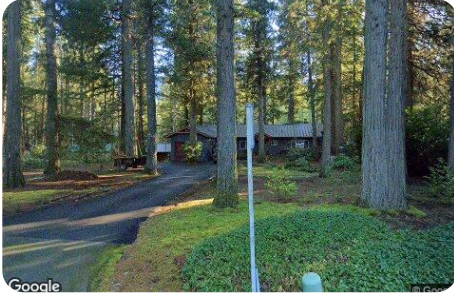


Single Family Residence **RESIDENTIAL**

55472 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$501,514 TopHap Estimate · \$389 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,288 ft²
LIVING AREA

0.56 ac
LOT SIZE

1968
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$502K

\$466K low

\$537K high

Last Sale

\$255,000 · Apr 2, 2004

Est. Owner Equity

\$201,914

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,995 (2025)
Assessed Value	\$303,124
Previous Assessed	\$294,296
Assessor Market Value	\$594,052

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.56
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2019	Financing	Intrafamily Transfer			\$250K
Mar 26, 2008	Quitclaim	Quit Claim Transfer			\$273K
Jan 24, 2008	Quitclaim	Quit Claim Transfer			
Apr 2, 2004	Resale	Grant Deed	\$255,000	\$198	\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.4 mi
McKenzie Middle / High School	Middle	6–12	8.3 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	Owner occupied
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