

Single Family Residence **RESIDENTIAL**

3450 RIVERKNOLL WAY

WEST LINN, OR 97068

\$1,065,451 TopHap Estimate · \$323 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,298 ft²

LIVING AREA

0.36 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.1M

\$979K low

\$1.2M high

Last Sale

\$995,000 · Sep 30, 2021

Est. Owner Equity

\$269,451

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$14,728 (2025)
Assessed Value	\$764,248
Previous Assessed	\$741,989
Assessor Market Value	\$1,126,608

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2021	Resale	Warranty Deed	\$995,000	\$302	\$796K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willamette Primary School	Elementary	EE-5	0.9 mi
West Linn High School	High	9-12	1.4 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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