

Single Family Residence **RESIDENTIAL**

40 RUSTIC PL

EUGENE, OR 97401

\$454,247 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,832 ft²
LIVING AREA

0.29 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$454K

\$437K low

\$471K high

Est. Owner Equity

\$62,988

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,661 (2025)
Assessed Value	\$239,229
Previous Assessed	\$232,262
Assessor Market Value	\$521,464

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.29
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Radiant
Garage	Garage, Attached
Pool	No

Patio · 480 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Monroe Middle School	Middle	6–8	0.9 mi
Bertha Holt Elementary School	Elementary	KG–5	1.0 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	Owner occupied
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