

Single Family Residence **RESIDENTIAL**

# 4226 RIVERVIEW DR

WEST LINN, OR 97068

**\$662,066** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,092 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$662K**

\$614K low

\$710K high

Last Sale

**\$275,000 · Oct 16, 2012**

Est. Owner Equity

**\$298,666**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,852 (2025) |
| Assessed Value        | \$355,534      |
| Previous Assessed     | \$345,179      |
| Assessor Market Value | \$703,793      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLACKAMAS               |
| Lot (acres)   | 0.29                    |
| Roof          | Wood Shingle            |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Oct 15, 2012 | Resale          | Warranty Deed       | \$275,000 | \$131              | \$277K |
| Apr 25, 2007 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Apr 25, 2007 | Non-arms-length | Warranty Deed       | \$310,000 | \$148              | \$248K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Sunset Primary School        | Elementary | EE-5   | 0.4 mi   |
| West Linn High School        | High       | 9-12   | 0.8 mi   |
| Rosemont Ridge Middle School | Middle     | 6-8    | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|