

Single Family Residence **RESIDENTIAL**

55696 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$481,129 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,421 ft²

LIVING AREA

1.05 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$481K

\$443K low

\$519K high

Last Sale

\$350,000 · Aug 12, 2016

Est. Owner Equity

\$141,129

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,351 (2025)
Assessed Value	\$340,150
Previous Assessed	\$330,243
Assessor Market Value	\$619,617

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	1.05
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Baseboard
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2016	Resale	Warranty Deed	\$350,000	\$246	\$315K
Oct 25, 2011	Resale	Warranty Deed	\$335,000	\$236	
Jul 10, 2002	Resale	Grant Deed	\$205,000	\$144	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Elementary School	Elementary	PK–5	7.5 mi
McKenzie Middle / High School	Middle	6–12	8.8 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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