

Single Family Residence **RESIDENTIAL**

# 471 SW RIVER BEND DR

WEST LINN, OR 97068

**\$1,283,921** TopHap Estimate · \$360 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,562 ft<sup>2</sup>**

LIVING AREA

**1.15 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$520,000 · Oct 18, 2005**

Est. Owner Equity

**\$384,500**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,599 (2025) |
| Assessed Value        | \$642,782       |
| Previous Assessed     | \$624,061       |
| Assessor Market Value | \$901,971       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Feb 26, 2025 | Financing         | Intrafamily Transfer |           |                    |        |
| Nov 30, 2020 | Recorded document | Correction Deed      |           |                    |        |
| Sep 3, 2020  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Oct 18, 2005 | Resale            | Warranty Deed        | \$520,000 | \$146              | \$400K |
| Feb 18, 2003 | Resale            | Grant Deed           | \$352,500 | \$99               | \$264K |
| Jun 30, 1994 | Recorded document | Grant Deed           |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Meridian Creek Middle School  | Middle     | 6–8    | 3.4 mi   |
| Boeckman Creek Primary School | Elementary | KG–5   | 3.4 mi   |
| Wilsonville High School       | High       | 9–12   | 3.5 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.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|