

Single Family Residence **RESIDENTIAL**

8450 E EVANS CREEK RD

ROGUE RIVER, OR 97537

\$498,237 TopHap Estimate · \$229 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,175 ft²

LIVING AREA

0.63 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$498K

\$468K low

\$529K high

Last Sale

\$84,564 · Jul 19, 1999

Est. Owner Equity

\$372,237

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,320 (2025)
Assessed Value	\$203,900
Previous Assessed	\$197,970
Assessor Market Value	\$412,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	0.63
Roof	Composition Shingle
Heating	None
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 650 ft²

Patio · 650 ft²

Porch · 537 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 1999	Resale	Grant Deed	\$84,560	\$39	\$76K
Dec 4, 1995	Non-arms-length	Grant Deed	\$65,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	5.6 mi
Rogue River Elementary School	Elementary	KG–6	7.0 mi

District: Rogue River School District 35

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 97537

101 CRIME INDEX	115 AIR POLLUTION	5,962 POPULATION	\$63K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.