

Single Family Residence **RESIDENTIAL**

# 18471 ROSE CT

WEST LINN, OR 97068

**\$427,063** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,231 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$427K**

\$409K low

\$445K high

Est. Owner Equity

**\$350,063**

Loan-to-Value

**17%**

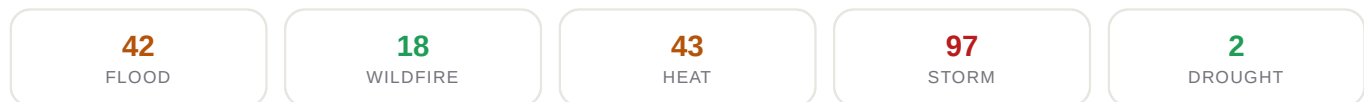
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,728 (2025) |
| Assessed Value        | \$245,329      |
| Previous Assessed     | \$238,184      |
| Assessor Market Value | \$483,453      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| May 16, 2023 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| CedarOak Park Primary School | Elementary | EE–5   | 0.5 mi   |
| Rosemont Ridge Middle School | Middle     | 6–8    | 1.6 mi   |
| West Linn High School        | High       | 9–12   | 2.3 mi   |

District: West Linn–Wilsonville School District

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 97068

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|