

Single Family Residence

RESIDENTIAL

5574 RIVER ST

WEST LINN, OR 97068

\$578,417 TopHap Estimate · \$374 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,546 ft²

LIVING AREA

0.28 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

VALUATION

\$578K

\$537K low

\$620K high

Last Sale

\$495,000 · Jun 17, 2022

Est. Owner Equity

\$578,417

TAX & ASSESSMENT

Property Tax	\$5,616 (2025)
Assessed Value	\$291,394
Previous Assessed	\$282,907
Assessor Market Value	\$625,470

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.28
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2025	Financing	Warranty Deed			
May 14, 2022	Non-arms-length	Divorce/Dissolution of Marriage Transfer	\$495,000	\$320	\$371K

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	Absentee owner
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