

Single Family Residence **RESIDENTIAL**

3545 RIVERKNOLL WAY

WEST LINN, OR 97068

\$1,401,702 TopHap Estimate · \$335 / ft² · confidence 86 · as of Jul 14, 2026



6

BEDS

4

BATHS

4,183 ft²

LIVING AREA

0.31 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,405,000 · Mar 14, 2025

Est. Owner Equity

\$137,702

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$18,158 (2025)
Assessed Value	\$977,384
Previous Assessed	\$948,917
Assessor Market Value	\$1,285,624

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.31
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2025	Resale	Warranty Deed	\$1,405,000	\$336	\$807K
Jun 17, 2015	Resale	Warranty Deed	\$797,950	\$191	
Jan 1, 1992	Non-arms-length	Grant Deed	\$412,000	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willamette Primary School	Elementary	EE–5	1.0 mi
West Linn High School	High	9–12	1.3 mi
Athey Creek Middle School	Middle	6–8	3.9 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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