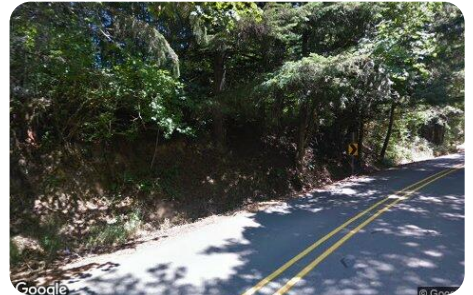


Mobile Home

RESIDENTIAL

44725 N RIVER DR

FOSTER, OR 97345



3

BEDS

2

BATHS

2,088 ft<sup>2</sup>

LIVING AREA

3.7 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

Last Sale

\$444,000 · Nov 18, 2024

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,526 (2025) |
| Assessed Value        | \$241,410      |
| Previous Assessed     | \$234,380      |
| Assessor Market Value | \$466,950      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| County        | LINN                |
| Lot (acres)   | 3.70                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Fireplace     | Yes                 |
| Pool          | No                  |

Deck · 100 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Nov 4, 2024  | Resale    | Warranty Deed       | \$444,000 | \$213  |      |
| Jan 20, 2010 | Quitclaim | Quit Claim Transfer |           |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Foster Elementary School      | Elementary | KG–6   | 2.9 mi   |
| Sweet Home Junior High School | Middle     | 7–8    | 5.6 mi   |
| Sweet Home High School        | High       | 9–12   | 5.8 mi   |

District: Sweet Home School District 55

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 97345

|                           |                             |                          |                                    |                         |                        |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|
| <b>132</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>822</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-<br>COME | <b>46°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|