

Single Family Residence **RESIDENTIAL**

# 39424 ROW RIVER RD

DORENA, OR 97434

**\$356,028** TopHap Estimate · \$353 / ft² · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,008 ft²**

LIVING AREA

**1.25 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$356K**

\$348K low

\$364K high

Last Sale

**\$275,000 · Jun 15, 2021**

Est. Owner Equity

**\$122,278**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,463 (2025) |
| Assessed Value        | \$199,411      |
| Previous Assessed     | \$193,603      |
| Assessor Market Value | \$382,909      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 1.25                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Baseboard               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 14, 2021 | Resale | Warranty Deed | \$275,000 | \$273  | \$234K |
| Sep 22, 1998 | Resale | Grant Deed    | \$124,900 | \$124  | \$128K |
| Sep 25, 1995 | Resale | Grant Deed    | \$94,000  | \$93   | \$96K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Dorena School             | Elementary | KG–8   | 5.3 mi   |
| Cottage Grove High School | High       | 9–12   | 15.4 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

|                           |                             |                          |                                |                         |                        |
|---------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>742</b><br>POPULATION | <b>\$49K</b><br>MEDIAN IN-COME | <b>49°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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