

Single Family Residence **RESIDENTIAL**

3540 RIVERKNOLL WAY

WEST LINN, OR 97068

\$1,439,166 TopHap Estimate · \$399 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,608 ft²

LIVING AREA

0.37 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,440,000 · Apr 17, 2026

Est. Owner Equity

\$689,166

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$18,137 (2025)
Assessed Value	\$956,130
Previous Assessed	\$928,282
Assessor Market Value	\$1,332,398

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.37
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Resale	Warranty Deed	\$1,440,000	\$399	\$750K
Apr 18, 2023	Resale	Warranty Deed	\$1,208,500	\$335	
Nov 29, 2022	Financing	Intrafamily Transfer			
May 9, 2019	Resale	Warranty Deed	\$810,000	\$225	\$610K
Mar 7, 2008	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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