

Single Family Residence **RESIDENTIAL**

5505 RIVER ST

WEST LINN, OR 97068

\$1,046,094 TopHap Estimate · \$269 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,888 ft²

LIVING AREA

0.68 ac

LOT SIZE

1929

YEAR BUILT

1

STORIES

VALUATION

\$1M

\$936K low

\$1.2M high

Last Sale

\$275,100 · Oct 4, 1993

Est. Owner Equity

\$62,518

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$12,362 (2025)
Assessed Value	\$641,447
Previous Assessed	\$622,765
Assessor Market Value	\$1,289,454

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 1, 2020	Quitclaim	Quit Claim Transfer			
Oct 4, 1993	Resale	Grant Deed	\$275,100	\$71	\$220K

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