

Single Family Residence **RESIDENTIAL**

1285 RISDEN PL

EUGENE, OR 97404

\$470,873 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,624 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$471K

\$454K low

\$488K high

Last Sale

\$426,500 · Sep 17, 2021

Est. Owner Equity

\$470,873

TAX & ASSESSMENT

Property Tax	\$4,746 (2025)
Assessed Value	\$272,855
Previous Assessed	\$264,908
Assessor Market Value	\$444,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2021	Resale	Warranty Deed	\$426,500	\$263	
May 14, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.7 mi
Willamette High School	High	9–12	2.6 mi
Shasta Middle School	Middle	6–8	2.6 mi

District: Bethel School District 52

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 97404

87 CRIME INDEX	111 AIR POLLUTION	33,558 POPULATION	\$77K MEDIAN IN-COME	53°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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