

Mobile Home **RESIDENTIAL**

**34865 ROW RIVER RD**  
COTTAGE GROVE, OR 97424



**2**  
BATHS

**1,504 ft²**  
LIVING AREA

**0.95 ac**  
LOT SIZE

**1985**  
YEAR BUILT

**VALUATION**

Last Sale **\$240,000 · Aug 25, 2025**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$707 (2025)</b> |
| Assessed Value        | <b>\$63,867</b>     |
| Previous Assessed     | <b>\$62,007</b>     |
| Assessor Market Value | <b>\$129,500</b>    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Mobile Home                      |
| Style         | Mobile Home                      |
| County        | LANE                             |
| Lot (acres)   | 0.95                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 14, 2025 | Resale    | Warranty Deed        | \$240,000 | \$160              | \$228K |
| Jul 2, 2025  | Financing | Intrafamily Transfer |           |                    |        |
| Nov 26, 2024 | Financing | Intrafamily Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Cottage Grove High School | High       | 9–12   | 5.1 mi   |
| Dorena School             | Elementary | KG–8   | 5.9 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 97424**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>121</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>18,808</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-<br>COME | <b>51°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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