

Single Family Residence **RESIDENTIAL**

431 SW RIVER BEND DR

WEST LINN, OR 97068

\$966,139 TopHap Estimate · \$311 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

2
BATHS

3,104 ft²
LIVING AREA

0.6 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$966K

\$889K low

\$1M high

Est. Owner Equity

\$876,139

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$7,722 (2025)
Assessed Value	\$460,683
Previous Assessed	\$447,266
Assessor Market Value	\$718,917

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.60
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 1994	Quitclaim	Quit Claim Transfer	\$800	\$0	

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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