

Single Family Residence

RESIDENTIAL

86500 R R BAKER RD

SPRINGFIELD, OR 97478

\$862,179 TopHap Estimate · \$302 / ft² · confidence 83 · as of Jul 14, 2026

5

BEDS

3

BATHS

2,856 ft²

LIVING AREA

2.11 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$862K

\$716K low

\$1M high

Last Sale

\$221,000 · Jul 6, 1998

Est. Owner Equity

\$600,179

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax

\$6,581 (2025)

Assessed Value

\$541,349

Previous Assessed

\$525,582

Assessor Market Value

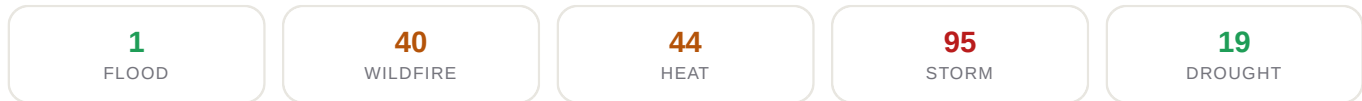
\$853,890

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	2.11
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 176 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2019	Quitclaim	Quit Claim Transfer			
Jul 6, 1998	Resale	Grant Deed	\$221,000	\$77	\$141K
Aug 25, 1995	Resale	Grant Deed	\$230,000	\$81	\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Hill Elementary School	Elementary	KG–5	4.0 mi
Pleasant Hill Middle/High School	Middle	6–12	4.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------