

Single Family Residence **RESIDENTIAL**

5555 RIVER ST

WEST LINN, OR 97068

\$970,029 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

2
BATHS

3,839 ft²
LIVING AREA

0.41 ac
LOT SIZE

1933
YEAR BUILT

1
STORIES

VALUATION

\$970K

\$922K low

\$1M high

Est. Owner Equity

\$310,029

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$10,982 (2025)
Assessed Value	\$569,876
Previous Assessed	\$553,278
Assessor Market Value	\$958,145

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2023	Financing	Intrafamily Transfer			
Jan 9, 2015	Financing	Intrafamily Transfer			\$360K
Mar 1, 1993	Non-arms-length	Grant Deed	\$214,000	\$56	

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	Owner occupied
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