

Single Family Residence

RESIDENTIAL

5578 RIVER ST

WEST LINN, OR 97068

\$757,349

TopHap Estimate · \$186 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,062 ft²

LIVING AREA

0.24 ac

LOT SIZE

1938

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$757K

\$705K low

\$809K high

Est. Owner Equity

\$39,349

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$6,861 (2025)
Assessed Value	\$356,019
Previous Assessed	\$345,650
Assessor Market Value	\$861,640

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.6 mi
Athey Creek Middle School	Middle	6–8	4.8 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.