

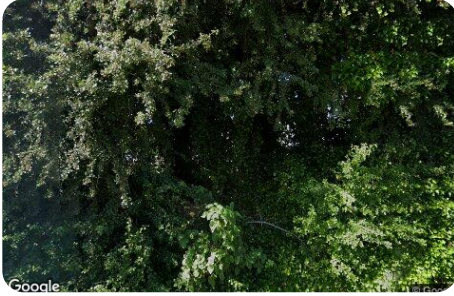
Rural Residence

RESIDENTIAL

450 ROSEMONT RD

WEST LINN, OR 97068

\$2,350,210 TopHap Estimate · \$411 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

5,717 ft²

LIVING AREA

16.01 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

VALUATION

\$2.4M

\$2M low

\$2.7M high

Est. Owner Equity

\$940,210

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$19,913 (2025)
Assessed Value	\$1,167,822
Previous Assessed	\$1,133,929
Assessor Market Value	\$2,874,942

PROPERTY FACTS

Property Type	Rural Residence
County	Clackamas
Lot (acres)	16.01
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2005	Financing	Intrafamily Transfer			\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stafford Primary School	Elementary	KG–5	1.5 mi
Athey Creek Middle School	Middle	6–8	1.6 mi
West Linn High School	High	9–12	3.2 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	Owner occupied
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