

Single Family Residence **RESIDENTIAL**

37869 ROW RIVER RD

DORENA, OR 97434

\$416,808 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,435 ft²

LIVING AREA

2.17 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

VALUATION

\$417K

\$399K low

\$435K high

Last Sale

\$189,000 · Aug 22, 2017

Est. Owner Equity

\$91,522

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,864 (2025)
Assessed Value	\$149,354
Previous Assessed	\$145,004
Assessor Market Value	\$346,643

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	2.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

38 FLOOD	42 WILDFIRE	41 HEAT	98 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 18, 2017	Resale	Personal Representative Deed	\$189,000	\$132	\$186K
Aug 13, 1996	Resale	Grant Deed	\$76,500	\$53	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dorena School	Elementary	KG–8	3.1 mi
Cottage Grove High School	High	9–12	12.7 mi

District: South Lane School District 45j

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 97434

123 CRIME INDEX	115 AIR POLLUTION	742 POPULATION	\$49K MEDIAN IN-COME	49°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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