

Single Family Residence

**RESIDENTIAL**

# 91304 BLUE RIVER RD

BLUE RIVER, OR 97413

**\$632,422** TopHap Estimate · \$268 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,360 ft²**

LIVING AREA

**0.79 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$632K**

\$597K low

\$668K high

Last Sale

**\$160,000 · Jul 18, 2022**

Est. Owner Equity

**\$183,422**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,337 (2025) |
| Assessed Value        | \$308,279      |
| Previous Assessed     | \$78,780       |
| Assessor Market Value | \$624,908      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 0.79                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 18, 2026 | Financing | Intrafamily Transfer  |           |        | \$449K |
| Jul 15, 2022 | Resale    | Special Warranty Deed | \$160,000 | \$68   |        |
| Aug 24, 2017 | Quitclaim | Quit Claim Transfer   |           |        |        |
| Jun 30, 2008 | Quitclaim | Quit Claim Transfer   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| McKenzie Middle / High School | Middle     | 6–12   | 1.3 mi   |
| McKenzie Elementary School    | Elementary | PK–5   | 9.0 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<br>CRIME INDEX | 111<br>AIR POLLUTION | 1,903<br>POPULATION | \$77K<br>MEDIAN IN-COME | 46°F<br>AVG TEMP | 48%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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