

Single Family Residence **RESIDENTIAL**

4170 ROSEPARK DR

WEST LINN, OR 97068

\$955,079 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

3,256 ft²

LIVING AREA

0.28 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$955K

\$910K low

\$1000K high

Last Sale

\$456,000 · Mar 2, 2005

Est. Owner Equity

\$382,079

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$12,687 (2025)
Assessed Value	\$658,325
Previous Assessed	\$658,325
Assessor Market Value	\$1,016,853

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 16, 2026	Financing	Intrafamily Transfer			\$523K
Feb 4, 2016	Financing	Intrafamily Transfer			\$362K
Mar 2, 2005	Resale	Warranty Deed	\$456,000	\$140	\$360K
Jul 22, 2003	Non-arms-length	Grant Deed	\$15,000	\$5	
Mar 20, 2002	Quitclaim	Quit Claim Transfer			\$301K
Nov 29, 1994	Foreclosure sale	Trustees Deed	\$100,500	\$31	
Mar 1, 1993	Resale	Grant Deed	\$289,900	\$89	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bolton Primary School	Elementary	EE–5	0.8 mi
West Linn High School	High	9–12	0.9 mi
Athey Creek Middle School	Middle	6–8	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	Owner occupied
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