

Single Family Residence **RESIDENTIAL**

# 22954 MOSS ROCK DR

BEND, OR 97701

**\$1,762,168** TopHap Estimate · \$496 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**  
BEDS

**4**  
BATHS

**3,556 ft<sup>2</sup>**  
LIVING AREA

**1.21 ac**  
LOT SIZE

**2006**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$1.8M**

\$1.7M low

\$1.9M high

Last Sale

**\$1,300,000 · Apr 1, 2021**

Est. Owner Equity

**\$1,445,668**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

Property Tax

**\$16,846 (2025)**

Assessed Value

**\$996,150**

Previous Assessed

**\$967,140**

Assessor Market Value

**\$1,815,590**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Deschutes               |
| Lot (acres)   | 1.21                    |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |
| Pool          | No                      |

Deck · 628 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Mar 30, 2021 | Resale | Warranty Deed | \$1,300,000 | \$366  | \$317K |
| Feb 19, 2016 | Resale | Warranty Deed | \$849,000   | \$239  |        |
| Aug 19, 2005 | Resale | Warranty Deed | \$610,000   | \$172  | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Ridgeview High School   | High       | 9–12   | 3.4 mi   |
| Obsidian Middle School  | Middle     | 6–8    | 4.7 mi   |
| Tumalo Community School | Elementary | KG–5   | 8.4 mi   |

District: Redmond School District 2j

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 97701**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>96</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>47,791</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|