

Single Family Residence **RESIDENTIAL**

2040 RIVERKNOLL CT

WEST LINN, OR 97068

\$1,468,684 TopHap Estimate · \$231 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

4

BATHS

6,370 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$610,000 · Jul 20, 2012

Est. Owner Equity

\$629,634

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$19,138 (2025)
Assessed Value	\$1,114,936
Previous Assessed	\$1,082,463
Assessor Market Value	\$1,151,398

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 8, 2012	Resale	Grant Deed	\$610,000	\$96	\$417K
Dec 21, 2011	Non-arms-length	Trustees Deed	\$501,500	\$79	
Oct 13, 2011	Quitclaim	Quit Claim Transfer			
Jul 29, 2008	Resale	Warranty Deed	\$1,015,000	\$159	\$417K
May 16, 2006	Resale	Warranty Deed	\$1,127,700	\$177	\$840K
Aug 28, 2002	Quitclaim	Quit Claim Transfer			\$293K
Apr 30, 1998	Resale	Grant Deed	\$800,000	\$126	\$300K
Mar 3, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willamette Primary School	Elementary	EE–5	1.1 mi
West Linn High School	High	9–12	1.2 mi
Athey Creek Middle School	Middle	6–8	3.8 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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