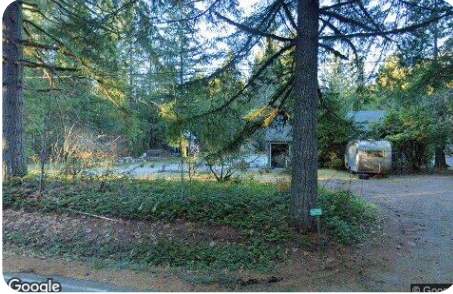


Single Family Residence **RESIDENTIAL**

55295 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$374,900 TopHap Estimate · \$248 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,510 ft²
LIVING AREA

1.36 ac
LOT SIZE

1942
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$375K

\$344K low

\$406K high

Last Sale

\$141,250 · Nov 24, 2003

Est. Owner Equity

\$374,900

TAX & ASSESSMENT

Property Tax	\$2,389 (2025)
Assessed Value	\$240,171
Previous Assessed	\$233,176
Assessor Market Value	\$384,033

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	1.36
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Garage	Garage, Detached
Pool	No

Patio · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2026	Financing	Warranty Deed			
Feb 7, 2013	Quitclaim	Quit Claim Transfer			
Nov 24, 2003	Resale	Grant Deed	\$141,250	\$94	\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.3 mi
McKenzie Middle / High School	Middle	6–12	8.0 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------