

Condominium

RESIDENTIAL

54450 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$416,157 TopHap Estimate · \$346 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,203 ft²

LIVING AREA

1,306 ft²

LOT SIZE

1981

YEAR BUILT

1

STORIES

VALUATION

\$416K

\$352K low

\$481K high

Last Sale

\$400,000 · Nov 21, 2024

Est. Owner Equity

\$416,157

TAX & ASSESSMENT

Property Tax	\$3,022 (2025)
Assessed Value	\$305,929
Previous Assessed	\$297,019
Assessor Market Value	\$497,642

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LANE
Lot (acres)	0.03
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2024	Resale	Warranty Deed	\$400,000	\$333	

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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