

Single Family Residence

**RESIDENTIAL**

# 4166 RIVERVIEW DR

WEST LINN, OR 97068

**\$927,512** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,532 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$928K**

\$870K low

\$985K high

Est. Owner Equity

**\$543,712**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,936 (2025) |
| Assessed Value        | \$619,353       |
| Previous Assessed     | \$601,314       |
| Assessor Market Value | \$951,796       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Apr 29, 2020 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Sunset Primary School        | Elementary | EE-5   | 0.5 mi   |
| West Linn High School        | High       | 9-12   | 0.9 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> |
|-----------|-----------------------|