

Single Family Residence **RESIDENTIAL**

5557 RIVER ST

WEST LINN, OR 97068

\$1,213,579 TopHap Estimate · \$364 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

3

BATHS

3,338 ft²

LIVING AREA

0.61 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$1,195,000 · Sep 20, 2024

Est. Owner Equity

\$138,079

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$11,649 (2025)
Assessed Value	\$604,467
Previous Assessed	\$586,862
Assessor Market Value	\$979,409

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.61
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2024	Resale	Warranty Deed	\$1,195,000	\$358	\$1.1M
May 16, 2003	Quitclaim	Quit Claim Transfer			\$274K
Oct 27, 1993	Resale	Grant Deed	\$235,000	\$70	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.6 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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