

Single Family Residence **RESIDENTIAL**

55490 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$249,781 TopHap Estimate · \$449 / ft² · confidence 93 · as of Jul 14, 2026



1
BEDS

1
BATHS

556 ft²
LIVING AREA

0.48 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$250K

\$233K low

\$267K high

Last Sale

\$265,000 · Feb 3, 2023

Est. Owner Equity

\$124,781

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,383 (2025)
Assessed Value	\$135,587
Previous Assessed	\$131,638
Assessor Market Value	\$264,415

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2023	Resale	Warranty Deed	\$265,000	\$477	
Feb 25, 2021	Resale	Warranty Deed	\$135,000	\$243	
Sep 16, 2013	Recorded document	Grant Deed			
Jun 17, 2008	Resale	Warranty Deed	\$135,000	\$243	
Nov 3, 1998	Resale	Grant Deed	\$90,000	\$162	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.4 mi
McKenzie Middle / High School	Middle	6–12	8.4 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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