

Single Family Residence **RESIDENTIAL**

45 RUSTIC PL

EUGENE, OR 97401

\$489,000 TopHap Estimate · \$329 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,487 ft²

LIVING AREA

0.26 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$489K

\$408K low

\$570K high

Last Sale

\$480,000 · Jul 13, 2026

Est. Owner Equity

\$105,000

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,335 (2025)
Assessed Value	\$222,486
Previous Assessed	\$216,006
Assessor Market Value	\$476,869

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.26
Construction	Frame (Unspecified)
Heating	Radiant
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2026	Resale	Warranty Deed	\$480,000	\$323	\$384K
Mar 9, 2014	Quitclaim	Quit Claim Transfer			
Nov 12, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Middle School	Middle	6–8	0.8 mi
Bertha Holt Elementary School	Elementary	KG–5	0.9 mi
Sheldon High School	High	9–12	1.3 mi

District: Eugene School District 4j

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 97401

124 CRIME INDEX	110 AIR POLLUTION	46,318 POPULATION	\$61K 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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