

Single Family Residence **RESIDENTIAL**

455 ROSEMONT RD

WEST LINN, OR 97068

\$1,449,861 TopHap Estimate · \$401 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,617 ft²

LIVING AREA

12.05 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,700,000 · Feb 14, 2023

Est. Owner Equity

\$1,449,861

TAX & ASSESSMENT

Property Tax	\$12,051 (2025)
Assessed Value	\$695,122
Previous Assessed	\$769,889
Assessor Market Value	\$2,453,883

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	12.05
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2023	Resale	Warranty Deed	\$1,700,000	\$470	
Jan 13, 2023	Financing	Deed			
May 19, 2020	Non-arms-length	Grant Deed	\$690,000	\$191	
Jul 23, 2019	Resale	Warranty Deed	\$1,350,000	\$373	\$900K
Oct 24, 2017	Resale	Warranty Deed	\$970,000	\$268	
Apr 5, 2016	Resale	Warranty Deed	\$1,900,000	\$525	\$900K
Aug 3, 2007	Quitclaim	Quit Claim Transfer			
Sep 3, 2004	Resale	Warranty Deed	\$1,550,000	\$429	
Sep 1, 2004	Resale	Warranty Deed	\$1,650,000	\$456	\$452K

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	3.3 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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