

Single Family Residence **RESIDENTIAL**

1275 RISDEN PL

EUGENE, OR 97404

\$403,692 TopHap Estimate · \$319 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,266 ft²

LIVING AREA

0.14 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$385K low

\$423K high

Last Sale

\$214,000 · Jun 16, 2008

Est. Owner Equity

\$403,692

TAX & ASSESSMENT

Property Tax	\$4,242 (2025)
Assessed Value	\$243,900
Previous Assessed	\$236,797
Assessor Market Value	\$400,663

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2015	Quitclaim	Quit Claim Transfer			
Feb 18, 2015	Quitclaim	Quit Claim Transfer			
Jun 12, 2008	Resale	Warranty Deed	\$214,000	\$169	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.7 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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