

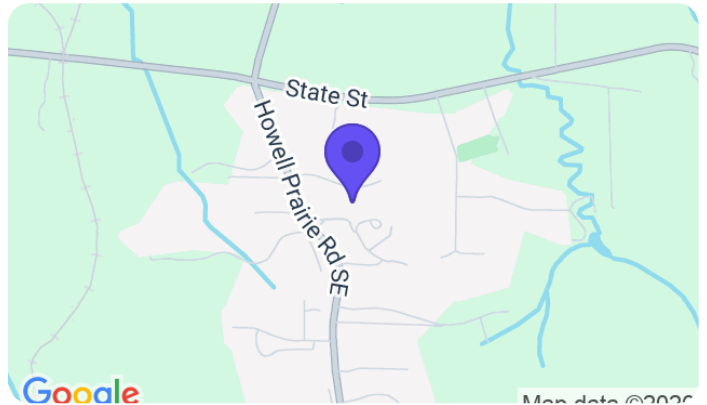
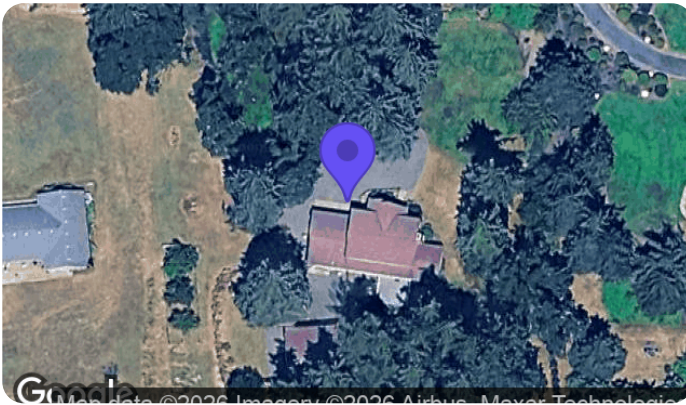
Rural Residence

**RESIDENTIAL**

# 8752 BOULDER RIDGE CT SE

SALEM, OR 97317

**\$998,676** TopHap Estimate · \$343 / ft² · confidence 94 · as of Jul 14, 2026



**1**  
BEDS

**1.5**  
BATHS

**2,915 ft²**  
LIVING AREA

**1.64 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**1**  
STORIES

**2**  
ROOMS

**5**  
PARKING

## VALUATION

**\$999K**

\$941K low

\$1.1M high

Last Sale

**\$954,962 · Oct 18, 2024**

Est. Owner Equity

**\$343,713**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,282 (2024) |
| Assessed Value        | \$588,730      |
| Previous Assessed     | \$571,590      |
| Assessor Market Value | \$1,125,100    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Rural Residence                  |
| County        | MARION                           |
| Lot (acres)   | 1.64                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

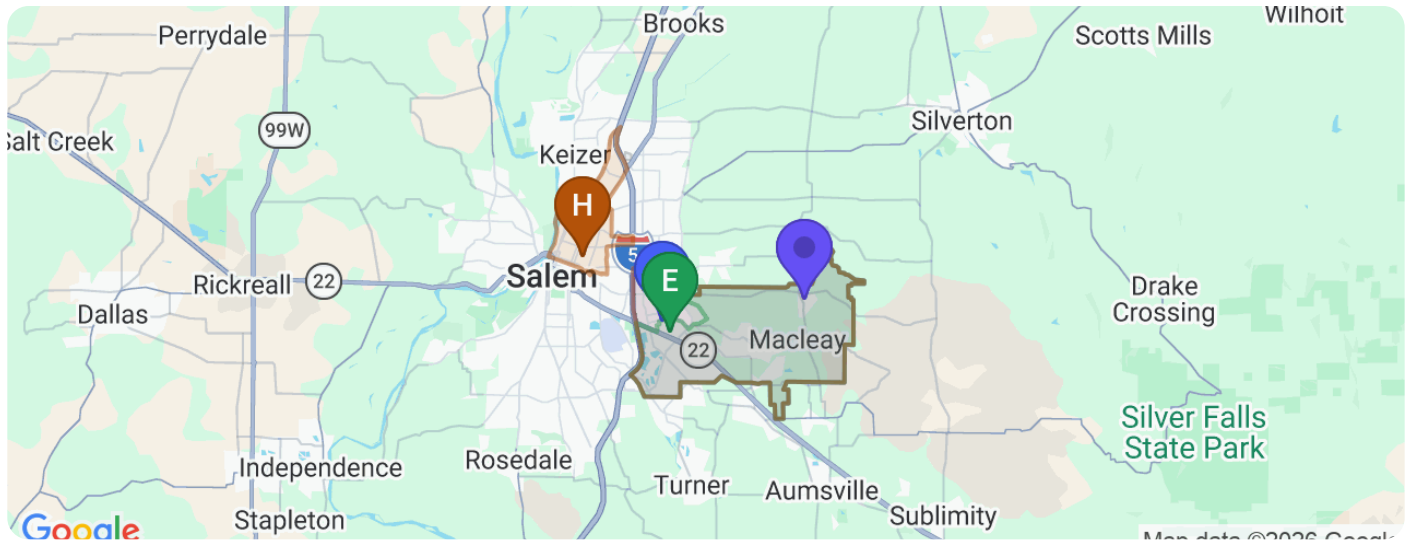
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 15, 2024 | Resale    | Warranty Deed       | \$954,962 | \$328              | \$655K |
| Jan 25, 2008 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 8, 1996  | Resale    | Grant Deed          | \$69,750  | \$24               | \$40K  |
| Mar 28, 1994 | Resale    | Grant Deed          | \$56,900  | \$20               | \$18K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Miller Elementary School | Elementary | KG–5   | 4.3 mi   |
| Houck Middle School      | Middle     | 6–8    | 4.4 mi   |
| North Salem High School  | High       | 9–12   | 7.0 mi   |

District: Salem-Keizer School District 24j



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 97317

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>29,285</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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