

Single Family Residence **RESIDENTIAL**

# 33363 SW ROTTERDAM ST

SCAPPOOSE, OR 97056

**\$603,868** TopHap Estimate · \$266 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,267 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$604K**

\$576K low

\$631K high

Last Sale

**\$575,000 · May 31, 2024**

Est. Owner Equity

**\$143,868**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,288 (2025) |
| Assessed Value        | \$321,140      |
| Previous Assessed     | \$311,790      |
| Assessor Market Value | \$551,340      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | COLUMBIA                         |
| Lot (acres)   | 0.21                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| May 31, 2024 | Resale | Warranty Deed | \$575,000 | \$254              | \$460K |
| Feb 25, 2015 | Resale | Warranty Deed | \$262,995 | \$116              | \$250K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Scappoose High School         | High       | 9–12   | 0.7 mi   |
| Grant Watts Elementary School | Elementary | KG–3   | 0.8 mi   |
| Scappoose Middle School       | Middle     | 7–8    | 1.0 mi   |

District: Scappoose 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 97056

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>13,628</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|