

Single Family Residence **RESIDENTIAL**

54799 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$288,238 TopHap Estimate · \$400 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

3.64 ac

LOT SIZE

1937

YEAR BUILT

1

STORIES

VALUATION

\$288K

\$274K low

\$303K high

Last Sale

\$320,000 · Feb 10, 2022

Est. Owner Equity

\$270

Loan-to-Value

94%

TAX & ASSESSMENT

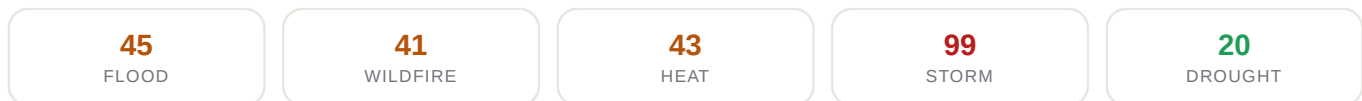
Property Tax	\$1,392 (2025)
Assessed Value	\$136,534
Previous Assessed	\$132,558
Assessor Market Value	\$299,974

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	3.64
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Detached
Pool	No

Patio · 130 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2022	Resale	Warranty Deed	\$320,000	\$444	\$288K
Dec 6, 2021	Financing	Intrafamily Transfer			
Dec 6, 2021	Financing	Intrafamily Transfer			
Oct 4, 2018	Quitclaim	Quit Claim Transfer			
Sep 1, 2011	Quitclaim	Quit Claim Transfer			
Aug 14, 2007	Quitclaim	Quit Claim Transfer			
Jun 20, 2006	Resale	Grant Deed	\$161,000	\$224	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	7.0 mi
McKenzie Elementary School	Elementary	PK–5	7.2 mi

District: McKenzie School District 68

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 97413

155 CRIME INDEX	111 AIR POLLUTION	1,903 POPULATION	\$77K MEDIAN IN-COME	46°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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