

Single Family Residence **RESIDENTIAL**

5565 RIVER ST

WEST LINN, OR 97068

\$1,071,803 TopHap Estimate · \$323 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,316 ft²

LIVING AREA

0.49 ac

LOT SIZE

1933

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$991K low

\$1.2M high

Est. Owner Equity

\$1,071,803

TAX & ASSESSMENT

Property Tax	\$14,284 (2025)
Assessed Value	\$741,200
Previous Assessed	\$719,612
Assessor Market Value	\$1,164,849

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
West Linn High School	High	9–12	0.6 mi
Bolton Primary School	Elementary	EE–5	0.7 mi
Athey Creek Middle School	Middle	6–8	4.9 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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