

Single Family Residence **RESIDENTIAL**

5581 RIVER ST

WEST LINN, OR 97068

\$959,666 TopHap Estimate · \$405 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,370 ft²

LIVING AREA

0.38 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$960K

\$892K low

\$1M high

Last Sale

\$1,200,000 · Jul 7, 2022

Est. Owner Equity

\$959,666

TAX & ASSESSMENT

Property Tax	\$16,369 (2025)
Assessed Value	\$849,370
Previous Assessed	\$824,632
Assessor Market Value	\$1,281,177

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.38
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2025	Financing	Intrafamily Transfer			
Jun 30, 2022	Resale	Warranty Deed	\$1,200,000	\$506	
Jun 30, 2022	Financing	Intrafamily Transfer			
Sep 7, 2005	Quitclaim	Quit Claim Transfer			
Apr 23, 2001	Resale	Grant Deed	\$352,950	\$149	\$247K

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	4.9 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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