

Single Family Residence **RESIDENTIAL**

470 SW RIVER BEND DR

WEST LINN, OR 97068

\$2,131,368 TopHap Estimate · \$442 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

4,817 ft²
LIVING AREA

0.64 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

VALUATION

\$2.1M

\$2M low

\$2.3M high

Last Sale

\$1,100,000 · Jan 16, 2015

Est. Owner Equity

\$539,368

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$24,499 (2025)
Assessed Value	\$1,461,656
Previous Assessed	\$1,419,084
Assessor Market Value	\$2,397,133

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.64
Foundation	Concrete
Roof	Aluminum
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 15, 2015	Resale	Grant Deed	\$1,100,000	\$228	
Aug 13, 2004	Quitclaim	Quit Claim Transfer			\$1.1M
Aug 1, 1992	Non-arms-length	Grant Deed	\$329,000	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.4 mi
Boeckman Creek Primary School	Elementary	KG–5	3.4 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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