

Single Family Residence **RESIDENTIAL**

# 60860 RIVER RIM DR

BEND, OR 97702

**\$1,175,849** TopHap Estimate · \$488 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**2,411 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$1.2M**

\$1.1M low

\$1.2M high

|                   |                          |
|-------------------|--------------------------|
| Last Sale         | \$862,000 · Jul 31, 2020 |
| Est. Owner Equity | \$533,849                |
| Loan-to-Value     | 54%                      |

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,256 (2025) |
| Assessed Value        | \$429,440      |
| Previous Assessed     | \$416,940      |
| Assessor Market Value | \$1,195,920    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Deschutes               |
| Lot (acres)   | 0.27                    |
| Heating       | None                    |
| Garage        | Mixed                   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Aug 28, 2025 | Financing | Intrafamily Transfer |           |                    |        |
| Jul 29, 2020 | Resale    | Warranty Deed        | \$862,000 | \$358              | \$642K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Elk Meadow Elementary School | Elementary | KG–5   | 0.6 mi   |
| Cascade Middle School        | Middle     | 6–8    | 2.0 mi   |
| Caldera High School          | High       | 9–11   | 17.5 mi  |

District: Bend-la Pine Administrative 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 97702**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>120</b><br>AIR POLLUTION | <b>55,025</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|