

Single Family Residence **RESIDENTIAL**

30801 SW RIVERWOOD DR

WEST LINN, OR 97068

\$2,311,103 TopHap Estimate · \$401 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

5,767 ft²
LIVING AREA

1.02 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$2.3M

\$2.2M low

\$2.5M high

Last Sale

\$1,055,000 · Sep 2, 2014

Est. Owner Equity

\$1,781,103

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$20,081 (2025)
Assessed Value	\$1,224,991
Previous Assessed	\$1,189,312
Assessor Market Value	\$1,695,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	1.02
Foundation	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	34 WILDFIRE	43 HEAT	96 STORM	48 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2019	Quitclaim	Quit Claim Transfer			
Aug 27, 2014	Resale	Warranty Deed	\$1,055,000	\$183	\$375K
Nov 1, 2006	Quitclaim	Quit Claim Transfer			
May 26, 2005	Resale	Warranty Deed	\$277,305	\$48	\$1M
Aug 10, 2004	Resale	Grant Deed	\$510,000	\$88	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.3 mi
Boeckman Creek Primary School	Elementary	KG–5	3.4 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

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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