

Single Family Residence **RESIDENTIAL**

# 565 RUTLEDGE ST

EUGENE, OR 97402

**\$445,622** TopHap Estimate · \$284 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,570 ft²**

LIVING AREA

**0.21 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$446K**

\$406K low

\$485K high

Last Sale

**\$350,000 · Jan 12, 2022**

Est. Owner Equity

**\$104,760**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,530 (2025) |
| Assessed Value        | \$202,961      |
| Previous Assessed     | \$197,050      |
| Assessor Market Value | \$429,993      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Radiant                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 140 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 7, 2021  | Resale    | Warranty Deed        | \$350,000 | \$223  | \$341K |
| Sep 15, 2021 | Financing | Intrafamily Transfer |           |        | \$100K |
| Sep 14, 2009 | Resale    | Warranty Deed        | \$195,000 | \$124  | \$191K |
| Sep 3, 2003  | Quitclaim | Quit Claim Transfer  |           |        | \$90K  |
| Jun 16, 1997 | Quitclaim | Quit Claim Transfer  |           |        | \$50K  |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Willamette High School   | High       | 9–12   | 1.0 mi   |
| Danebo Elementary School | Elementary | KG–5   | 1.0 mi   |
| Shasta Middle School     | Middle     | 6–8    | 1.3 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 97402

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>58,050</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|