

Single Family Residence **RESIDENTIAL**

# 1900 SW RUNNION LN

PENDLETON, OR 97801

**\$494,642** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,276 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$495K**

**\$433K low**

**\$556K high**

Last Sale

**\$186,000 · Nov 19, 2010**

Est. Owner Equity

**\$306,033**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,510 (2025) |
| Assessed Value        | \$299,250      |
| Previous Assessed     | \$290,540      |
| Assessor Market Value | \$422,960      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Umatilla                |
| Lot (acres)   | 0.19                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

Deck · 150 ft²

Patio · 334 ft²

## CLIMATE RISK

**1**  
FLOOD

**83**  
WILDFIRE

**46**  
HEAT

**15**  
STORM

**65**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Nov 18, 2010 | Resale    | Warranty Deed         | \$186,000 | \$82   | \$193K |
| Aug 29, 2006 | Financing | Bargain And Sale Deed |           |        | \$239K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Sunridge Middle School        | Middle     | 6–8    | 0.9 mi   |
| McKay Creek Elementary School | Elementary | KG–5   | 1.0 mi   |
| Pendleton High School         | High       | 9–12   | 1.9 mi   |

District: Pendleton School District 16

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 97801

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>117</b><br>CRIME INDEX | <b>120</b><br>AIR POLLUTION | <b>20,333</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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