

Single Family Residence **RESIDENTIAL**

3956 ROSE PARK DR

WEST LINN, OR 97068

\$1,097,060 TopHap Estimate · \$230 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

4,764 ft²

LIVING AREA

0.26 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$750,000 · Oct 13, 2020

Est. Owner Equity

\$647,060

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$14,264 (2025)
Assessed Value	\$740,179
Previous Assessed	\$718,621
Assessor Market Value	\$1,171,523

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2020	Resale	Warranty Deed	\$750,000	\$157	\$450K
Mar 17, 2000	Resale	Grant Deed	\$425,000	\$89	\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bolton Primary School	Elementary	EE–5	0.8 mi
West Linn High School	High	9–12	1.0 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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