

Single Family Residence **RESIDENTIAL**

5636 RIVER ST

WEST LINN, OR 97068

\$726,734 TopHap Estimate · \$348 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,090 ft²

LIVING AREA

0.23 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$727K

\$679K low

\$774K high

Last Sale

\$720,000 · Jun 30, 2025

Est. Owner Equity

\$376,734

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,198 (2025)
Assessed Value	\$321,589
Previous Assessed	\$312,223
Assessor Market Value	\$673,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2025	Financing	Intrafamily Transfer			
Jun 25, 2025	Resale	Warranty Deed	\$720,000	\$344	\$350K
Jan 7, 2010	Quitclaim	Quit Claim Transfer			
Jul 9, 1998	Resale	Grant Deed	\$185,000	\$89	\$135K

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	4.8 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

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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