

Residential - Vacant Land

RESIDENTIAL

445 SW RIVER BEND DR

WEST LINN, OR 97068



1.19 ac

LOT SIZE

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Clackamas
Lot (acres)	1.19
Heating	None
Pool	No

CLIMATE RISK

58

FLOOD

32

WILDFIRE

43

HEAT

96

STORM

48

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.4 mi
Boeckman Creek Primary School	Elementary	KG–5	3.5 mi
Wilsonville High School	High	9–12	3.5 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	Absentee owner
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