

Single Family Residence **RESIDENTIAL**

8840 SW ROSEWOOD WAY

PORTLAND, OR 97225

\$949,555 TopHap Estimate · \$349 / ft² · confidence 89 · as of Jul 14, 2026



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4

BEDS

4

BATHS

2,722 ft²

LIVING AREA

0.34 ac

LOT SIZE

1961

YEAR BUILT

2

PARKING

VALUATION

\$950K

\$846K low

\$1.1M high

Last Sale

\$629,500 · Aug 1, 2013

Est. Owner Equity

\$949,555

TAX & ASSESSMENT

Property Tax	\$10,904 (2025)
Assessed Value	\$592,460
Previous Assessed	\$575,210
Assessor Market Value	\$1,068,270

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.34
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 384 ft²

Porch · 384 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	38 HEAT	95 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2013	Resale	Warranty Deed	\$629,500	\$231	
Aug 27, 2012	Financing	Grant Deed			\$417K
Mar 18, 2005	Resale	Warranty Deed	\$405,000	\$149	\$324K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Raleigh Hills K-8 School	Elementary	KG–8	0.5 mi
Beaverton High School	High	9–12	2.1 mi

District: Beaverton School District 48j



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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 97225

101 CRIME INDEX	104 AIR POLLUTION	26,962 POPULATION	\$114K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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