

Single Family Residence **RESIDENTIAL**

# 5642 RIVER ST

WEST LINN, OR 97068

**\$581,808** TopHap Estimate · \$415 / ft² · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,401 ft²**

LIVING AREA

**0.27 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$582K**

\$561K low

\$602K high

Last Sale

**\$330,000 · Nov 14, 2014**

Est. Owner Equity

**\$156,558**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,139 (2025) |
| Assessed Value        | \$318,572      |
| Previous Assessed     | \$309,294      |
| Assessor Market Value | \$595,872      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | CLACKAMAS                        |
| Lot (acres)   | 0.27                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|----------------------|-----------|--------------------|--------|
| Aug 6, 2021  | Financing       | Intrafamily Transfer |           |                    | \$425K |
| Nov 11, 2014 | Resale          | Warranty Deed        | \$330,000 | \$236              | \$314K |
| Jul 16, 2014 | Financing       | Grant Deed           |           |                    | \$2M   |
| Jul 9, 2014  | Non-arms-length | Trustees Deed        | \$197,390 | \$141              |        |
| Aug 15, 2014 | Quitclaim       | Quit Claim Transfer  |           |                    |        |
| Jul 10, 2014 | Resale          | Grant Deed           | \$2,000   | \$1                |        |
| Dec 26, 2007 | Resale          | Warranty Deed        | \$382,500 | \$273              | \$306K |
| Apr 16, 2003 | Non-arms-length | Grant Deed           | \$224,900 | \$161              | \$177K |
| Feb 1, 1992  | Non-arms-length | Grant Deed           | \$109,500 | \$78               |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>31,770</b><br>POPULATION | <b>\$134K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|