

Single Family Residence **RESIDENTIAL**

91271 BLUE RIVER RD

BLUE RIVER, OR 97413

\$525,242 TopHap Estimate · \$295 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,780 ft²

LIVING AREA

0.46 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$525K

\$494K low

\$557K high

Est. Owner Equity

\$298,742

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,136 (2025)
Assessed Value	\$289,300
Previous Assessed	\$280,874
Assessor Market Value	\$515,544

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.46
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 440 ft²

CLIMATE RISK

100
FLOOD

37
WILDFIRE

43
HEAT

99
STORM

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	1.3 mi
McKenzie Elementary School	Elementary	PK–5	8.9 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.