

Single Family Residence

RESIDENTIAL

55446 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$401,602 TopHap Estimate · \$256 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,571 ft²

LIVING AREA

0.25 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

VALUATION

\$402K

\$374K low

\$430K high

Last Sale

\$239,000 · Aug 24, 2016

Est. Owner Equity

\$222,352

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,006 (2025)
Assessed Value	\$200,329
Previous Assessed	\$194,495
Assessor Market Value	\$457,444

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.25
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2016	Resale	Warranty Deed	\$239,000	\$152	\$179K
Oct 28, 2015	Resale	Warranty Deed	\$215,000	\$137	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.4 mi
McKenzie Middle / High School	Middle	6–12	8.3 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.