

Mobile Home

RESIDENTIAL

54785 MCKENZIE RIVER DR

BLUE RIVER, OR 97413



2

BATHS

1,782 ft²

LIVING AREA

3.21 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$486,125 · Sep 26, 2025

TAX & ASSESSMENT

Property Tax	\$2,591 (2025)
Assessed Value	\$261,165
Previous Assessed	\$253,559
Assessor Market Value	\$362,228

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	LANE
Lot (acres)	3.21
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

45 FLOOD	41 WILDFIRE	43 HEAT	99 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 25, 2025	Resale	Warranty Deed	\$486,125	\$273	\$462K
Aug 23, 2021	Resale	Warranty Deed	\$153,000	\$86	\$152K
Oct 21, 2016	Quitclaim	Quit Claim Transfer			
Feb 4, 2016	Quitclaim	Quit Claim Transfer			
Jan 20, 2016	Resale	Grant Deed	\$138,000	\$77	
Jul 10, 2014	Recorded document	Grant Deed			
May 13, 2014	Foreclosure sale	Trustees Deed	\$184,900	\$104	
Oct 7, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	7.0 mi
McKenzie Elementary School	Elementary	PK–5	7.2 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	Owner occupied
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