

Single Family Residence **RESIDENTIAL**

55652 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$795,059 TopHap Estimate · \$512 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,553 ft²

LIVING AREA

1.24 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$795K

\$736K low

\$854K high

Last Sale

\$765,000 · Aug 1, 2024

Est. Owner Equity

\$795,059

TAX & ASSESSMENT

Property Tax	\$3,717 (2025)
Assessed Value	\$378,203
Previous Assessed	\$367,188
Assessor Market Value	\$759,947

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	1.24
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2024	Resale	Warranty Deed	\$765,000	\$493	
Aug 15, 2017	Resale	Warranty Deed	\$522,500	\$336	\$323K
Oct 9, 2015	Quitclaim	Quit Claim Transfer			
Mar 1, 2013	Quitclaim	Quit Claim Transfer			
Dec 10, 2012	Quitclaim	Quit Claim Transfer			
Oct 12, 2007	Financing	Bargain And Sale Deed			\$275K
Apr 19, 2005	Recorded document	Grant Deed			
Mar 31, 2004	Resale	Grant Deed	\$241,000	\$155	
Feb 16, 2004	Quitclaim	Quit Claim Transfer			
Aug 13, 1999	Resale	Grant Deed	\$135,000	\$87	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.5 mi
McKenzie Middle / High School	Middle	6–12	8.7 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.

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 NEIGHBORHOOD · ZIP 97413

155

CRIME INDEX

111

AIR POLLUTION

1,903

POPULATION

\$77K

MEDIAN IN-COME

46°F

AVG TEMP

48%

SUNSHINE

Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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