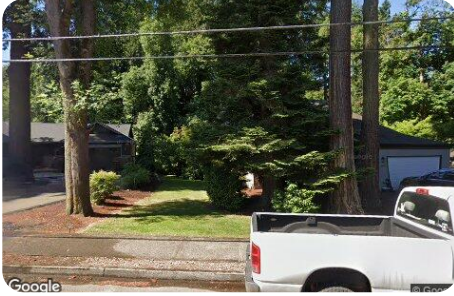


Single Family Residence **RESIDENTIAL**

# 5680 RIVER ST

WEST LINN, OR 97068

**\$562,293** TopHap Estimate · \$331 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,698 ft²**

LIVING AREA

**0.53 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$562K**

\$525K low

\$600K high

Est. Owner Equity

**\$264,793**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,399 (2025) |
| Assessed Value        | \$332,021      |
| Previous Assessed     | \$322,351      |
| Assessor Market Value | \$642,712      |

## 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     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Sep 16, 1998 | Financing | Grant Deed |           |        | \$148K |
| Jul 10, 1997 | Resale    | Grant Deed | \$165,000 | \$97   | \$149K |
| Jun 20, 1994 | Resale    | Grant Deed | \$149,000 | \$88   | \$134K |
| Mar 15, 1994 | Resale    | Grant Deed | \$85,500  | \$50   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Bolton Primary School     | Elementary | EE-5   | 0.4 mi   |
| West Linn High School     | High       | 9-12   | 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<br>CRIME INDEX | 110<br>AIR POLLUTION | 31,770<br>POPULATION | \$134K<br>MEDIAN IN-COME | 53°F<br>AVG TEMP | 48%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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