

Single Family Residence **RESIDENTIAL**

806 SW RIVER DR

DALLAS, OR 97338

\$636,222 TopHap Estimate · \$253 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,512 ft²

LIVING AREA

1.18 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

9

ROOMS

6

PARKING

VALUATION

\$636K

\$537K low

\$735K high

Last Sale

\$625,000 · Apr 5, 2024

Est. Owner Equity

\$0

Loan-to-Value

134%

TAX & ASSESSMENT

Property Tax	\$5,679 (2025)
Assessed Value	\$414,590
Previous Assessed	\$402,520
Assessor Market Value	\$664,520

PROPERTY FACTS

Property Type	Single Family Residence
County	POLK
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No
View	Creek

Deck · 652 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2024	Financing	Intrafamily Transfer			\$371K
Apr 5, 2024	Resale	Personal Representative Deed	\$625,000	\$249	\$500K
Feb 3, 1994	Resale	Grant Deed	\$27,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lyle Elementary School	Elementary	KG–3	0.7 mi
Dallas High School	High	9–12	1.4 mi
LaCreole Middle School	Middle	6–8	1.4 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

91 CRIME INDEX	112 AIR POLLUTION	23,853 POPULATION	\$79K MEDIAN IN-COME	52°F AVG TEMP	47% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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