

Single Family Residence **RESIDENTIAL**

# 36042 RIVERSIDE DR SW

ALBANY, OR 97321

**\$763,645** TopHap Estimate · \$334 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,287 ft<sup>2</sup>**

LIVING AREA

**2.5 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$764K**

\$714K low

\$814K high

Last Sale

**\$296,000 · Sep 22, 2010**

Est. Owner Equity

**\$234,145**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,572 (2025) |
| Assessed Value        | \$391,137      |
| Previous Assessed     | \$379,746      |
| Assessor Market Value | \$882,050      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Linn                    |
| Lot (acres)   | 2.50                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Sep 14, 2010 | Resale          | Grant Deed    | \$296,000 | \$129              | \$237K |
| May 24, 2010 | Non-arms-length | Trustees Deed | \$267,260 | \$117              |        |
| Apr 22, 2002 | Resale          | Grant Deed    | \$245,500 | \$107              | \$45K  |
| Jan 23, 1997 | Resale          | Grant Deed    | \$30,000  | \$13               | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Takena Elementary School | Elementary | KG–2   | 1.2 mi   |
| West Albany High School  | High       | 9–12   | 1.3 mi   |
| Memorial Middle School   | Middle     | 6–8    | 1.3 mi   |

District: Greater Albany School District 8j

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

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

## OWNERSHIP

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