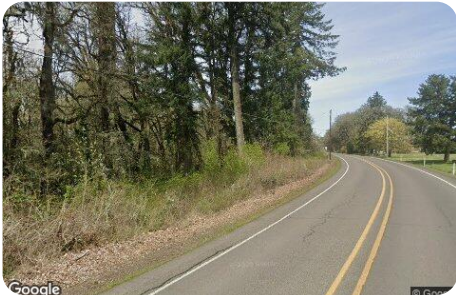


Mobile Home

RESIDENTIAL

34318 RIVERSIDE DR SW
ALBANY, OR 97321



3

BEDS

2

BATHS

1,680 ft²

LIVING AREA

3.55 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

ROOMS

TAX & ASSESSMENT

Property Tax	\$2,638 (2025)
Assessed Value	\$170,890
Previous Assessed	\$170,890
Assessor Market Value	\$485,830

PROPERTY FACTS

Property Type	Mobile Home
County	Linn
Lot (acres)	3.55

Foundation	Pile
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 154 ft²

CLIMATE RISK

88 FLOOD	40 WILDFIRE	37 HEAT	94 STORM	12 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2025	Financing	Bargain And Sale Deed			
Aug 6, 2020	Quitclaim	Quit Claim Transfer			
Oct 17, 2019	Resale	Warranty Deed	\$255,000	\$152	
Nov 2, 1995	Financing	Grant Deed			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Linus Pauling Middle School	Middle	6–8	4.0 mi
Garfield Elementary School	Elementary	KG–5	4.0 mi
Corvallis High School	High	9–12	4.2 mi

District: Corvallis School District 509j

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 97321

67 CRIME INDEX	108 AIR POLLUTION	29,981 POPULATION	\$99K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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