

Single Family Residence

RESIDENTIAL

34801 ROW RIVER RD

COTTAGE GROVE, OR 97424

\$652,954 TopHap Estimate · \$324 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,017 ft²

LIVING AREA

4.9 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

7

PARKING

VALUATION

\$653K

\$612K low

\$694K high

Last Sale

\$259,000 · May 31, 2000

Est. Owner Equity

\$54,442

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax

\$4,368 (2025)

Assessed Value

\$387,751

Previous Assessed

\$376,458

Assessor Market Value

\$643,370

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	4.90
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2020	Financing	Intrafamily Transfer			\$225K
May 31, 2000	Resale	Grant Deed	\$259,000	\$128	\$207K
Jul 7, 1995	Resale	Grant Deed	\$206,000	\$102	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cottage Grove High School	High	9–12	5.0 mi
Dorena School	Elementary	KG–8	6.0 mi

District: South Lane School District 45j

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 97424

121 CRIME INDEX	108 AIR POLLUTION	18,808 POPULATION	\$62K MEDIAN IN- COME	51°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------