

Single Family Residence **RESIDENTIAL**

86752 R R BAKER RD

SPRINGFIELD, OR 97478

\$1,282,019 TopHap Estimate · \$283 / ft² · confidence 97 · as of Jun 25, 2026

4
BEDS

4
BATHS

4,536 ft²
LIVING AREA

5 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

5
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale	\$1,330,000 · Jul 14, 2023
Est. Owner Equity	\$852,019
Loan-to-Value	34%

TAX & ASSESSMENT

Property Tax	\$6,360 (2025)
Assessed Value	\$583,222
Previous Assessed	\$544,650
Assessor Market Value	\$1,157,005

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	5.00
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 2,700 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2023	Resale	Warranty Deed	\$1,330,000	\$293	\$430K
Jul 19, 2017	Resale	Warranty Deed	\$850,000	\$187	\$680K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thurston Elementary School	Elementary	KG–5	1.9 mi
Thurston Middle School	Middle	6–8	2.5 mi
Thurston High School	High	9–12	2.5 mi

District: Springfield School District 19

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------