

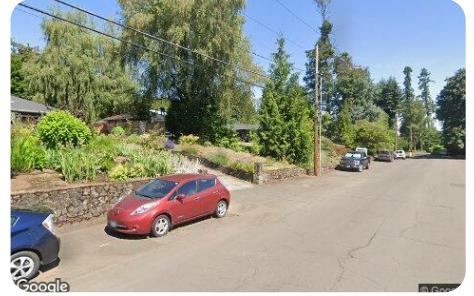
Single Family Residence

RESIDENTIAL

5530 RIVER ST

WEST LINN, OR 97068

\$871,779 TopHap Estimate · \$283 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,076 ft²

LIVING AREA

0.38 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$872K

\$838K low

\$905K high

Last Sale

\$399,000 · Jul 7, 2008

Est. Owner Equity

\$442,779

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$8,585 (2025)
Assessed Value	\$445,463
Previous Assessed	\$432,489
Assessor Market Value	\$999,628

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2012	Quitclaim	Quit Claim Transfer			\$339K
Jun 30, 2008	Resale	Warranty Deed	\$399,000	\$130	
Sep 4, 1998	Non-arms-length	Grant Deed	\$242,000	\$79	\$194K
Apr 1, 1989	Non-arms-length	Grant Deed	\$91,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 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	Owner occupied
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