

Single Family Residence

RESIDENTIAL

38204 ROW RIVER RD

DORENA, OR 97434

\$407,399 TopHap Estimate · \$252 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,614 ft²

LIVING AREA

0.62 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$407K

\$388K low

\$426K high

Last Sale

\$235,000 · Oct 4, 2016

Est. Owner Equity

\$176,491

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,437 (2025)
Assessed Value	\$197,255
Previous Assessed	\$191,510
Assessor Market Value	\$470,046

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.62
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2016	Resale	Warranty Deed	\$235,000	\$146	\$240K
Aug 29, 2003	Resale	Grant Deed	\$132,000	\$82	
Jan 12, 1998	Resale	Grant Deed	\$119,000	\$74	\$113K
Aug 6, 1997	Quitclaim	Quit Claim Transfer			\$101K
Feb 28, 1995	Resale	Grant Deed	\$130,000	\$81	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dorena School	Elementary	KG–8	3.7 mi
Cottage Grove High School	High	9–12	13.3 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

123 CRIME INDEX	115 AIR POLLUTION	742 POPULATION	\$49K MEDIAN IN-COME	49°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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