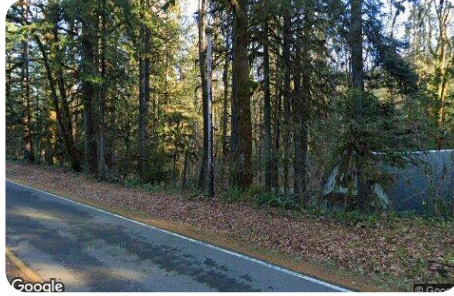


Single Family Residence **RESIDENTIAL**

54800 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$530,552 TopHap Estimate · \$287 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,848 ft²
LIVING AREA

0.4 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$531K

\$502K low

\$559K high

Last Sale

\$250,000 · Dec 18, 2007

Est. Owner Equity

\$317,748

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,684 (2025)
Assessed Value	\$270,865
Previous Assessed	\$262,976
Assessor Market Value	\$393,257

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.40
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Wood Shingle
Heating	Baseboard
Garage	Garage, Detached
Pool	No

CLIMATE RISK

83 FLOOD	41 WILDFIRE	43 HEAT	99 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 18, 2015	Quitclaim	Quit Claim Transfer			
Nov 18, 2015	Quitclaim	Quit Claim Transfer			
Dec 11, 2007	Non-arms-length	Warranty Deed	\$250,000	\$135	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	7.0 mi
McKenzie Elementary School	Elementary	PK–5	7.1 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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