

Single Family Residence **RESIDENTIAL**

## 2042 PLEASANT CREEK RD

ROGUE RIVER, OR 97537

**\$478,669** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,500 ft<sup>2</sup>**

LIVING AREA

**5.08 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**4**

PARKING

### VALUATION

**\$479K**

\$453K low

\$504K high

Est. Owner Equity

**\$134,669**

Loan-to-Value

**79%**

### TAX & ASSESSMENT

Property Tax

**\$2,963 (2025)**

Assessed Value

**\$262,440**

Previous Assessed

**\$254,800**

Assessor Market Value

**\$466,280**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Jackson                 |
| Lot (acres)   | 5.08                    |
| Heating       | Forced Air              |
| Cooling       | Wall Unit               |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |
| Pool          | No                      |

Deck · 240 ft²

Shed · 96 ft²

Patio · 240 ft²

Porch · 200 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE    | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|----------|--------|--------|
| Aug 1, 2012  | Financing         | Intrafamily Transfer |          |        | \$243K |
| Mar 21, 2006 | Quitclaim         | Quit Claim Transfer  |          |        |        |
| Mar 21, 2006 | Financing         | Intrafamily Transfer |          |        | \$260K |
| Jul 7, 1997  | Non-arms-length   | Grant Deed           | \$45,000 | \$30   |        |
| Jun 22, 1994 | Non-arms-length   | Grant Deed           | \$60,000 | \$40   |        |
| Mar 17, 1986 | Non-arms-length   | Grant Deed           | \$17,500 | \$12   |        |
| May 29, 1985 | Non-arms-length   | Grant Deed           | \$4,245  | \$3    |        |
| Nov 17, 1983 | Non-arms-length   | Grant Deed           | \$5,160  | \$3    |        |
| Aug 3, 1983  | Recorded document | Mortgage             |          |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rogue River Jr. / Sr.High School | Middle     | 7–12   | 7.1 mi   |
| Rogue River Elementary School    | Elementary | KG–6   | 8.5 mi   |

District: Rogue River School District 35

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 97537

|                           |                             |                            |                                    |                         |                        |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>5,962</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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