

Single Family Residence

RESIDENTIAL

5548 RIVER ST

WEST LINN, OR 97068

\$867,298 TopHap Estimate · \$313 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,767 ft²

LIVING AREA

0.71 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$867K

\$846K low

\$888K high

Last Sale

\$495,000 · Feb 28, 2007

Est. Owner Equity

\$520,298

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,696 (2025)
Assessed Value	\$451,213
Previous Assessed	\$438,071
Assessor Market Value	\$1,022,194

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.71
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2023	Financing	Intrafamily Transfer			
Mar 10, 2023	Financing	Intrafamily Transfer			\$100K
Mar 23, 2015	Quitclaim	Quit Claim Transfer			
Mar 23, 2015	Financing	Intrafamily Transfer			\$316K
Aug 11, 2009	Quitclaim	Quit Claim Transfer			
Jun 15, 2009	Quitclaim	Quit Claim Transfer			\$347K
May 11, 2009	Quitclaim	Quit Claim Transfer			
Feb 26, 2007	Resale	Warranty Deed	\$495,000	\$179	\$345K
Dec 5, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.6 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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