

Single Family Residence **RESIDENTIAL**

5627 RIVER ST

WEST LINN, OR 97068

\$1,477,707 TopHap Estimate · \$425 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

3,479 ft²
LIVING AREA

0.93 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$950,000 · Jul 12, 2023

Est. Owner Equity

\$127,707

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$21,097 (2025)
Assessed Value	\$1,094,694
Previous Assessed	\$849,350
Assessor Market Value	\$1,772,474

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.93
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2023	Resale	Warranty Deed	\$950,000	\$273	
Oct 3, 2016	Quitclaim	Quit Claim Transfer			
Oct 3, 2016	Quitclaim	Quit Claim Transfer			

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	4.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------