

Single Family Residence **RESIDENTIAL**

30475 SW RIVERWOOD DR

WEST LINN, OR 97068

\$865,000 TopHap Estimate · \$426 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,029 ft²
LIVING AREA

1.88 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

VALUATION

\$865K

\$807K low

\$923K high

Last Sale

\$775,000 · Aug 4, 2023

Est. Owner Equity

\$171,848

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,632 (2025)
Assessed Value	\$455,363
Previous Assessed	\$442,100
Assessor Market Value	\$805,511

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	1.88
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2023	Resale	Warranty Deed	\$775,000	\$382	\$581K
Jul 27, 2018	Resale	Warranty Deed	\$560,000	\$276	\$448K
Aug 10, 2017	Quitclaim	Quit Claim Transfer			

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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