

Single Family Residence **RESIDENTIAL**

5687 RIVER ST

WEST LINN, OR 97068

\$1,390,734 TopHap Estimate · \$412 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

3,375 ft²
LIVING AREA

0.57 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,383,450 · Dec 23, 2025

Est. Owner Equity

\$1,390,734

TAX & ASSESSMENT

Property Tax	\$16,736 (2025)
Assessed Value	\$868,446
Previous Assessed	\$843,152
Assessor Market Value	\$1,292,905

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.57
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2025	Resale	Warranty Deed	\$1,383,450	\$410	
May 30, 2013	Quitclaim	Quit Claim Transfer			
May 24, 2013	Financing	Intrafamily Transfer			\$353K
Jan 23, 2013	Quitclaim	Quit Claim Transfer			
Aug 29, 2003	Non-arms-length	Grant Deed	\$416,000	\$123	\$135K
Jun 13, 1997	Non-arms-length	Grant Deed	\$400,000	\$119	\$352K
Jul 1, 1989	Non-arms-length	Grant Deed	\$215,000	\$64	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bolton Primary School	Elementary	EE–5	0.5 mi
West Linn High School	High	9–12	0.5 mi
Athey Creek Middle School	Middle	6–8	4.7 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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