

Single Family Residence **RESIDENTIAL**

# 55476 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

**\$484,096** TopHap Estimate · \$629 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**  
BEDS

**1**  
BATHS

**770 ft<sup>2</sup>**  
LIVING AREA

**0.52 ac**  
LOT SIZE

**1989**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$484K**

\$445K low

\$523K high

Last Sale

**\$395,000 · Oct 20, 2020**

Est. Owner Equity

**\$484,096**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,893 (2025) |
| Assessed Value        | \$292,536      |
| Previous Assessed     | \$284,016      |
| Assessor Market Value | \$499,041      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 19, 2020 | Resale    | Warranty Deed       | \$395,000 | \$513              |        |
| Apr 10, 2009 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Nov 9, 2005  | Resale    | Warranty Deed       | \$392,000 | \$509              | \$270K |
| May 17, 2005 | Resale    | Warranty Deed       | \$265,000 | \$344              |        |

## 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Absentee owner |
|-----------|----------------|