

Single Family Residence **RESIDENTIAL**

# 31282 SW RIVERWOOD DR

WEST LINN, OR 97068

**\$855,821** TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,880 ft²**  
LIVING AREA

**0.39 ac**  
LOT SIZE

**1974**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$856K**

\$788K low

\$924K high

Est. Owner Equity

**\$302,820**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,736 (2025) |
| Assessed Value        | \$401,858      |
| Previous Assessed     | \$390,154      |
| Assessor Market Value | \$658,394      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Lot (acres)   | 0.39                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|-------------|-----------|----------------------|-------|--------------------|------|
| Aug 8, 2024 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Meridian Creek Middle School  | Middle     | 6–8    | 3.4 mi   |
| Boeckman Creek Primary School | Elementary | KG–5   | 3.5 mi   |
| Wilsonville High School       | High       | 9–12   | 3.5 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> |
|-----------|-----------------------|