

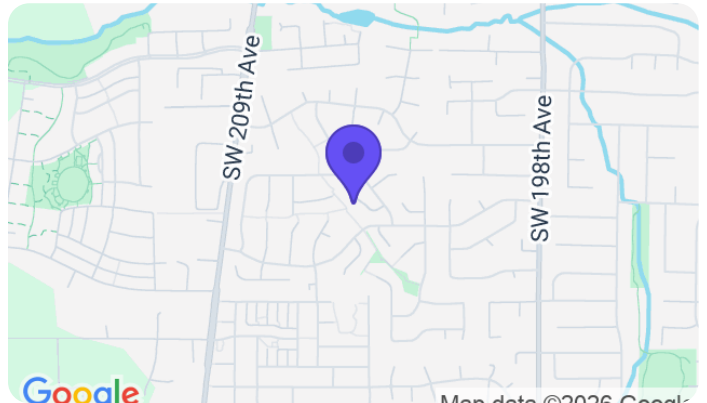
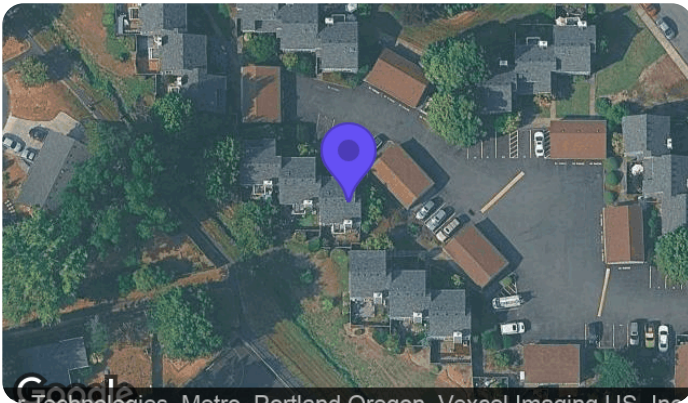
Condominium

**RESIDENTIAL**

# 20450 SW ROSA DR

BEAVERTON, OR 97078

**\$268,255** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,278 ft<sup>2</sup>**

LIVING AREA

**676 ft<sup>2</sup>**

LOT SIZE

**1986**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$268K**

**\$256K low**

**\$280K high**

Last Sale

**\$224,000 · May 16, 2019**

Est. Owner Equity

**\$135,255**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,702 (2025) |
| Assessed Value        | \$181,770      |
| Previous Assessed     | \$176,480      |
| Assessor Market Value | \$310,980      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Condominium         |
| Style         | Condo/Apartment     |
| County        | WASHINGTON          |
| Lot (acres)   | 0.02                |
| Construction  | Wood (Unspecified)  |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Garage        | Garage, Detached    |
| Pool          | No                  |

Deck · 48 ft²

Patio · 72 ft²

## CLIMATE RISK

39

FLOOD

21

WILDFIRE

39

HEAT

93

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk.

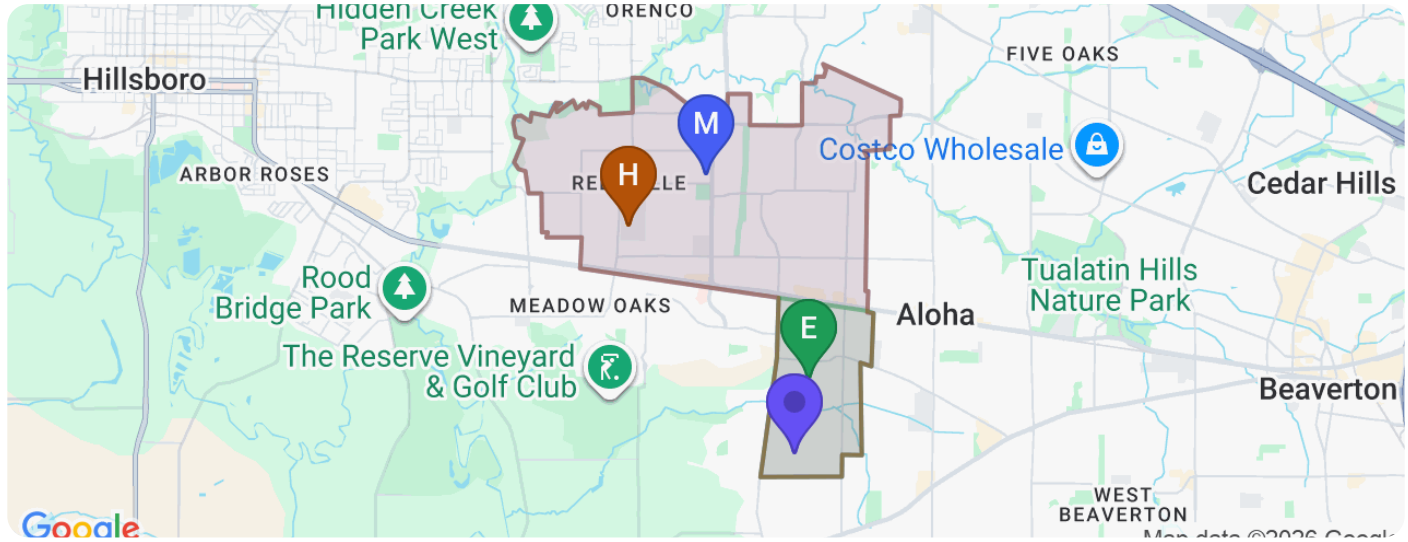
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 14, 2019 | Resale    | Warranty Deed       | \$224,000 | \$175  | \$135K |
| Dec 3, 2014  | Resale    | Warranty Deed       | \$159,900 | \$125  | \$150K |
| Jun 9, 2009  | Quitclaim | Quit Claim Transfer |           |        |        |
| May 12, 2009 | Resale    | Warranty Deed       | \$153,000 | \$120  | \$150K |
| Sep 2, 1994  | Resale    | Grant Deed          | \$87,000  | \$68   |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Butternut Creek Elementary School | Elementary | KG–6   | 0.6 mi   |
| Century High School               | High       | 9–12   | 2.1 mi   |
| R. A. Brown Middle School         | Middle     | 7–8    | 2.2 mi   |

District: Hillsboro School District 1j



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 97078

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>27,026</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|