

Single Family Residence **RESIDENTIAL**

1254 RISDEN PL

EUGENE, OR 97404

\$414,440 TopHap Estimate · \$343 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,208 ft²
LIVING AREA

0.23 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$414K

\$401K low

\$427K high

Last Sale

\$125,000 · Jul 28, 1998

Est. Owner Equity

\$354,440

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$2,577 (2025)
Assessed Value	\$217,382
Previous Assessed	\$211,051
Assessor Market Value	\$389,513

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.23
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 1998	Resale	Grant Deed	\$125,000	\$103	\$60K
Aug 29, 1997	Resale	Grant Deed	\$127,000	\$105	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.6 mi
Willamette High School	High	9–12	2.6 mi
Shasta Middle School	Middle	6–8	2.6 mi

District: Bethel School District 52

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 97404

87 CRIME INDEX	111 AIR POLLUTION	33,558 POPULATION	\$77K 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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