

Single Family Residence

RESIDENTIAL

5584 RIVER ST

WEST LINN, OR 97068

\$796,076 TopHap Estimate · \$312 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,549 ft²

LIVING AREA

0.23 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$796K

\$740K low

\$853K high

Last Sale

\$565,000 · Jun 15, 2016

Est. Owner Equity

\$172,576

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$8,658 (2025)
Assessed Value	\$449,280
Previous Assessed	\$436,195
Assessor Market Value	\$778,548

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2016	Resale	Warranty Deed	\$565,000	\$222	\$417K
Jun 18, 2002	Resale	Grant Deed	\$288,000	\$113	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.6 mi
Athey Creek Middle School	Middle	6–8	4.8 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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