

Single Family Residence **RESIDENTIAL**

5560 RIVER ST

WEST LINN, OR 97068

\$633,635 TopHap Estimate · \$253 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

1
BATHS

2,502 ft²
LIVING AREA

0.6 ac
LOT SIZE

1929
YEAR BUILT

1
STORIES

VALUATION

\$634K

\$608K low

\$659K high

Est. Owner Equity

\$161,135

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,400 (2025)
Assessed Value	\$280,203
Previous Assessed	\$272,042
Assessor Market Value	\$688,734

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2003	Quitclaim	Quit Claim Transfer			\$180K
Jun 1, 1999	Financing	Grant Deed			\$140K

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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