

Single Family Residence **RESIDENTIAL**

5589 RIVER ST

WEST LINN, OR 97068

\$1,186,641 TopHap Estimate · \$417 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,848 ft²

LIVING AREA

0.36 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.2M high

Last Sale

\$705,300 · Jan 2, 2008

Est. Owner Equity

\$725,641

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$14,858 (2025)
Assessed Value	\$770,961
Previous Assessed	\$748,506
Assessor Market Value	\$1,156,712

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 6, 2023	Financing	Intrafamily Transfer			
Dec 28, 2007	Resale	Warranty Deed	\$705,300	\$248	\$564K
May 5, 2006	Resale	Warranty Deed	\$871,500	\$306	\$472K
Oct 6, 1993	Resale	Grant Deed	\$260,000	\$91	\$135K

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	4.9 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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