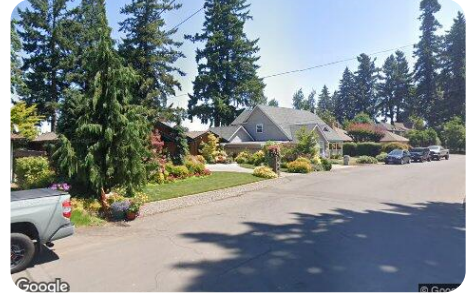


Single Family Residence **RESIDENTIAL**

5605 RIVER ST

WEST LINN, OR 97068

\$1,297,199 TopHap Estimate · \$387 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,349 ft²

LIVING AREA

0.41 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$835,000 · Mar 29, 2012

Est. Owner Equity

\$897,199

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$20,894 (2025)
Assessed Value	\$1,084,180
Previous Assessed	\$1,052,602
Assessor Market Value	\$1,656,568

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2017	Quitclaim	Quit Claim Transfer			
Mar 23, 2012	Resale	Warranty Deed	\$835,000	\$249	\$650K
Aug 3, 2006	Resale	Warranty Deed	\$1,050,000	\$314	\$735K
Oct 15, 2004	Resale	Warranty Deed	\$460,000	\$137	\$567K
Sep 26, 2003	Resale	Grant Deed	\$450,000	\$134	
Jan 25, 2002	Quitclaim	Quit Claim Transfer			\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.6 mi
Athey Creek Middle School	Middle	6–8	4.8 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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