

Single Family Residence **RESIDENTIAL**

5551 RIVER ST

WEST LINN, OR 97068

\$1,319,695 TopHap Estimate · \$231 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

5,715 ft²

LIVING AREA

0.5 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$475,000 · Sep 9, 1998

Est. Owner Equity

\$868,995

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$19,526 (2025)
Assessed Value	\$1,013,203
Previous Assessed	\$983,693
Assessor Market Value	\$1,659,852

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.50
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2025	Financing	Intrafamily Transfer			
Mar 2, 2011	Quitclaim	Quit Claim Transfer			
Aug 30, 2002	Quitclaim	Quit Claim Transfer			\$301K
Sep 9, 1998	Resale	Grant Deed	\$475,000	\$83	\$320K
Mar 14, 1990	Resale	Grant Deed	\$260,000	\$45	\$187K

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	Absentee owner
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