

Single Family Residence **RESIDENTIAL**

1289 RISDEN PL

EUGENE, OR 97404

\$525,182 TopHap Estimate · \$278 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,886 ft²

LIVING AREA

0.18 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$525K

\$506K low

\$544K high

Last Sale

\$255,000 · Feb 23, 2005

Est. Owner Equity

\$224,182

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$5,162 (2025)
Assessed Value	\$296,787
Previous Assessed	\$288,143
Assessor Market Value	\$481,547

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.18
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
Feb 23, 2005	Resale	Warranty Deed	\$255,000	\$135	\$204K
Apr 9, 1996	Resale	Grant Deed	\$169,400	\$90	\$161K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.7 mi
Willamette High School	High	9–12	2.7 mi
Shasta Middle School	Middle	6–8	2.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------