

Single Family Residence **RESIDENTIAL**

20453 SW ROSEMOUNT ST

BEAVERTON, OR 97078

\$458,611 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,548 ft²
LIVING AREA

3,049 ft²
LOT SIZE

2004
YEAR BUILT

1
PARKING

VALUATION

\$459K

\$441K low

\$477K high

Last Sale

\$347,000 · Mar 26, 2020

Est. Owner Equity

\$301,611

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,277 (2025)
Assessed Value	\$231,340
Previous Assessed	\$224,610
Assessor Market Value	\$424,240

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.07
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 72 ft²

Porch · 126 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

20

WILDFIRE

39

HEAT

93

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2020	Resale	Warranty Deed	\$347,000	\$224	\$157K
Sep 2, 2016	Financing	Intrafamily Transfer			\$212K
Jul 29, 2014	Resale	Bargain And Sale Deed	\$214,500	\$139	\$204K
Jan 9, 2013	Non-arms-length	Trustees Deed	\$155,601	\$101	
Jul 30, 2013	Recorded document	Grant Deed			
Sep 5, 2007	Quitclaim	Quit Claim Transfer			
Sep 5, 2007	Quitclaim	Quit Claim Transfer			\$58K
Dec 27, 2005	Recorded document	Warranty Deed			
Apr 5, 2005	Resale	Warranty Deed	\$178,475	\$115	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aloha High School	High	9–12	1.2 mi
Kinnaman Elementary School	Elementary	PK–5	1.3 mi
Mountain View Middle School	Middle	6–8	1.6 mi

District: Beaverton School District 48j

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 97078

84 CRIME INDEX	106 AIR POLLUTION	27,026 POPULATION	\$83K 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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