

Single Family Residence **RESIDENTIAL**

5735 RIVER ST

WEST LINN, OR 97068

\$1,121,756 TopHap Estimate · \$240 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

4,683 ft²

LIVING AREA

0.49 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$1.1M low

\$1.1M high

Last Sale

\$400,000 · May 7, 2002

Est. Owner Equity

\$564,756

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$16,137 (2025)
Assessed Value	\$837,356
Previous Assessed	\$812,967
Assessor Market Value	\$1,342,478

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2012	Quitclaim	Quit Claim Transfer			
Mar 14, 2012	Financing	Intrafamily Transfer			\$75K
Apr 6, 2006	Quitclaim	Quit Claim Transfer			
Apr 21, 2005	Financing	Intrafamily Transfer			\$563K
May 7, 2002	Resale	Grant Deed	\$400,000	\$85	\$320K
Feb 23, 1998	Quitclaim	Quit Claim Transfer			\$200K

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	4.6 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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