

Single Family Residence

RESIDENTIAL

4165 RIVERVIEW DR

WEST LINN, OR 97068

\$730,352 TopHap Estimate · \$318 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,294 ft²

LIVING AREA

0.26 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$730K

\$670K low

\$790K high

Last Sale

\$778,400 · May 3, 2023

Est. Owner Equity

\$251,952

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,743 (2025)
Assessed Value	\$349,872
Previous Assessed	\$339,682
Assessor Market Value	\$586,686

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.26
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2023	Resale	Warranty Deed	\$778,400	\$339	\$478K
Sep 26, 2017	Resale	Warranty Deed	\$453,700	\$198	\$424K
Jun 29, 2009	Resale	Warranty Deed	\$312,000	\$136	\$281K
Oct 1, 1991	Non-arms-length	Grant Deed	\$129,900	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunset Primary School	Elementary	EE–5	0.6 mi
West Linn High School	High	9–12	0.9 mi
Rosemont Ridge Middle School	Middle	6–8	1.4 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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