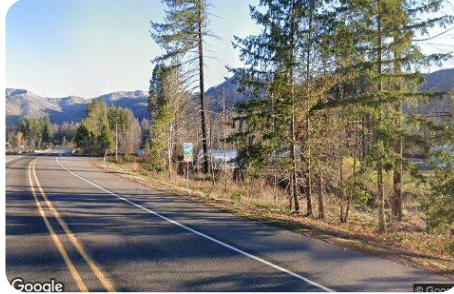


Single Family Residence **RESIDENTIAL**

51525 RIVER ST

BLUE RIVER, OR 97413

\$761,574 TopHap Estimate · \$381 / ft² · confidence 82 · as of Jun 23, 2026



2
BEDS

3
BATHS

1,997 ft²
LIVING AREA

0.76 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$762K

\$624K low

\$899K high

Last Sale

\$250,000 · Jul 9, 2021

Est. Owner Equity

\$586,574

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$4,504 (2025)
Assessed Value	\$418,688
Previous Assessed	\$406,494
Assessor Market Value	\$829,244

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.76
Foundation	Block (Unspecified)
Roof	Galvanized
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2021	Resale	Warranty Deed	\$250,000	\$125	\$175K
Jun 29, 2017	Non-arms-length	Warranty Deed	\$136,500	\$68	\$137K
Feb 25, 2016	Resale	Grant Deed	\$215,000	\$108	
Jul 31, 2015	Recorded document	Warranty Deed			
Jul 10, 2015	Non-arms-length	Trustees Deed	\$221,793	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	0.9 mi
McKenzie Elementary School	Elementary	PK–5	9.1 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.

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.