Hispanic or Latino Households	851	25.97%
2020 Households by Household Size	3,275	
1-person	1,129	34.48%
2-person	1,198	36.57%
3-person	600	18.32%
4-person	548	16.73%
5-person	301	9.20%
6-person	138	4.22%
7-or-more-person	104	3.18%
2020 Occupied Housing Units by Tenure		
Owner-Occupied		
Renter-Occupied		



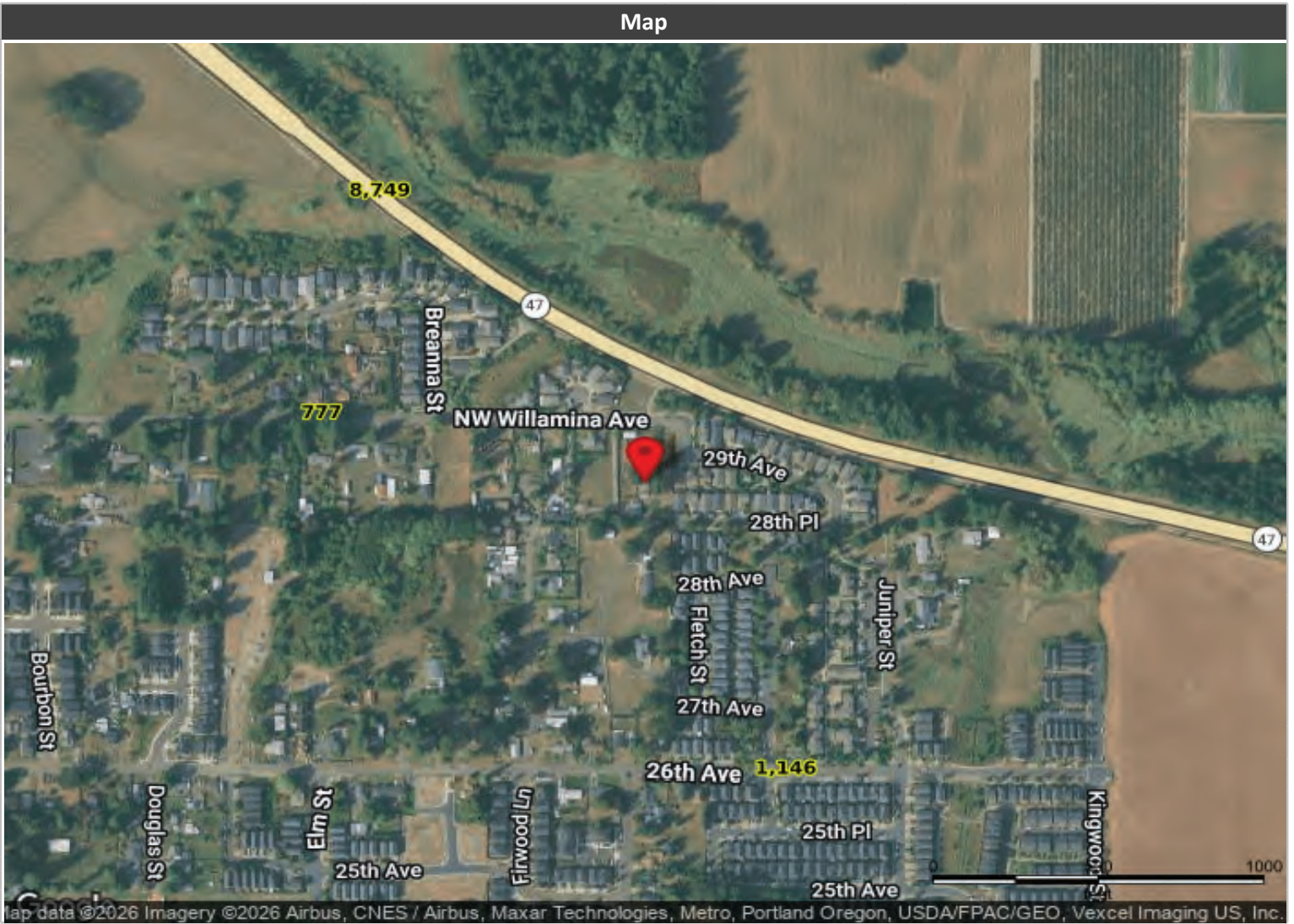
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Pop-Facts: Census Demographic Overview (Part 2)	2762 NW Willamina Ave, Forest Grove, OR 97116 0 - 1 mi	
2010 Households by Type and Presence of Children	3,287	
Married-Couple Family, own children	746	22.70%
Male Householder, own children	98	2.99%
Female Householder, own children	261	7.95%
Married-Couple Family, no own children	695	21.14%
Male Householder, no own children	68	2.07%
Female Householder, no own children	130	3.95%
Non-family Households	1,289	39.21%
2010 Households by Presence of People Under Age 18	3,287	
HH with 1 or More People Under Age 18:	1,207	36.71%
Households with No People Under Age 18:	2,080	63.29%
HH with 1 or More People Under Age 18:	1,207	
Married-Couple Family	789	65.39%
Other Family, Male Householder	112	9.31%
Other Family, Female Householder	293	24.26%
Nonfamily, Male Householder	10	0.86%
Nonfamily, Female Householder	2	0.19%
Households with No People Under Age 18:	2,080	
Married-Couple Family	651	31.31%
Other Family, Male Householder	55	2.64%
Other Family, Female Householder	98	4.69%
Nonfamily, Male Householder	521	25.04%
Nonfamily, Female Householder	755	36.32%
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Traffic Listing

2762 NW Willamina Ave, Forest Grove, OR 97116

June 5, 2026



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	Willamina Avenue			777	Current Year	0.2
2.	26th Avenue	Boyd Ln	W	1,146	Current Year	0.2
3.	Northwest Highway 47	Porter Rd	SE	8,749	Current Year	0.2
4.	Hawthorne Street			1,027	Current Year	0.3
5.	Nehalem Hwy	Willamina Ave	N	2,682	Current Year	0.4
6.	Nehalem Hwy	Willamina Ave	S	12,338	Current Year	0.4
7.	Hawthorne Street	22nd Ave	S	3,597	Current Year	0.4
8.	Sunset Drive	26th Ave	S	2,646	Current Year	0.4
9.	Nehalem Hwy	Lincoln Park	N	7,900	Published (1997)	0.5
10.	23rd Avenue			1,395	Current Year	0.5
11.	Willamina Avenue			3,817	Current Year	0.5
12.	22nd Avenue	Maywood Dr	W	1,497	Current Year	0.6
13.	Bonnie Lane			2,233	Current Year	0.6
14.	Porter Rd	New Bypass Rd	S	1,184	Current Year	0.6
15.	Laurel Street			130	Current Year	0.6
16.	Cedar Street			3,289	Current Year	0.6