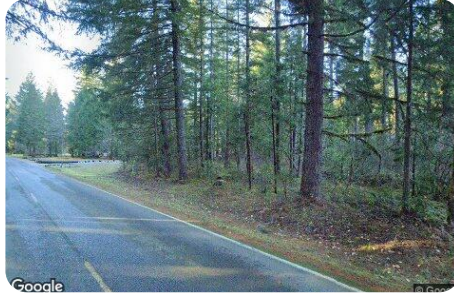
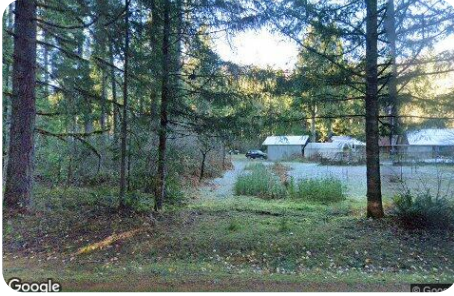


Single Family Residence **RESIDENTIAL**

# 55533 MCKENZIE RIVER DR

BLUE RIVER, OR 97413

**\$391,030** TopHap Estimate · \$375 / ft² · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,042 ft²**  
LIVING AREA

**5 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$391K**

\$369K low

\$413K high

Last Sale

**\$195,000 · Mar 15, 2018**

Est. Owner Equity

**\$330,530**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,285 (2025) |
| Assessed Value        | \$237,434      |
| Previous Assessed     | \$230,519      |
| Assessor Market Value | \$488,567      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 5.00                    |
| Roof          | Galvanized              |
| Heating       | Heat Pump               |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------------|-----------|--------------------|------|
| Mar 14, 2018 | Resale | Grant Deed | \$195,000 | \$187              |      |
| May 23, 2000 | Resale | Grant Deed | \$65,000  | \$62               |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| McKenzie Elementary School    | Elementary | PK-5   | 7.5 mi   |
| McKenzie Middle / High School | Middle     | 6-12   | 8.4 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

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>155</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>1,903</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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