

Single Family Residence **RESIDENTIAL**

5550 RIVER ST

WEST LINN, OR 97068

\$838,533 TopHap Estimate · \$264 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,176 ft²

LIVING AREA

0.67 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$839K

\$812K low

\$865K high

Est. Owner Equity

\$359,233

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$8,314 (2025)
Assessed Value	\$431,393
Previous Assessed	\$418,829
Assessor Market Value	\$929,316

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	\$/FT²	LOAN
Jul 24, 1997	Non-arms-length	Grant Deed	\$260,000	\$82	\$234K
Aug 1, 1991	Non-arms-length	Grant Deed	\$155,000	\$49	

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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