

Single Family Residence **RESIDENTIAL**

5685 RIVER ST

WEST LINN, OR 97068

\$1,208,144 TopHap Estimate · \$359 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,365 ft²

LIVING AREA

0.91 ac

LOT SIZE

1932

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$450,000 · Sep 28, 2001

Est. Owner Equity

\$788,144

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$18,682 (2025)
Assessed Value	\$969,409
Previous Assessed	\$941,174
Assessor Market Value	\$1,478,974

PROPERTY FACTS

Property Type	Single Family Residence
County	Clackamas
Foundation	Concrete
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2001	Resale	Grant Deed	\$450,000	\$134	\$210K

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	4.7 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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