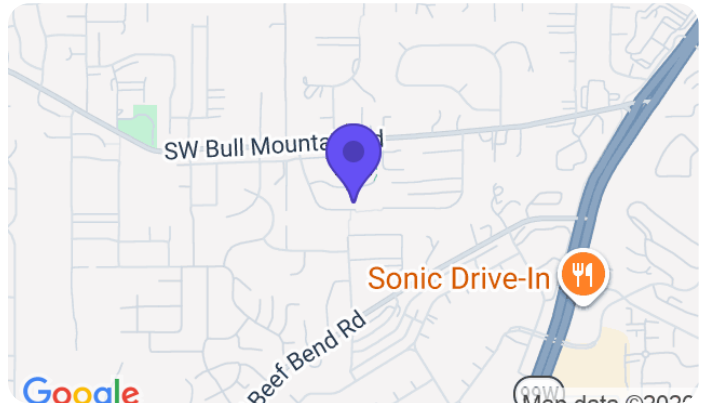


Single Family Residence **RESIDENTIAL**

12255 SW ASPEN RIDGE DR

PORTLAND, OR 97224

\$624,749 TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,062 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

2
PARKING

VALUATION

\$625K

\$603K low

\$646K high

Last Sale

\$625,000 · Mar 26, 2026

Est. Owner Equity

\$124,749

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,307 (2025)
Assessed Value	\$402,610
Previous Assessed	\$390,890
Assessor Market Value	\$573,620

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 60 ft²

Patio · 256 ft²

Sprinklers

CLIMATE RISK

1
FLOOD

27
WILDFIRE

39
HEAT

95
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

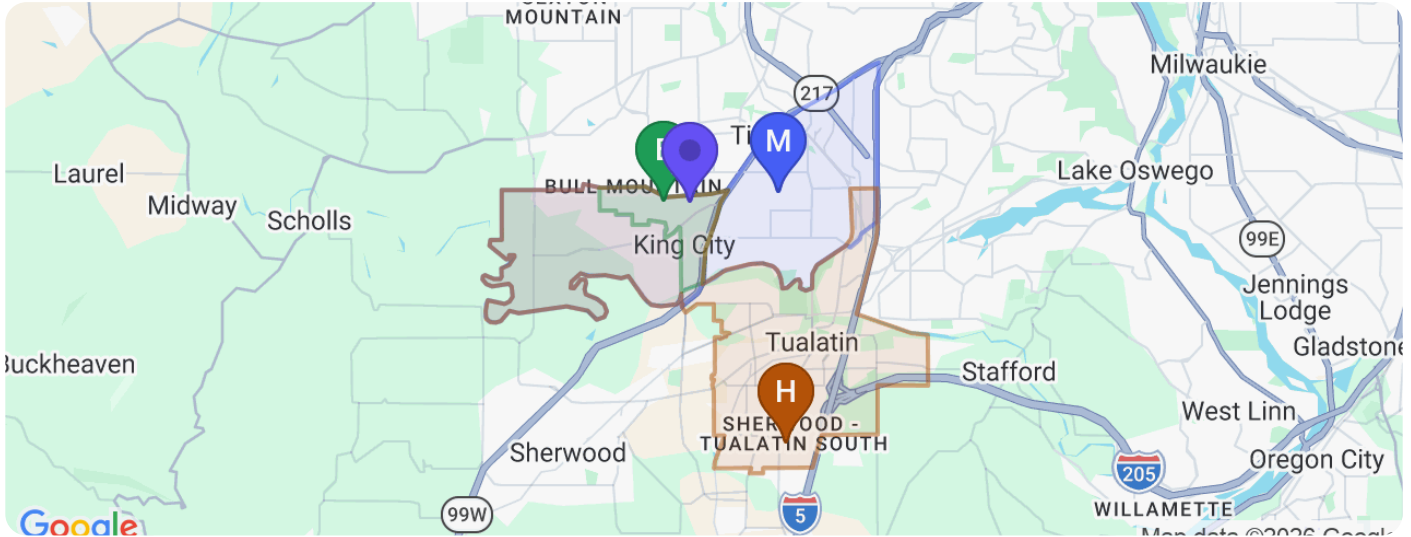
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2026	Resale	Warranty Deed	\$625,000	\$303	\$500K
Sep 8, 2018	Resale	Warranty Deed	\$474,000	\$230	\$379K
Jun 6, 2016	Resale	Warranty Deed	\$415,000	\$201	\$387K
Feb 27, 2004	Resale	Grant Deed	\$277,510	\$135	\$222K
Feb 27, 2004	Resale	Grant Deed	\$80,000	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alberta Rider Elementary School	Elementary	KG–5	0.4 mi
Twality Middle School	Middle	6–8	1.4 mi
Tualatin High School	High	9–12	3.9 mi

District: Tigard-Tualatin 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 97224

87 CRIME INDEX	104 AIR POLLUTION	36,547 POPULATION	\$97K 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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