

Single Family Residence **RESIDENTIAL**

5697 RIVER ST

WEST LINN, OR 97068

\$1,105,923 TopHap Estimate · \$362 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,058 ft²

LIVING AREA

0.45 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$994K low

\$1.2M high

Last Sale

\$625,000 · Sep 23, 2016

Est. Owner Equity

\$433,423

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$16,788 (2025)
Assessed Value	\$871,144
Previous Assessed	\$845,771
Assessor Market Value	\$1,370,780

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 21, 2016	Resale	Warranty Deed	\$625,000	\$204	\$417K
Jul 15, 2002	Non-arms-length	Grant Deed	\$520,000	\$170	
Dec 1, 1991	Non-arms-length	Grant Deed	\$210,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bolton Primary School	Elementary	EE–5	0.4 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	Owner occupied
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