

Single Family Residence **RESIDENTIAL**

428 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,319,912 TopHap Estimate · \$584 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,260 ft²

LIVING AREA

1.03 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$560,000 · Oct 22, 2009

Est. Owner Equity

\$964,912

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$12,011 (2025)
Assessed Value	\$716,579
Previous Assessed	\$695,708
Assessor Market Value	\$1,308,436

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	1.03
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2021	Financing	Intrafamily Transfer			\$355K
Oct 13, 2009	Resale	Warranty Deed	\$560,000	\$248	\$417K
Feb 17, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.5 mi
Boeckman Creek Primary School	Elementary	KG–5	3.5 mi
Wilsonville High School	High	9–12	3.6 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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