

Single Family Residence **RESIDENTIAL**

3565 RIVERKNOLL WAY

WEST LINN, OR 97068

\$1,351,194 TopHap Estimate · \$305 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

5

BATHS

4,433 ft²

LIVING AREA

0.3 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Last Sale

\$775,000 · Apr 16, 2014

Est. Owner Equity

\$377,944

Loan-to-Value

69%

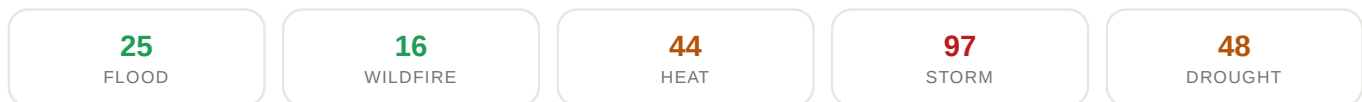
TAX & ASSESSMENT

Property Tax	\$16,316 (2025)
Assessed Value	\$855,578
Previous Assessed	\$830,659
Assessor Market Value	\$1,209,614

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.30
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 8, 2020	Quitclaim	Quit Claim Transfer			
Jan 13, 2014	Resale	Warranty Deed	\$775,000	\$175	\$425K
Nov 8, 2011	Resale	Warranty Deed	\$500,000	\$113	\$400K
Oct 21, 2008	Quitclaim	Quit Claim Transfer			
Feb 22, 2006	Resale	Warranty Deed	\$812,500	\$183	\$650K
Sep 24, 2003	Quitclaim	Quit Claim Transfer			\$487K
Jun 6, 1995	Resale	Grant Deed	\$499,950	\$113	\$399K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Willamette Primary School	Elementary	EE–5	1.1 mi
West Linn High School	High	9–12	1.2 mi

Athey Creek Middle School	Middle	6–8	3.9 mi
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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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