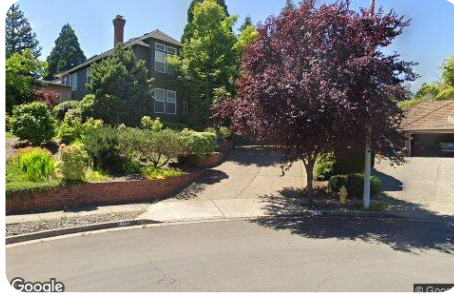


Single Family Residence **RESIDENTIAL**

4180 ROSE PARK DR

WEST LINN, OR 97068

\$902,226 TopHap Estimate · \$303 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,973 ft²

LIVING AREA

0.27 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$902K

\$854K low

\$951K high

Est. Owner Equity

\$207,226

Loan-to-Value

77%

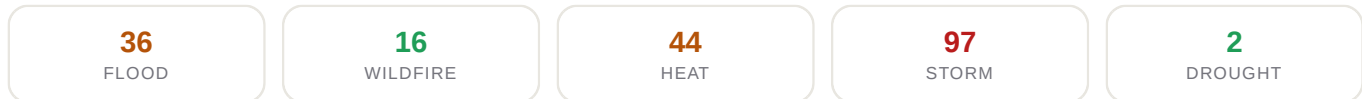
TAX & ASSESSMENT

Property Tax	\$12,466 (2025)
Assessed Value	\$646,850
Previous Assessed	\$628,010
Assessor Market Value	\$992,073

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bolton Primary School	Elementary	EE–5	0.8 mi
West Linn High School	High	9–12	0.9 mi
Athey Creek Middle School	Middle	6–8	3.5 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

59 CRIME INDEX	110 AIR POLLUTION	31,770 POPULATION	\$134K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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