

Single Family Residence **RESIDENTIAL**

5527 RIVER ST

WEST LINN, OR 97068

\$1,134,511 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,339 ft²

LIVING AREA

0.65 ac

LOT SIZE

1944

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$667,000 · Mar 24, 2006

Est. Owner Equity

\$234,511

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$17,376 (2025)
Assessed Value	\$901,652
Previous Assessed	\$875,391
Assessor Market Value	\$1,484,157

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.65
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2022	Financing	Intrafamily Transfer			
Oct 16, 2018	Quitclaim	Quit Claim Transfer			
Oct 19, 2015	Recorded document	Warranty Deed			
Jan 16, 2008	Quitclaim	Quit Claim Transfer			\$900K
Mar 22, 2006	Resale	Warranty Deed	\$667,000	\$154	\$67K
Feb 22, 2005	Resale	Warranty Deed	\$489,000	\$113	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Linn High School	High	9–12	0.5 mi
Bolton Primary School	Elementary	EE–5	0.7 mi
Athey Creek Middle School	Middle	6–8	4.9 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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