

Single Family Residence **RESIDENTIAL**

# 55225 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

**\$480,308** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,484 ft<sup>2</sup>**  
LIVING AREA

**5 ac**  
LOT SIZE

**1980**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$480K**

\$379K low

\$582K high

Est. Owner Equity

**\$480,308**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,781 (2025) |
| Assessed Value        | \$289,038      |
| Previous Assessed     | \$280,620      |
| Assessor Market Value | \$515,149      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 5.00                    |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| McKenzie Elementary School    | Elementary | PK–5   | 7.4 mi   |
| McKenzie Middle / High School | Middle     | 6–12   | 7.9 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**

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>155</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>1,903</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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