

Single Family Residence

RESIDENTIAL

5497 RIVER ST

WEST LINN, OR 97068

\$1,309,524 TopHap Estimate · \$347 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,771 ft²

LIVING AREA

0.47 ac

LOT SIZE

1937

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$1,125,000 · Aug 28, 2018

Est. Owner Equity

\$429,524

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$15,416 (2025)
Assessed Value	\$799,918
Previous Assessed	\$776,620
Assessor Market Value	\$1,273,777

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.47
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2018	Resale	Warranty Deed	\$1,125,000	\$298	\$900K
Sep 14, 2010	Quitclaim	Quit Claim Transfer			
Oct 3, 2005	Quitclaim	Quit Claim Transfer			
Oct 23, 2003	Resale	Grant Deed	\$425,000	\$113	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.7 mi
Athey Creek Middle School	Middle	6–8	4.9 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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