

Single Family Residence

**RESIDENTIAL**

# 761 SW RIVER DR

DALLAS, OR 97338

**\$384,993**

TopHap Estimate · \$358 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,075 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**4**

PARKING

## VALUATION

**\$385K**

\$371K low

\$399K high

Last Sale

**\$175,000 · Aug 18, 2016**

Est. Owner Equity

**\$314,993**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,277 (2025) |
| Assessed Value        | \$166,240      |
| Previous Assessed     | \$161,400      |
| Assessor Market Value | \$323,180      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | POLK                    |
| Lot (acres)   | 0.18                    |
| Roof          | Composition Shingle     |
| Heating       | Baseboard               |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 480 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------|-----------|--------------------|--------|
| Jul 6, 2016 | Resale | Warranty Deed | \$175,000 | \$163              | \$172K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Lyle Elementary School | Elementary | KG–3   | 0.7 mi   |
| Dallas High School     | High       | 9–12   | 1.4 mi   |
| LaCreole Middle School | Middle     | 6–8    | 1.5 mi   |

District: Dallas School District 2

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 97338

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>91</div> <div>CRIME INDEX</div> | <div>112</div> <div>AIR POLLUTION</div> | <div>23,853</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>47%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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