

Single Family Residence **RESIDENTIAL**

86745 R R BAKER RD

SPRINGFIELD, OR 97478

\$1,780,552 TopHap Estimate · \$267 / ft² · confidence 71 · as of Jul 14, 2026

4

BEDS

5

BATHS

6,671 ft²

LIVING AREA

5 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.8M

\$1.3M low

\$2.3M high

Last Sale

\$185,000 · Feb 28, 1997

Est. Owner Equity

\$1,030,552

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$12,643 (2025)

Assessed Value

\$1,052,441

Previous Assessed

\$1,021,854

Assessor Market Value

\$1,499,099

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	5.00
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	Yes

Patio · 4,216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2022	Financing	Intrafamily Transfer			\$750K
Mar 16, 2012	Quitclaim	Quit Claim Transfer			\$417K
Feb 28, 1997	Resale	Grant Deed	\$185,000	\$28	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Hill Elementary School	Elementary	KG–5	4.5 mi
Pleasant Hill Middle/High School	Middle	6–12	4.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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