

Single Family Residence **RESIDENTIAL**

5650 RIVER ST

WEST LINN, OR 97068

\$655,975 TopHap Estimate · \$407 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,610 ft²

LIVING AREA

0.44 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$656K

\$640K low

\$672K high

Last Sale

\$382,550 · May 24, 2016

Est. Owner Equity

\$301,110

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,507 (2025)
Assessed Value	\$337,673
Previous Assessed	\$327,838
Assessor Market Value	\$695,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 9, 2016	Resale	Warranty Deed	\$382,550	\$238	\$394K
Feb 26, 2010	Resale	Warranty Deed	\$339,000	\$211	\$305K
Dec 29, 1994	Non-arms-length	Grant Deed	\$158,000	\$98	\$142K
Nov 1, 1988	Resale	Grant Deed	\$87,500	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.5 mi
Athey Creek Middle School	Middle	6–8	4.7 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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