

Single Family Residence **RESIDENTIAL**

# 12250 SW ASPEN RIDGE DR

PORTLAND, OR 97224

**\$638,865** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



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**4**

BEDS

**3**

BATHS

**3,082 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$639K**

**\$591K low**

**\$687K high**

Last Sale

**\$640,000 · Mar 21, 2025**

Est. Owner Equity

**\$190,865**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,551 (2025) |
| Assessed Value        | \$471,150      |
| Previous Assessed     | \$457,430      |
| Assessor Market Value | \$654,380      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WASHINGTON              |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 110 ft²

Patio · 40 ft²

Sprinklers

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 21<br>WILDFIRE | 39<br>HEAT | 95<br>STORM | 38<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 13, 2025 | Resale    | Warranty Deed         | \$640,000 | \$208  | \$448K |
| Sep 15, 2021 | Financing | Bargain And Sale Deed |           |        |        |
| Sep 11, 2019 | Resale    | Warranty Deed         | \$484,287 | \$157  | \$470K |
| Aug 25, 2019 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Aug 23, 2007 | Resale    | Warranty Deed         | \$449,900 | \$146  | \$360K |
| Dec 12, 2003 | Resale    | Grant Deed            | \$290,560 | \$94   | \$218K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Alberta Rider Elementary School | Elementary | KG–5   | 0.4 mi   |
| Twality Middle School           | Middle     | 6–8    | 1.4 mi   |
| Tualatin High School            | High       | 9–12   | 3.9 mi   |

District: Tigard-Tualatin School District



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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 97224

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>87</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>36,547</b><br>POPULATION | <b>\$97K</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 |
|-----------|----------------|