

Single Family Residence **RESIDENTIAL**

476 SW RIVER BEND DR

WEST LINN, OR 97068

\$1,655,960 TopHap Estimate · \$425 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,897 ft²

LIVING AREA

0.62 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.7M

\$1.4M low

\$1.9M high

Last Sale

\$1,650,000 · May 24, 2024

Est. Owner Equity

\$1,355,960

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$15,278 (2025)
Assessed Value	\$911,526
Previous Assessed	\$884,977
Assessor Market Value	\$1,470,242

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.62
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2024	Resale	Warranty Deed	\$1,650,000	\$423	
Jun 28, 2019	Resale	Warranty Deed	\$1,195,000	\$307	
Jun 14, 2017	Resale	Warranty Deed	\$1,025,000	\$263	\$820K
Apr 30, 1999	Resale	Grant Deed	\$609,500	\$156	\$175K

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	3.4 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	Absentee owner
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