

Single Family Residence **RESIDENTIAL**

86561 R R BAKER RD

SPRINGFIELD, OR 97478

\$1,015,277 TopHap Estimate · \$358 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,833 ft²

LIVING AREA

5 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$940K low

\$1.1M high

Last Sale

\$1,010,000 · Jan 2, 2026

Est. Owner Equity

\$1,015,277

TAX & ASSESSMENT

Property Tax	\$5,013 (2025)
Assessed Value	\$417,257
Previous Assessed	\$405,104
Assessor Market Value	\$779,843

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	5.00
Roof	Metal
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2025	Resale	Warranty Deed	\$1,010,000	\$357	\$420K
Jun 29, 2020	Resale	Grant Deed	\$700,000	\$247	\$510K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Hill Elementary School	Elementary	KG–5	4.2 mi
Pleasant Hill Middle/High School	Middle	6–12	4.3 mi

District: Pleasant Hill School District 1

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 97478

68 CRIME INDEX	112 AIR POLLUTION	39,071 POPULATION	\$77K MEDIAN IN- COME	52°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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