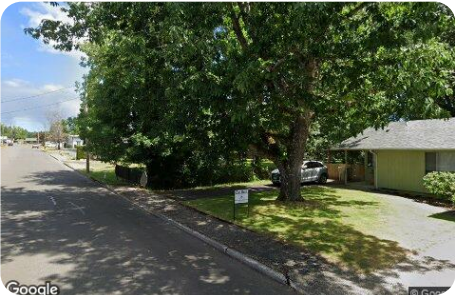


Duplex (2 Units, Any Combination) **RESIDENTIAL**

262 SW RIVER DR
DALLAS, OR 97338



4
BEDS

2
BATHS

2,288 ft²
LIVING AREA

0.4 ac
LOT SIZE

1972
YEAR BUILT

8
ROOMS

4
PARKING

VALUATION

Last Sale **\$508,000 · Jul 3, 2023**

TAX & ASSESSMENT

Property Tax	\$3,042 (2025)
Assessed Value	\$222,030
Previous Assessed	\$215,570
Assessor Market Value	\$534,540

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	POLK
Lot (acres)	0.40
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck · 656 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2023	Resale	Warranty Deed	\$508,000	\$222	\$508K
Apr 2, 2020	Non-arms-length	Warranty Deed	\$375,000	\$164	\$356K
Jun 16, 2017	Resale	Warranty Deed	\$260,000	\$114	\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lyle Elementary School	Elementary	KG–3	0.3 mi
LaCreole Middle School	Middle	6–8	1.3 mi
Dallas High School	High	9–12	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	Absentee owner
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