

Single Family Residence **RESIDENTIAL**

55602 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$757,609 TopHap Estimate · \$388 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,953 ft²

LIVING AREA

2.01 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$758K

\$742K low

\$773K high

Last Sale

\$113,178 · Oct 18, 2016

Est. Owner Equity

\$536,609

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,621 (2025)
Assessed Value	\$472,183
Previous Assessed	\$458,431
Assessor Market Value	\$757,782

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	2.01
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2020	Quitclaim	Quit Claim Transfer			
Oct 17, 2016	Resale	Warranty Deed	\$113,178	\$58	
Aug 25, 2014	Resale	Grant Deed	\$250,000	\$128	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.5 mi
McKenzie Middle / High School	Middle	6–12	8.6 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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