

Single Family Residence **RESIDENTIAL**

5594 RIVER ST

WEST LINN, OR 97068

\$765,190 TopHap Estimate · \$209 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,660 ft²

LIVING AREA

0.26 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$765K

\$719K low

\$811K high

Last Sale

\$158,000 · Nov 6, 1997

Est. Owner Equity

\$543,935

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$8,310 (2025)
Assessed Value	\$431,220
Previous Assessed	\$418,661
Assessor Market Value	\$834,182

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2026	Financing	Mortgage			\$221K
Feb 26, 2015	Financing	Intrafamily Transfer			\$415K
Apr 21, 2003	Quitclaim	Quit Claim Transfer			\$61K
Nov 6, 1997	Resale	Grant Deed	\$158,000	\$43	\$142K

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	4.8 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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