

Single Family Residence **RESIDENTIAL**

2048 NE RIDGE RUN LN

ESTACADA, OR 97023

\$562,635 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,528 ft²
LIVING AREA

VALUATION

\$563K

\$532K low

\$593K high

Last Sale	\$555,990 · Jan 29, 2025
Est. Owner Equity	\$103,753
Loan-to-Value	82%

TAX & ASSESSMENT

Property Tax	\$4,489 (2025)
Assessed Value	\$306,183
Previous Assessed	\$93,116
Assessor Market Value	\$566,166

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas

CLIMATE RISK

35 FLOOD	39 WILDFIRE	43 HEAT	98 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2025	Resale	Warranty Deed	\$555,990	\$220	\$459K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Estacada High School	High	9–12	0.9 mi
River Mill Elementary School	Elementary	KG–5	0.9 mi
Estacada Middle School	Middle	6–8	1.0 mi

District: Estacada School District 108

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 97023

87 CRIME INDEX	108 AIR POLLUTION	12,816 POPULATION	\$78K MEDIAN IN-COME	46°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied