

Single Family Residence **RESIDENTIAL**

486 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,106,498 TopHap Estimate · \$407 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,721 ft²
LIVING AREA

0.56 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

VALUATION

\$1.1M

\$1000K low

\$1.2M high

Est. Owner Equity

\$1,106,498

TAX & ASSESSMENT

Property Tax	\$11,455 (2025)
Assessed Value	\$683,420
Previous Assessed	\$663,515
Assessor Market Value	\$1,229,934

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.56
Foundation	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 16, 2022	Financing	Intrafamily Transfer			
Jun 26, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.3 mi
Boeckman Creek Primary School	Elementary	KG–5	3.3 mi
Wilsonville High School	High	9–12	3.4 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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