

Single Family Residence **RESIDENTIAL**

2575 RUSSELL RD

MERLIN, OR 97532

\$428,874 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,140 ft²

LIVING AREA

2.72 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$429K

\$391K low

\$467K high

Est. Owner Equity

\$428,874

TAX & ASSESSMENT

Property Tax	\$2,022 (2025)
Assessed Value	\$268,060
Previous Assessed	\$260,260
Assessor Market Value	\$445,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Josephine
Lot (acres)	2.72
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 280 ft²

CLIMATE RISK

1 FLOOD	74 WILDFIRE	47 HEAT	65 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valley High School	High	9–12	2.7 mi
Fleming Middle School	Middle	6–8	3.2 mi
Manzanita Elementary School	Elementary	KG–5	3.3 mi

District: Three Rivers School District

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 97532

77 CRIME INDEX	113 AIR POLLUTION	2,774 POPULATION	\$64K MEDIAN IN-COME	53°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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