

Single Family Residence **RESIDENTIAL**

454 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,139,991 TopHap Estimate · \$364 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,135 ft²
LIVING AREA

1.17 ac
LOT SIZE

1959

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$946K low

\$1.3M high

Est. Owner Equity

\$1,139,991

TAX & ASSESSMENT

Property Tax	\$12,902 (2025)
Assessed Value	\$769,761
Previous Assessed	\$747,341
Assessor Market Value	\$1,404,355

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	1.17
Foundation	Concrete
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

CLIMATE RISK

58
FLOOD

31
WILDFIRE

43
HEAT

96
STORM

48
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 8, 2025	Financing	Intrafamily Transfer			
Aug 23, 2012	Recorded document	Grant Deed			
Jan 6, 2012	Recorded document	Grant Deed			
Sep 1, 1999	Resale	Grant Deed	\$225,000	\$72	

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	Owner occupied
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