

Single Family Residence **RESIDENTIAL**

30925 SW RIVERWOOD DR

WEST LINN, OR 97068

\$1,266,522 TopHap Estimate · \$370 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

3,424 ft²

LIVING AREA

1.1 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$523,000 · Mar 15, 2005

Est. Owner Equity

\$1,024,416

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$11,318 (2025)
Assessed Value	\$675,244
Previous Assessed	\$655,577
Assessor Market Value	\$1,037,087

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	1.10
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

33
WILDFIRE

43
HEAT

96
STORM

48
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2005	Resale	Warranty Deed	\$523,000	\$153	\$260K
Sep 17, 1996	Resale	Grant Deed	\$439,000	\$128	

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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