

Single Family Residence **RESIDENTIAL**

482 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,451,024 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

4

BATHS

4,289 ft²

LIVING AREA

0.57 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Est. Owner Equity

\$863,024

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$16,834 (2025)
Assessed Value	\$1,004,320
Previous Assessed	\$975,068
Assessor Market Value	\$1,699,305

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Lot (acres)	0.57
Foundation	Concrete
Roof	Tile
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2007	Quitclaim	Quit Claim Transfer			
Sep 6, 2006	Quitclaim	Quit Claim Transfer			
Jul 20, 2004	Resale	Grant Deed	\$735,000	\$171	\$588K

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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