

Single Family Residence **RESIDENTIAL**

86600 R R BAKER RD

SPRINGFIELD, OR 97478

\$948,032 TopHap Estimate · \$354 / ft² · confidence 84 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,676 ft²

LIVING AREA

5 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$948K

\$795K low

\$1.1M high

Last Sale

\$330,000 · Sep 3, 2021

Est. Owner Equity

\$366,532

TAX & ASSESSMENT

Property Tax	\$4,793 (2025)
Assessed Value	\$398,950
Previous Assessed	\$387,330
Assessor Market Value	\$860,185

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	5.00
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 1,460 ft²

CLIMATE RISK

1 FLOOD	39 WILDFIRE	44 HEAT	95 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2021	Resale	Warranty Deed	\$330,000	\$123	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Hill Elementary School	Elementary	KG–5	4.2 mi
Pleasant Hill Middle/High School	Middle	6–12	4.3 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	Owner occupied
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