

Single Family Residence **RESIDENTIAL**

18703 OLD RIVER DR

WEST LINN, OR 97068

\$1,049,321 TopHap Estimate · \$362 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,902 ft²

LIVING AREA

0.28 ac

LOT SIZE

2012

YEAR BUILT

VALUATION

\$1M

\$975K low

\$1.1M high

Last Sale

\$1,175,000 · Dec 19, 2022

Est. Owner Equity

\$1,049,321

TAX & ASSESSMENT

Property Tax	\$12,348 (2025)
Assessed Value	\$640,738
Previous Assessed	\$622,076
Assessor Market Value	\$1,171,696

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.28
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2022	Resale	Warranty Deed	\$1,175,000	\$405	
Feb 27, 2013	Non-arms-length	Re-Recorded Document	\$542,000	\$187	\$300K
Feb 27, 2013	Resale	Warranty Deed	\$542,000	\$187	\$300K
Mar 15, 2002	Financing	Grant Deed			\$200K
Dec 1, 1990	Non-arms-length	Grant Deed	\$5,000	\$2	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedaroak Park Primary School	Elementary	EE-5	0.6 mi
Rosemont Ridge Middle School	Middle	6-8	1.9 mi
West Linn High School	High	9-12	2.5 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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