

Condominium

RESIDENTIAL

54420 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$353,335 TopHap Estimate · \$514 / ft² · confidence 86 · as of Jul 14, 2026

1

BEDS

1

BATHS

688 ft²

LIVING AREA

871 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

VALUATION

\$353K

\$303K low

\$404K high

Last Sale

\$90,000 · Jan 15, 2004

Est. Owner Equity

\$353,335

TAX & ASSESSMENT

Property Tax

\$2,269 (2025)

Assessed Value

\$227,669

Previous Assessed

\$221,038

Assessor Market Value

\$370,338

PROPERTY FACTS

Property Type	Condominium
County	Lane
Lot (acres)	0.02
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2025	Financing	Intrafamily Transfer			
Jan 15, 2004	Resale	Warranty Deed	\$90,000	\$131	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	6.3 mi
McKenzie Elementary School	Elementary	PK–5	7.0 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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