

Single Family Residence **RESIDENTIAL**

5545 RIVER ST

WEST LINN, OR 97068

\$1,295,893 TopHap Estimate · \$378 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,428 ft²

LIVING AREA

0.62 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$810,000 · Oct 12, 2018

Est. Owner Equity

\$697,193

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$13,776 (2025)
Assessed Value	\$714,825
Previous Assessed	\$694,005
Assessor Market Value	\$1,085,776

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 5, 2019	Financing	Intrafamily Transfer			\$608K
Oct 8, 2018	Resale	Warranty Deed	\$810,000	\$236	\$608K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------