

Single Family Residence

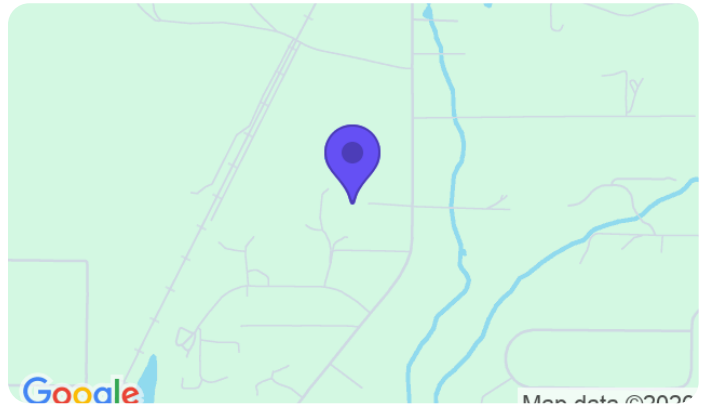
RESIDENTIAL

2802 RUSSELL RD

MERLIN, OR 97532

\$625,000

TopHap Estimate · \$263 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,372 ft²

LIVING AREA

4.94 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$625K

\$615K low

\$635K high

Last Sale

\$613,000 · Jul 29, 2026

Est. Owner Equity

\$625,000

TAX & ASSESSMENT

Property Tax	\$2,113 (2025)
Assessed Value	\$280,550
Previous Assessed	\$272,380
Assessor Market Value	\$458,150

PROPERTY FACTS

Property Type	Single Family Residence
County	JOSEPHINE
Lot (acres)	4.94
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 40 ft²

CLIMATE RISK

1
FLOOD

75
WILDFIRE

47
HEAT

65
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk.

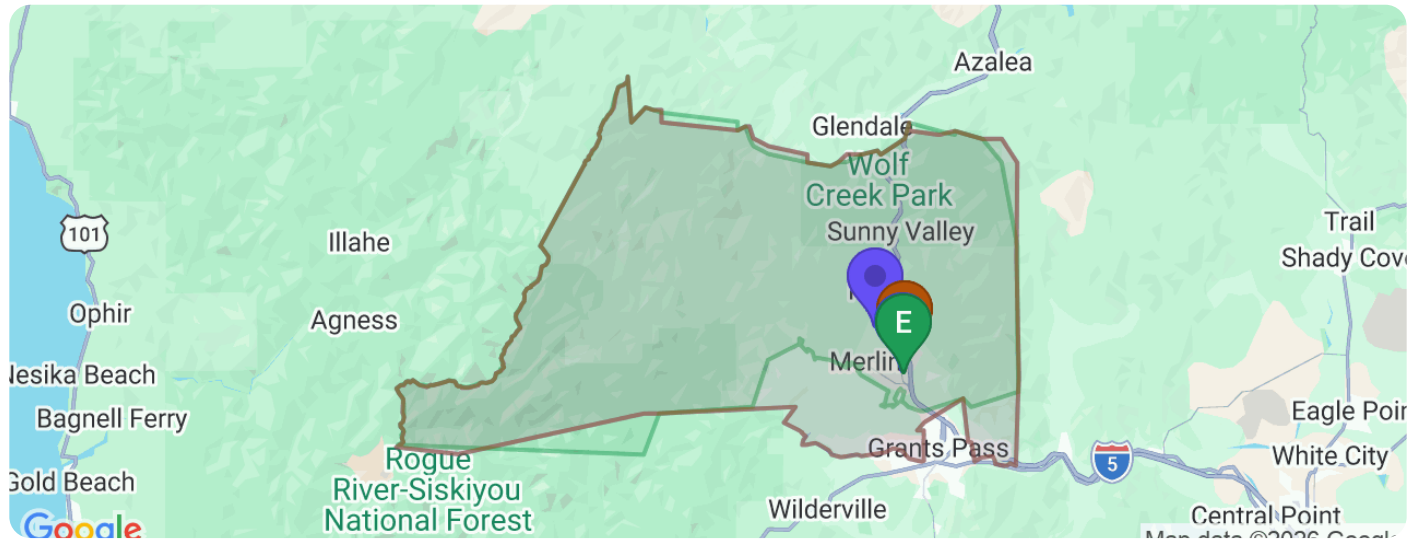
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2026	Resale	Warranty Deed	\$613,000	\$258	\$552K
Jun 5, 2019	Resale	Warranty Deed	\$380,000	\$160	
Dec 4, 2014	Resale	Warranty Deed	\$261,000	\$110	\$235K
May 13, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Valley High School	High	9–12	2.9 mi
Fleming Middle School	Middle	6–8	3.4 mi
Manzanita Elementary School	Elementary	KG–5	3.5 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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