

Single Family Residence **RESIDENTIAL**

5089 SW ROCKLYNN PL

BEAVERTON, OR 97005

\$328,809 TopHap Estimate · \$298 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,103 ft²
LIVING AREA

2,178 ft²
LOT SIZE

1969
YEAR BUILT

1
PARKING

VALUATION

\$329K

\$308K low

\$350K high

Last Sale

\$325,000 · May 7, 2025

Est. Owner Equity

\$0

Loan-to-Value

148%

TAX & ASSESSMENT

Property Tax	\$4,664 (2025)
Assessed Value	\$218,660
Previous Assessed	\$229,050
Assessor Market Value	\$356,890

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 96 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

38
HEAT

94
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 2, 2025	Resale	Warranty Deed	\$325,000	\$295	\$488K
Sep 24, 2024	Resale	Warranty Deed	\$250,000	\$227	\$240K
Aug 20, 2015	Resale	Warranty Deed	\$173,950	\$158	
Sep 30, 2004	Resale	Warranty Deed	\$135,500	\$123	
Feb 9, 1994	Resale	Grant Deed	\$80,000	\$73	\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverton High School	High	9–12	0.6 mi
Chehalem Elementary School	Elementary	PK–5	0.8 mi
Cedar Park Middle School	Middle	6–8	2.2 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 97005

132 CRIME INDEX	111 AIR POLLUTION	26,901 POPULATION	\$69K 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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