

Single Family Residence **RESIDENTIAL**

91295 BLUE RIVER RD

BLUE RIVER, OR 97413

\$1,122,896 TopHap Estimate · \$512 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,195 ft²

LIVING AREA

0.31 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$968K low

\$1.3M high

Last Sale

\$1,100,000 · Jul 1, 2025

Est. Owner Equity

\$1,122,896

TAX & ASSESSMENT

Property Tax	\$4,772 (2025)
Assessed Value	\$444,051
Previous Assessed	\$431,118
Assessor Market Value	\$726,148

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Patio · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2025	Resale	Warranty Deed	\$1,100,000	\$501	\$800K
Jan 5, 2010	Resale	Warranty Deed	\$650,000	\$296	\$488K
Aug 3, 2001	Resale	Grant Deed	\$114,500	\$52	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
McKenzie Middle / High School	Middle	6–12	1.3 mi
McKenzie Elementary School	Elementary	PK–5	8.9 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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