

Single Family Residence **RESIDENTIAL**

450 NE ROSE RIDGE DR

WINSTON, OR 97496

\$323,957 TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,446 ft²

LIVING AREA

0.14 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$324K

\$314K low

\$334K high

Last Sale

\$251,500 · Nov 24, 2020

Est. Owner Equity

\$97,607

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,757 (2025)
Assessed Value	\$165,924
Previous Assessed	\$161,092
Assessor Market Value	\$331,137

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2020	Resale	Warranty Deed	\$251,500	\$174	\$226K
Mar 2, 2018	Non-arms-length	Grant Deed	\$176,000	\$122	\$179K
Jul 24, 2017	Non-arms-length	Trustees Deed	\$137,600	\$95	
Jan 17, 2017	Non-arms-length	Trustees Deed	\$137,600	\$95	
Nov 4, 2008	Resale	Deed	\$183,500	\$127	\$189K
Oct 28, 2008	Resale	Warranty Deed	\$183,250	\$127	
May 10, 2007	Resale	Warranty Deed	\$193,000	\$133	\$193K
Jan 10, 2007	Financing	Trustees Deed			\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.7 mi
Douglas High School	High	9–12	1.9 mi
Brockway Elementary School	Elementary	PK–2	2.2 mi

District: Winston-Dillard School District 116

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 97496

125 CRIME INDEX	117 AIR POLLUTION	7,529 POPULATION	\$55K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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