

Single Family Residence **RESIDENTIAL**

# 463 SW RIVER DR

DALLAS, OR 97338

**\$422,972** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,594 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1972**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**4**

PARKING

## VALUATION

**\$423K**

\$399K low

\$447K high

Est. Owner Equity

**\$422,972**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,987 (2025) |
| Assessed Value        | \$218,030      |
| Previous Assessed     | \$211,680      |
| Assessor Market Value | \$429,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | POLK                             |
| Lot (acres)   | 0.21                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Shed · 140 ft²

Patio · 342 ft²

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Lyle Elementary School | Elementary | KG–3   | 0.5 mi   |
| Dallas High School     | High       | 9–12   | 1.3 mi   |
| LaCreole Middle School | Middle     | 6–8    | 1.3 mi   |

District: Dallas School District 2

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 97338**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>23,853</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>47%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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