

Single Family Residence

**RESIDENTIAL**

# 1693 RIVER ROCK DR NE

KEIZER, OR 97303

**\$387,543** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,314 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1977**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$388K**

\$379K low

\$396K high

Last Sale

**\$82,900 · Jul 1, 1994**

Est. Owner Equity

**\$312,043**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,132 (2025) |
| Assessed Value        | \$181,830      |
| Previous Assessed     | \$176,540      |
| Assessor Market Value | \$361,840      |

## PROPERTY FACTS

|               |                                        |
|---------------|----------------------------------------|
| Property Type | Single Family Residence                |
| County        | Marion                                 |
| Lot (acres)   | 0.14                                   |
| Roof          | Roll Composition (rolled Mineral Roof) |
| Heating       | Forced Air                             |
| Fireplace     | Yes                                    |
| Garage        | Garage, Attached                       |

Patio · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|--------------|--------|------------|----------|--------|-------|
| Jul 6, 1994  | Resale | Grant Deed | \$82,900 | \$63   | \$79K |
| Jul 15, 1988 | Resale | Grant Deed | \$44,950 | \$34   |       |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Gubser Elementary School | Elementary | KG–5   | 0.1 mi   |
| Whiteaker Middle School  | Middle     | 6–8    | 0.6 mi   |
| McNary High School       | High       | 9–12   | 1.6 mi   |

District: Salem-Keizer School District 24j

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 97303

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>40,152</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|