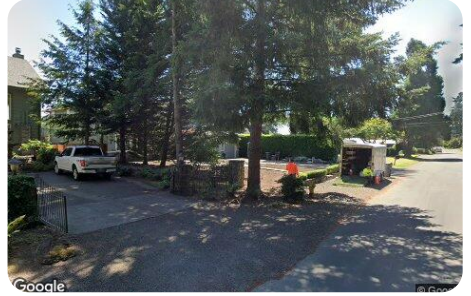


Single Family Residence **RESIDENTIAL**

# 5665 RIVER ST

WEST LINN, OR 97068

**\$1,577,000** TopHap Estimate · \$329 / ft² · confidence 88 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**4,790 ft²**  
LIVING AREA

**0.59 ac**  
LOT SIZE

**2000**  
YEAR BUILT

## VALUATION

**\$1.6M**

\$1.4M low

\$1.8M high

Last Sale

**\$1,000,000 · Jan 22, 2014**

Est. Owner Equity

**\$852,000**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$25,086 (2025) |
| Assessed Value        | \$1,301,714     |
| Previous Assessed     | \$1,263,800     |
| Assessor Market Value | \$1,990,328     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Clackamas               |
| Heating       | None                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------------|--------------------|--------|
| Jun 13, 2018 | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Oct 2, 2018  | Quitclaim | Quit Claim Transfer  |             |                    |        |
| Jan 21, 2014 | Resale    | Warranty Deed        | \$1,000,000 | \$209              | \$611K |
| Jul 26, 2012 | Financing | Intrafamily Transfer |             |                    | \$481K |
| Aug 25, 2005 | Financing | Intrafamily Transfer |             |                    | \$522K |
| Sep 11, 2001 | Quitclaim | Quit Claim Transfer  |             |                    | \$525K |
| Mar 28, 2000 | Resale    | Grant Deed           | \$265,000   | \$55               | \$520K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Bolton Primary School     | Elementary | EE–5   | 0.5 mi   |
| West Linn High School     | High       | 9–12   | 0.5 mi   |
| Athey Creek Middle School | Middle     | 6–8    | 4.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|