

Single Family Residence **RESIDENTIAL**

# 20598 SW ROSEMOUNT ST

BEAVERTON, OR 97078

**\$518,871** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,898 ft<sup>2</sup>**

LIVING AREA

**3,485 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**1**

PARKING

## VALUATION

**\$519K**

\$495K low

\$543K high

Last Sale

**\$217,365 · Jun 16, 2004**

Est. Owner Equity

**\$301,871**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,787 (2025) |
| Assessed Value        | \$313,630      |
| Previous Assessed     | \$304,500      |
| Assessor Market Value | \$462,590      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHINGTON                       |
| Lot (acres)   | 0.08                             |
| Construction  | Wood (Unspecified)               |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Patio · 90 ft²

Porch · 30 ft²

Sprinklers

## CLIMATE RISK

**1**  
FLOOD

**20**  
WILDFIRE

**39**  
HEAT

**93**  
STORM

**38**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jul 18, 2022 | Financing | Intrafamily Transfer |           |        |        |
| Jul 25, 2018 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Jun 16, 2004 | Resale    | Grant Deed           | \$217,370 | \$115  | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Aloha High School          | High       | 9–12   | 1.3 mi   |
| Kinnaman Elementary School | Elementary | PK–5   | 1.3 mi   |

|                                    |        |     |        |
|------------------------------------|--------|-----|--------|
| <b>Mountain View Middle School</b> | Middle | 6–8 | 1.7 mi |
|------------------------------------|--------|-----|--------|

District: Beaverton School District 48j

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 97078

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>84</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>27,026</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|