

Single Family Residence **RESIDENTIAL**

3480 RIVERKNOLL WAY

WEST LINN, OR 97068

\$1,615,037 TopHap Estimate · \$293 / ft² · confidence 92 · as of Jul 14, 2026

4

BATHS

5,517 ft²

LIVING AREA

0.41 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$685,000 · Oct 29, 2004

Est. Owner Equity

\$912,087

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$19,930 (2025)

Assessed Value

\$1,061,887

Previous Assessed

\$1,030,959

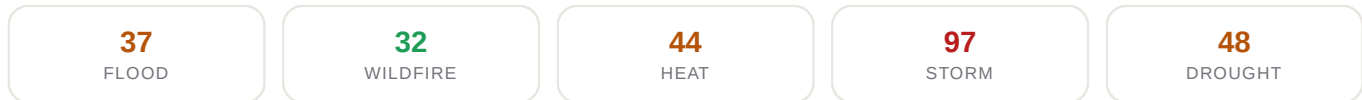
Assessor Market Value

\$1,437,298

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2017	Quitclaim	Quit Claim Transfer			
Apr 11, 2006	Quitclaim	Quit Claim Transfer			\$720K
Oct 29, 2004	Resale	Warranty Deed	\$685,000	\$124	\$582K
Aug 19, 1994	Resale	Grant Deed	\$525,000	\$95	\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willamette Primary School	Elementary	EE–5	0.9 mi
West Linn High School	High	9–12	1.3 mi
Athey Creek Middle School	Middle	6–8	3.8 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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