

Single Family Residence **RESIDENTIAL**

466 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,600,270 TopHap Estimate · \$378 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

4,230 ft²

LIVING AREA

0.82 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$902,500 · Apr 16, 2014

Est. Owner Equity

\$1,400,270

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$16,217 (2025)
Assessed Value	\$967,507
Previous Assessed	\$939,328
Assessor Market Value	\$1,699,231

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.82
Roof	Galvanized
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2026	Financing	Mortgage			\$200K
Apr 14, 2014	Resale	Warranty Deed	\$902,500	\$213	\$767K
Dec 21, 1999	Resale	Grant Deed	\$500,000	\$118	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridian Creek Middle School	Middle	6–8	3.4 mi
Boeckman Creek Primary School	Elementary	KG–5	3.4 mi
Wilsonville High School	High	9–12	3.5 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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