

Single Family Residence **RESIDENTIAL**

# 55740 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

**\$750,895** TopHap Estimate · \$266 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,826 ft<sup>2</sup>**

LIVING AREA

**1.28 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$751K**

\$690K low

\$812K high

Last Sale

**\$300,000 · Jun 18, 2020**

Est. Owner Equity

**\$750,895**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,345 (2025) |
| Assessed Value        | \$443,487      |
| Previous Assessed     | \$381,513      |
| Assessor Market Value | \$818,506      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 1.28                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Galvanized              |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 456 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Nov 14, 2023 | Financing       | Intrafamily Transfer |           |        |        |
| Jun 17, 2020 | Resale          | Warranty Deed        | \$300,000 | \$106  |        |
| Nov 17, 2006 | Non-arms-length | Warranty Deed        | \$375,000 | \$133  | \$300K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| McKenzie Elementary School    | Elementary | PK–5   | 7.6 mi   |
| McKenzie Middle / High School | Middle     | 6–12   | 8.9 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>Absentee owner</b> |
|-----------|-----------------------|