

Single Family Residence **RESIDENTIAL**

# 480 SW RIVER BEND DR

WEST LINN, OR 97068

**\$1,764,417** TopHap Estimate · \$499 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**3,538 ft<sup>2</sup>**  
LIVING AREA

**0.64 ac**  
LOT SIZE

**1969**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$1.8M**

\$1.6M low

\$2M high

Last Sale

**\$1,750,000 · Jan 7, 2026**

Est. Owner Equity

**\$1,764,417**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,815 (2025) |
| Assessed Value        | \$764,544       |
| Previous Assessed     | \$742,276       |
| Assessor Market Value | \$1,379,864     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLACKAMAS               |
| Lot (acres)   | 0.64                    |
| Roof          | Concrete                |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-------------|--------------------|--------|
| Dec 24, 2025 | Resale | Warranty Deed | \$1,750,000 | \$495              |        |
| Sep 24, 2025 | Resale | Warranty Deed | \$1,750,000 | \$495              | \$1M   |
| Jun 30, 1994 | Resale | Grant Deed    | \$340,000   | \$96               | \$235K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Meridian Creek Middle School  | Middle     | 6–8    | 3.3 mi   |
| Boeckman Creek Primary School | Elementary | KG–5   | 3.4 mi   |
| Wilsonville High School       | High       | 9–12   | 3.4 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-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|