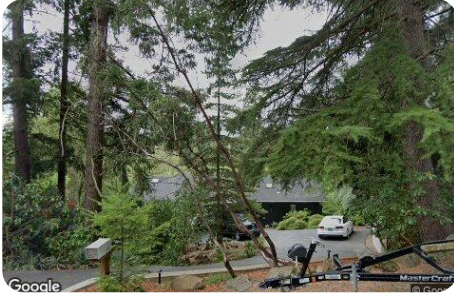


Single Family Residence **RESIDENTIAL**

490 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,011,744 TopHap Estimate · \$468 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,160 ft²
LIVING AREA

0.46 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1M

\$949K low

\$1.1M high

Last Sale

\$535,000 · Jul 21, 2011

Est. Owner Equity

\$569,244

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,458 (2025)
Assessed Value	\$623,933
Previous Assessed	\$605,761
Assessor Market Value	\$1,172,826

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.46
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2011	Resale	Warranty Deed	\$535,000	\$248	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.3 mi
Boeckman Creek Primary School	Elementary	KG–5	3.3 mi
Wilsonville High School	High	9–12	3.4 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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