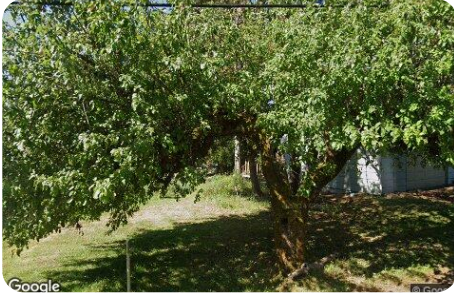


Single Family Residence **RESIDENTIAL**

# 380 ROSEMONT RD

WEST LINN, OR 97068

**\$661,154** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,986 ft<sup>2</sup>**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**1910**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$661K**

\$512K low

\$810K high

Est. Owner Equity

**\$440,154**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,756 (2025) |
| Assessed Value        | \$158,949      |
| Previous Assessed     | \$154,436      |
| Assessor Market Value | \$387,218      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Lot (acres)   | 0.50                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Apr 7, 2025  | Financing | Intrafamily Transfer |       |        |        |
| Apr 7, 2025  | Financing | Intrafamily Transfer |       |        |        |
| Jun 28, 2024 | Financing | Correction Deed      |       |        |        |
| Jan 26, 2016 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Jun 4, 2003  | Financing | Grant Deed           |       |        | \$101K |
| Feb 13, 2002 | Quitclaim | Quit Claim Transfer  |       |        | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Stafford Primary School   | Elementary | KG–5   | 1.4 mi   |
| Athey Creek Middle School | Middle     | 6–8    | 1.6 mi   |
| West Linn High School     | High       | 9–12   | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|