

Single Family Residence **RESIDENTIAL**

745 RIVER ROCK RD

ASHLAND, OR 97520

\$425,673 TopHap Estimate · \$301 / ft² · confidence 92 · as of Jul 14, 2026



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2

BEDS

2

BATHS

1,413 ft²

LIVING AREA

0.12 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$426K

\$391K low

\$460K high

Last Sale

\$430,000 · Sep 4, 2024

Est. Owner Equity

\$295,673

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$6,481 (2025)
Assessed Value	\$315,590
Previous Assessed	\$431,120
Assessor Market Value	\$315,590

PROPERTY FACTS

Property Type	Single Family Residence
County	JACKSON
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 34 ft²

Patio · 34 ft²

Porch · 51 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2026	Financing	Intrafamily Transfer			
Sep 3, 2024	Resale	Warranty Deed	\$430,000	\$304	\$130K
Sep 4, 2019	Quitclaim	Quit Claim Transfer			
Oct 8, 2014	Quitclaim	Quit Claim Transfer			
Jun 7, 2000	Resale	Grant Deed	\$315,000	\$223	
Dec 29, 1995	Non-arms-length	Grant Deed	\$48,000	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Helman Elementary School	Elementary	KG–5	0.7 mi
Ashland High School	High	9–12	1.1 mi
Ashland Middle School	Middle	6–8	1.1 mi

District: Ashland School District 5



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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 97520

130 CRIME INDEX	120 AIR POLLUTION	27,172 POPULATION	\$68K MEDIAN IN-COME	45°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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