

Single Family Residence **RESIDENTIAL**

5496 RIVER ST

WEST LINN, OR 97068

\$697,475 TopHap Estimate · \$274 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,548 ft²
LIVING AREA

0.26 ac
LOT SIZE

1943
YEAR BUILT

2
STORIES

VALUATION

\$697K

\$628K low

\$767K high

Last Sale

\$350,000 · Sep 24, 2009

Est. Owner Equity

\$697,475

TAX & ASSESSMENT

Property Tax	\$6,219 (2025)
Assessed Value	\$322,687
Previous Assessed	\$313,289
Assessor Market Value	\$798,658

PROPERTY FACTS

Property Type	Single Family Residence
County	CLACKAMAS
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 15, 2021	Financing	Personal Representative Deed			
Sep 9, 2009	Resale	Warranty Deed	\$350,000	\$137	\$200K
Jun 25, 2009	Non-arms-length	Trustees Deed	\$370,577	\$145	
Dec 13, 2006	Quitclaim	Quit Claim Transfer			
Oct 12, 2006	Resale	Warranty Deed	\$594,000	\$233	\$475K
Dec 15, 2005	Financing	Trustees Deed			\$51K
Dec 27, 2005	Financing	Trustees Deed			\$30K
Jun 30, 2005	Resale	Warranty Deed	\$327,000	\$128	\$357K
Jun 4, 2004	Non-arms-length	Grant Deed	\$300,000	\$118	\$200K

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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