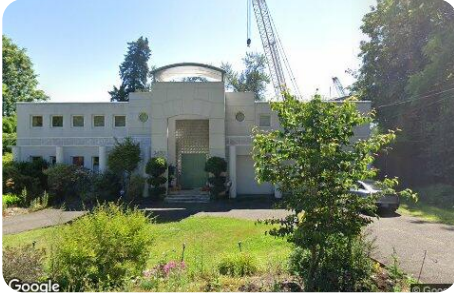


Single Family Residence **RESIDENTIAL**

5455 RIVER ST

WEST LINN, OR 97068

\$1,011,103 TopHap Estimate · \$326 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,100 ft²

LIVING AREA

0.61 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

7

PARKING

VALUATION

\$1M

\$940K low

\$1.1M high

Last Sale

\$110,000 · Nov 13, 1995

Est. Owner Equity

\$960,238

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$12,266 (2025)
Assessed Value	\$636,474
Previous Assessed	\$617,936
Assessor Market Value	\$982,453

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Fireplace	Yes
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.7 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	Owner occupied
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