

Single Family Residence **RESIDENTIAL**

448 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,456,744 TopHap Estimate · \$545 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,674 ft²

LIVING AREA

0.93 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$1,425,000 · Apr 11, 2025

Est. Owner Equity

\$1,237,844

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$12,339 (2025)
Assessed Value	\$736,187
Previous Assessed	\$714,745
Assessor Market Value	\$1,389,588

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.93
Roof	Builtup (layered Asphalt)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2026	Financing	Mortgage			\$219K
Mar 31, 2025	Resale	Warranty Deed	\$1,425,000	\$533	\$807K
Feb 14, 2018	Financing	Intrafamily Transfer			\$760K
Jul 7, 2016	Resale	Warranty Deed	\$882,000	\$330	\$706K
Jun 3, 2015	Resale	Warranty Deed	\$775,000	\$290	\$620K
Nov 1, 2006	Resale	Warranty Deed	\$925,000	\$346	\$740K
Nov 1, 1999	Resale	Grant Deed	\$340,000	\$127	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.5 mi
Boeckman Creek Primary School	Elementary	KG–5	3.5 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	Absentee owner
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