

Single Family Residence **RESIDENTIAL**

494 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,364,314 TopHap Estimate · \$384 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,556 ft²

LIVING AREA

0.49 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$231,814

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$12,084 (2025)
Assessed Value	\$720,945
Previous Assessed	\$699,947
Assessor Market Value	\$1,237,492

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.49
Foundation	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2021	Financing	Intrafamily Transfer			\$400K
Aug 11, 2014	Quitclaim	Quit Claim Transfer			
Dec 26, 2012	Quitclaim	Quit Claim Transfer			\$390K
Dec 29, 2004	Non-arms-length	Warranty Deed	\$710,000	\$200	\$533K
Mar 1, 1990	Non-arms-length	Grant Deed	\$52,875	\$15	

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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