

Single Family Residence **RESIDENTIAL**

## 25836 SPRAGUE RIVER RD

SPRAGUE RIVER, OR 97639

**\$459,880** TopHap Estimate · \$513 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**896 ft<sup>2</sup>**

LIVING AREA

**40 ac**

LOT SIZE

**1994**

YEAR BUILT

**1**

STORIES

**5**

PARKING

### VALUATION

**\$460K**

\$369K low

\$550K high

Last Sale

**\$250,000 · Jan 1, 2005**

Est. Owner Equity

**\$459,880**

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,940 (2025)</b> |
| Assessed Value        | <b>\$195,624</b>      |
| Previous Assessed     | <b>\$190,134</b>      |
| Assessor Market Value | <b>\$320,660</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Klamath                 |
| Lot (acres)   | 40.00                   |
| Foundation    | Concrete                |
| Roof          | Wood Shingle            |
| Heating       | Baseboard               |
| Cooling       | Wall Unit               |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 472 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 62<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|---------------------|-----------|--------|------|
| Dec 20, 2006 | Quitclaim       | Quit Claim Transfer |           |        |      |
| Jan 4, 2005  | Non-arms-length | Warranty Deed       | \$250,000 | \$279  |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Chiloquin Jr. / Sr. High School | Middle     | 7–12   | 21.4 mi  |
| Chiloquin Elementary School     | Elementary | KG–6   | 21.6 mi  |

District: Klamath County 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 97639

|                           |                             |                          |                                |                         |                        |
|---------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>143</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>261</b><br>POPULATION | <b>\$55K</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.