

Single Family Residence

**RESIDENTIAL**

# 4249 RIVERVIEW DR

WEST LINN, OR 97068

**\$899,999** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**4,692 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$900K**

**\$871K low**

**\$929K high**

Last Sale

**\$120,000 · Sep 1, 1986**

Est. Owner Equity

**\$655,399**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,118 (2025) |
| Assessed Value        | \$473,137      |
| Previous Assessed     | \$459,357      |
| Assessor Market Value | \$905,803      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Foundation    | Concrete                |
| Roof          | Wood Shingle            |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Sunset Primary School        | Elementary | EE–5   | 0.4 mi   |
| West Linn High School        | High       | 9–12   | 0.8 mi   |
| Rosemont Ridge Middle School | Middle     | 6–8    | 1.4 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**

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|