

Single Family Residence **RESIDENTIAL**

# 5690 RIVER ST

WEST LINN, OR 97068

**\$544,035** TopHap Estimate · \$310 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,754 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$544K**

\$523K low

\$565K high

Last Sale

**\$74,500 · Apr 1, 1987**

Est. Owner Equity

**\$544,035**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,143 (2025) |
| Assessed Value        | \$318,761      |
| Previous Assessed     | \$309,477      |
| Assessor Market Value | \$609,718      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Bolton Primary School     | Elementary | EE–5   | 0.4 mi   |
| West Linn High School     | High       | 9–12   | 0.5 mi   |
| Athey Creek Middle School | Middle     | 6–8    | 4.7 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**

|                          |                             |                             |                                     |                         |                        |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</b><br>MEDIAN IN-<br>COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|

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