

Single Family Residence **RESIDENTIAL**

55430 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

\$388,073 TopHap Estimate · \$363 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,070 ft²

LIVING AREA

0.17 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$388K

\$366K low

\$410K high

Est. Owner Equity

\$170,898

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,937 (2025)
Assessed Value	\$193,199
Previous Assessed	\$187,572
Assessor Market Value	\$419,946

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 19, 2002	Quitclaim	Quit Claim Transfer			\$148K
Apr 14, 2000	Resale	Grant Deed	\$215,000	\$201	\$125K
Feb 17, 2000	Recorded document	Grant Deed			
Feb 5, 1999	Resale	Grant Deed	\$109,200	\$102	
Aug 5, 1998	Non-arms-length	Trustees Deed	\$125,000	\$117	

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

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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