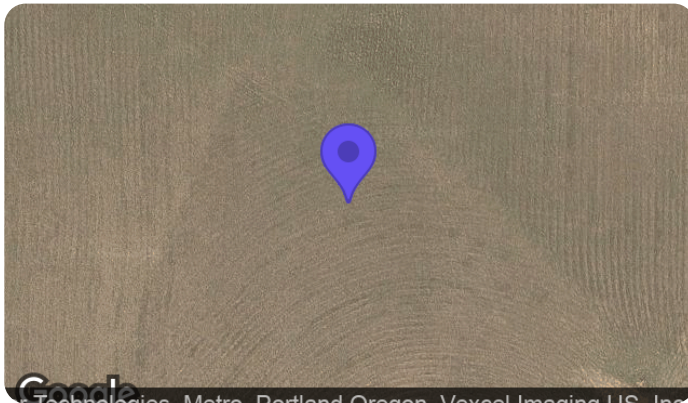


Single Family Residence **RESIDENTIAL**

445 ROSEMONT RD

WEST LINN, OR 97068

\$1,403,815 TopHap Estimate · \$469 / ft² · confidence 59 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,994 ft²
LIVING AREA

23.96 ac
LOT SIZE

1946
YEAR BUILT

1
STORIES

VALUATION

\$1.4M

\$830K low

\$2M high

Last Sale

\$3,685,000 · Oct 25, 2024

Est. Owner Equity

\$1,403,815

TAX & ASSESSMENT

Property Tax	\$5,060 (2025)
Assessed Value	\$291,872
Previous Assessed	\$283,501
Assessor Market Value	\$1,612,672

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	23.96
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

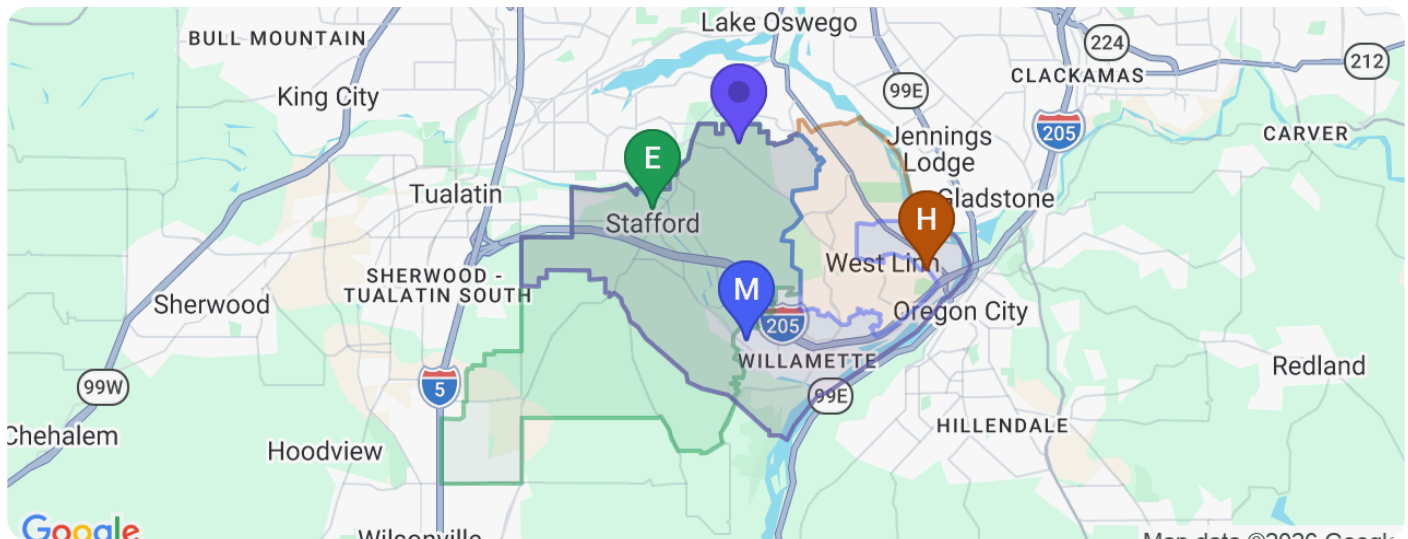
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2024	Resale	Warranty Deed	\$3,685,000	\$1231	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stafford Primary School	Elementary	KG–5	1.7 mi
Athey Creek Middle School	Middle	6–8	1.8 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

59 CRIME INDEX	110 AIR POLLUTION	31,770 POPULATION	\$134K MEDIAN IN-COME	53°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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