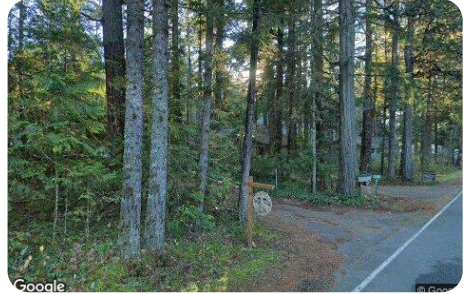


Single Family Residence **RESIDENTIAL**

55450 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$436,422 TopHap Estimate · \$462 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

944 ft²

LIVING AREA

0.32 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

VALUATION

\$436K

\$378K low

\$494K high

Last Sale

\$429,000 · Sep 24, 2025

Est. Owner Equity

\$50,322

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,888 (2025)
Assessed Value	\$188,119
Previous Assessed	\$182,640
Assessor Market Value	\$384,671

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2025	Resale	Warranty Deed	\$429,000	\$454	\$386K
Apr 12, 2017	Resale	Warranty Deed	\$175,000	\$185	\$140K
May 5, 2016	Quitclaim	Quit Claim Transfer			
Sep 17, 2015	Resale	Warranty Deed	\$120,000	\$127	
Apr 2, 2014	Resale	Warranty Deed	\$107,500	\$114	
Sep 13, 2013	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.4 mi
McKenzie Middle / High School	Middle	6–12	8.3 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	Absentee owner
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