



Enhanced Report

Ticor Title

Cover Page

Subject Property:



Site Address
20737 SW OLDS PL
SHERWOOD , OR 97140-8074



Mail Address
19450 SW MOHAVE CT
TUALATIN , OR 97062-8500

Prepared By:



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Provided By
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Property Overview

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Owner and Geographic Information



Primary Owner:
GREEN RIDGE SOLAR INC

Secondary Owner:

Mail Address: 19450 SW MOHAVE CT , TUALATIN, OR 97062-8500

Site Address: 20737 SW OLDS PL , SHERWOOD, OR 97140-8074

APN: 2S129A0-01900 **Lot Number:** 3 **Page / Grid:**

Housing Tract Number:

Legal Description: **Lot Code:** 3
District: 56
Subdivision: SHERWOOD COMMERCIAL CENTER
Sec / Township / Range: SEC 29 TWN 2S RNG 1W
Legal Brief Description: LOT:3 DIST:56 SEC/TWN/RNG/MER:SEC 29 TWN 2S RNG 1W SHERWOOD COMMERCIAL CENTER, LOT 3, ACRES 0.92
City / Muni / Twp: SHERWOOD

Property Details



Bedrooms:	0	Year Built:	Square Feet:
Bathrooms:	0	Garage:	Lot Size: 40,075 SF
Total Rooms:		Fireplace:	Number of Units: 0
Zoning:		Pool:	Use Code: Industrial-Vacant Land

Sale Information



Transfer Date:	01/14/2020	Seller:	LAB HILL FARMS LLC,
Transfer Value:	\$520,000.00	Document#:	2020-003365
Cost/Sq Feet:	∞		

Assessment and Taxes



Assessed Value:	\$346,880.00	Percent Improvement:	0.00%	Homeowner Exemption:
Land Value:	\$0.00	Tax Amount:	\$6,497.44	Tax Rate Area: 88.1
Improvement Value:	\$0.00	Tax Status:	Current	Tax Account ID: R2151074
Market Improvement Value:	\$0.00	Market Land Value:	\$496,870.00	Tax Year: 2020
Market Value:	\$496,870.00			



Property History

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Prior Transfer - 01/14/2020

Recording Date:	01/14/2020	Document#:	2020-003365
Price:	\$520,000.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	GREEN RIDGE SOLAR INC	Buyer Vesting:	
Seller Name:	LAB HILL FARMS LLC		
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		
Interest Rate Not Greater:	0	Interest Rate Not Less:	0
Prepayment Penalty Rider Term:	00		

Release Record - 10/20/2014

Recording Date:	10/20/2014	Document#:	2014-066452
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	LUXURY HOME DEVELOPMENTS, LLC
Vesting:			
Legal Description:			

Prior Transfer - 09/30/2014

Recording Date:	09/30/2014	Document#:	2014-061798
Price:	\$350,000.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Exchange
Lender Name:			
Buyer Name:	LAB HILL FARMS LLC	Buyer Vesting:	
Seller Name:	LOCAL CLIENT FINDERS LLC		
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		

Prior Transfer - 12/16/2013

Recording Date:	12/16/2013	Document#:	2013-105264
Price:	\$80,000.00	Document Type:	Bargain and Sale Deed
First TD:		Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	LOCAL CLIENT FINDERS LLC	Buyer Vesting:	
Seller Name:	NELSON, TODD		
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		



 **Property History**

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Prior Transfer - 07/12/2011

Recording Date:	07/12/2011	Document#:	2011-048611
Price:	\$95,000.00	Document Type:	Bargain and Sale Deed
First TD:		Type of Sale:	Full Amount on Deed
Lender Name:		Buyer Vesting:	
Buyer Name:	NELSON, TODD		
Seller Name:	LUXURY HOME DEVELOPMENTS LLC		
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		

Mortgage Record - 07/21/2008

Recording Date:	07/21/2008	Document#:	2008-063952
Loan Amount:	\$420,000.00	Loan Type:	Seller take-back
TD Due Date:		Type of Financing:	
Lender Name:	SHERWOOD COMMERCIAL CENTER LLC	Borrowers Name:	LUXURY HOME DEVELOPMENTS LLC
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		

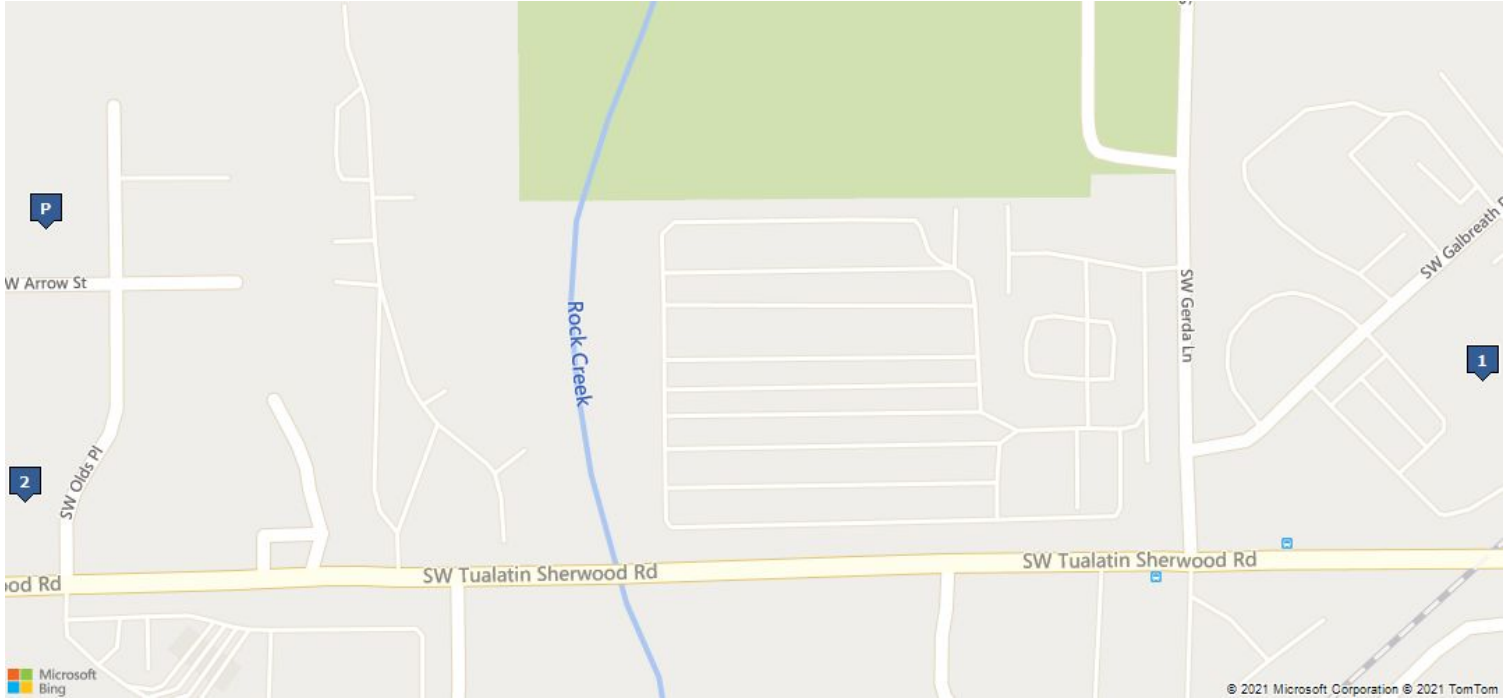
Prior Transfer - 07/21/2008

Recording Date:	07/21/2008	Document#:	2008-063951
Price:	\$520,000.00	Document Type:	Warranty Deed
First TD:		Type of Sale:	Full Amount on Deed
First TD Doc:	2008-063952		
Lender Name:		Buyer Vesting:	
Buyer Name:	LUXURY HOME DEVELOPMENTS LLC		
Seller Name:	SHERWOOD COMMERCIAL CENTER LLC		
Legal Description:	Lot Number: 3 Subdivision: SHERWOOD COMMERCIAL CENTER City / Muni / Twp: SHERWOOD		



Comparable Sales Data

20737 SW OLDS PL, SHERWOOD, OR 97140-8074



1: 14180 SW GALBREATH DR

2: 20941 SW OLDS PL

Area Sales Analysis

Total Area Sales	2	Median # of Bedrooms	0
Median Lot Size	58,152.967	Median # of Baths	0
Median Living Area		Median Year Built	
Price Range - 2 Yrs	\$395,000.00 to \$1,210,000.00	Age Range	
Median Value	\$802,500.00	Median Age	



Comparable Sales Data

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

**GREEN RIDGE SOLAR INC
20737 SW OLDS PL, SHERWOOD, OR 97140-8074
APN: 2S129A0-01900 - WASHINGTON COUNTY**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 14180 SW GALBREATH DR	06/14/2021	\$1,210,000.00	0	0/0/0	85377.9348616885				.54

Site Address: SHERWOOD, OR 97140-9163 **APN:** 2S128BC-00700
Doc Type: Warranty Deed **Document #:** 2021-067869
Price Code: D **Use Code:** Industrial-Vacant Land
Buyer Name: TRESKE PRECISION MACHINING INC **Seller Name:** WINSLOW BUILDING LLC
Loan Amount: \$1,210,000.00 **Lender Name:** ZB NA
Legal: **Lot Number:** 13
City/Muni/Twp: SHERWOOD
Subdivision Name: INDUSTRIAL PARK OF SHERWOOD

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2 20941 SW OLDS PL	01/25/2021	\$395,000.00	0	0/0/0	30928				.10

Site Address: SHERWOOD, OR 97140-8086 **APN:** 2S129A0-03300
Doc Type: Warranty Deed **Document #:** 2021-009890
Price Code: D **Use Code:** Industrial-Vacant Land
Buyer Name: QUANDT INVESTMENTS LLC **Seller Name:** TROUVAILLE BREWING LLC
Loan Amount: \$0.00 **Lender Name:**
Legal: **Lot Number:** 1
Map Ref: DOC 2018-034151
City/Muni/Twp: SHERWOOD
Subdivision Name: PARTITION PLAT NO 2018-21



Summary Comparables

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

**GREEN RIDGE SOLAR INC
 20737 SW OLDS PL, SHERWOOD, OR 97140-8074
 APN: 2S129A0-01900 - WASHINGTON COUNTY**

Year Built:		Lot:	40,075 SF	Bld/Area:		0	Pool:		RM/BR/Bth:	/0/0
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	14180 SW GALBREATH DR	06/14/2021	\$1,210,000.00		0	0/0/0		85377.9348616885		.54
2	20941 SW OLDS PL	01/25/2021	\$395,000.00		0	0/0/0		30928		.10



Neighborhood Overview

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Nearby Neighbors

GREEN RIDGE SOLAR INC

20737 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-01900
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 40,075 SF
Year Built: **Garage:**

LITERA HOLDINGS LLC

20675 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-02000
Bedrooms: 0 **Bathrooms:**
Square Feet: 9,634 **Lot Size:** 40,075 SF
Year Built: **Garage:**

J & J LEGACY LLC

20833 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-01800
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 40,075 SF
Year Built: **Garage:**

MCLELLAN ESTATE CO

20746 SW OLDS PL , STE 101 , SHERWOOD , OR , 97140
APN: 2S129A0-02300
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 1.44 AC
Year Built: **Garage:**

SEMI TRUCK CENTERS INC

20633 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-02100
Bedrooms: 0 **Bathrooms:**
Square Feet: 7,735 **Lot Size:** 1.09 AC
Year Built: 2018 **Garage:**

ARROW STREET LLC

15114 SW ARROW ST , SHERWOOD , OR , 97140
APN: 2S129A0-02400
Bedrooms: 0 **Bathrooms:**
Square Feet: 29,188 **Lot Size:** 40,075 SF
Year Built: 2018 **Garage:**

TRG PROPERTIES LLC

20861 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-03400
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 30,928 SF
Year Built: **Garage:**

RALSTON & RALSTON LLC

15025 SW TUALATIN SHERWOOD RD , SHERWOOD , OR , 97140
APN: 2S129A0-00500
Bedrooms: 0 **Bathrooms:**
Square Feet: 3,156 **Lot Size:** 3.97 AC
Year Built: **Garage:**

DAISY & PEACH LLC

20900 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-02500
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 40,075 SF
Year Built: **Garage:**

SHERWOOD, CITY OF

20670 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-02800
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 9,148 SF
Year Built: **Garage:**

QUANDT INVESTMENTS LLC,

20941 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-03300
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 30,928 SF
Year Built: **Garage:**

AVIATRIX VENTURES LLC

20952 SW OLDS PL , SHERWOOD , OR , 97140
APN: 2S129A0-02600
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 1.4 AC
Year Built: **Garage:**

TMK PROPERTIES LLC

14985 SW TUALATIN SHERWOOD RD , SHERWOOD , OR , 97140
APN: 2S129A0-00300
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 2.35 AC
Year Built: **Garage:**

PORTLAND GENERAL ELECTRIC CO

20680 SW LANGER FARMS PKWY , SHERWOOD , OR , 97140
APN: 2S129A0-01100
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 7.05 AC
Year Built: **Garage:**

PORTLAND GENERAL ELECTRIC CO

20520 SW LANGER FARMS PKWY , SHERWOOD , OR , 97140
APN: 2S129A0-01651
Bedrooms: 0 **Bathrooms:**
Square Feet: **Lot Size:** 8.65 AC
Year Built: **Garage:**



Public School Report

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Public School Statistics

J CLYDE HOPKINS ELEMENTARY SCHOOL

.77 from subject property

21920 SW SHERWOOD BLVD
 SHERWOOD, OR 97140-9324
 (503) 825-5200

- Grade KG - Grade 5
- Student Teacher Ratio: 1:19.2
- Full Time Equivalent Administrators : 25.05

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
75	79	86	88	78	76	482

API Score



SHERWOOD CHARTER SCHOOL

1.30 from subject property

23264 SW MAIN ST
 SHERWOOD, OR 97140-9998
 (503) 925-8007

- Grade KG - Grade 7
- Student Teacher Ratio: 1:18.2
- Full Time Equivalent Administrators : 9.60

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
22	22	22	22	22	21	23	21	175

API Score



SHERWOOD MIDDLE SCHOOL

.86 from subject property

21970 SW SHERWOOD BLVD
 SHERWOOD, OR 97140-9324
 (503) 825-5400

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:19.8
- Full Time Equivalent Administrators : 33.09

Grade Membership

GR - 6	GR - 7	GR - 8	Total
223	208	224	655

API Score



SHERWOOD HIGH SCHOOL

1.16 from subject property

16956 SW MEINECKE RD
 SHERWOOD, OR 97140-9204
 (503) 825-5500

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.3
- Full Time Equivalent Administrators : 58.17

Grade Membership

GR - 9	GR - 10	GR - 11	GR - 12	Total
378	334	300	284	1,296

API Score





Private School Report

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Private School Statistics

LA PETITE ACADEMY

.44 from subject property

15940 SW TUALATIN SHERWOOD ROAD
SHERWOOD, OR 97140-8690
(503) 925-1527
Gender: Coed

- Grade N/A - Grade N/A
- Nonsectarian
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: 1

Grade Membership

Total
79

ST FRANCIS PARISH SCHOOL

.78 from subject property

15643 SW OREGON STREET
SHERWOOD, OR 97140-9342
(503) 625-0497
Gender: Coed

- Kindergarten - Grade 8
- Roman Catholic
- Student Teacher Ratio: 1:14.0
- Full Time Equivalent Administrators: 9.6

Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	GR - 8	Total
22	22	28	17	8	14	10	7	6	134

KIDS KASTLE LEARNING CENTER

.85 from subject property

16775 NW 12TH STREET
SHERWOOD, OR 97140-6014
(503) 625-9491
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:15.0
- Full Time Equivalent Administrators: 1

Grade Membership

PK	KDGN	Total
20	15	35

SMOCKVILLE MONTESSORI SCHOOL

.91 from subject property

22444 SW OAK STREET
SHERWOOD, OR 97140-9354
(503) 625-1610
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:2.6
- Full Time Equivalent Administrators: 1.9

Grade Membership

PK	KDGN	Total
18	5	23



Private School Report **20737 SW OLDS PL, SHERWOOD, OR 97140-8074**

Private School Statistics

ST PAUL LUTHERAN SCHOOL **1.18 from subject property**

17500 SW CEDARVIEW WAY
SHERWOOD, OR 97140-8698
(503) 625-6648
Gender: Coed

- Prekindergarten - Grade 5
- Lutheran Church - Missouri Synod
- Student Teacher Ratio: 1:7.4
- Full Time Equivalent Administrators: 10.5

Grade Membership

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
115	26	10	14	12	8	8	193

SHERWOOD CHRISTIAN MONTESSORI SCHOOL **1.43 from subject property**

23550 SW PINE STREET
SHERWOOD, OR 97140-7137
(503) 625-7758
Gender: Coed

- Grade N/A - Grade N/A
- Christian (no specific denomination)
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: 1

Grade Membership

Total
27



Neighborhood Demographics

20737 SW OLDS PL, SHERWOOD, OR 97140-8074

Population Demographics

Area	2000	2009	2014	Growth Rate	Growth Centile
ZIP 97140-8074	16,855	22,456	25,345	3.2%	97.0%
National	281,421,906	309,731,508	324,062,684	1.0%	

Household Demographics

Area	2000	2009	2014	Household Growth Rate	Average Household Size
ZIP 97140-8074	6,066	7,980	8,997	3.0%	2.8
National	105,480,101	116,523,156	122,109,448	1.1%	2.6

Family Demographics

Area	2000	2009	Family Growth Rate
ZIP 97140-8074	4,767	6,155	2.8%
National	71,787,347	77,956,117	0.9%

Age Distribution Demographics

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
ZIP 97140-8074	9.6%	9.3%	8.8%	6.6%	4.4%	30.3%	23.9%	6.3%	0.8%
National	6.8%	6.7%	6.6%	7.1%	6.9%	27.0%	26.0%	10.9%	1.9%

Median Age Demographics

Area	2009	Male Ratio	Female Ratio
ZIP 97140-8074	34.8	49.3%	50.7%
National	36.9	49.2%	50.8%

Household Income Demographics

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
ZIP 97140-8074	7.7%	14.6%	34.5%	27.6%	15.6%
National	20.9%	24.4%	35.3%	11.7%	7.6%

Median Household Income Demographics

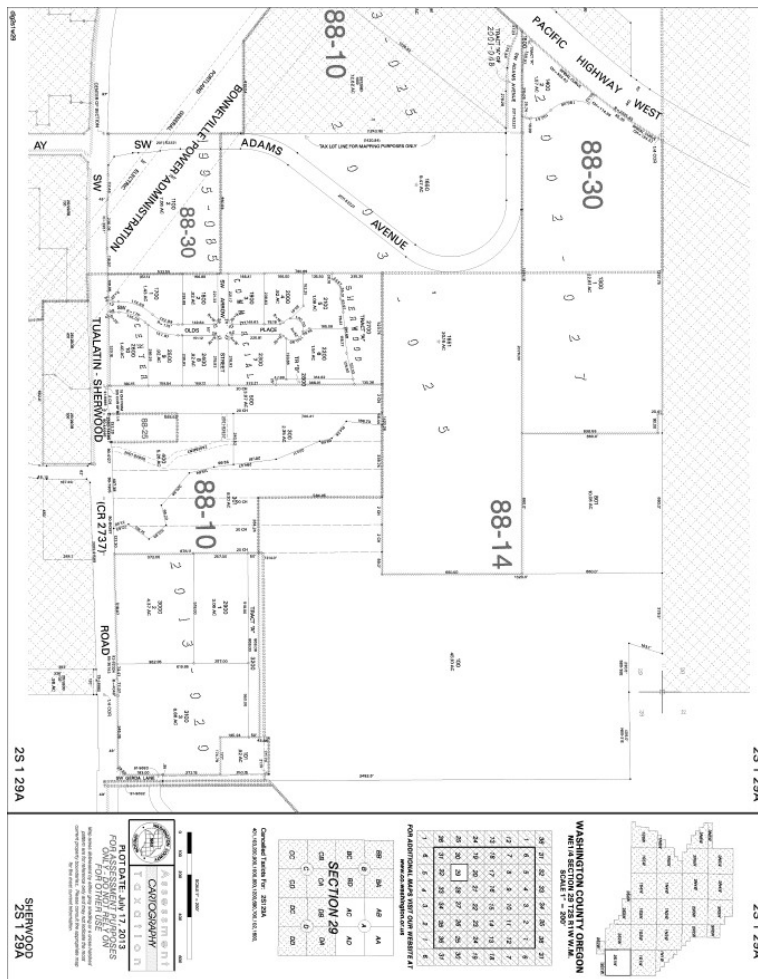
Area	2009	2014	Per Capita Income
ZIP 97140-8074	\$87,428.00	\$89,852.00	\$37,258.00
National	\$54,719.00	\$56,938.00	\$27,277.00

Household Income Percentile Demographics

Area	National	State
ZIP 97140-8074	94.0%	99.0%



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 insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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