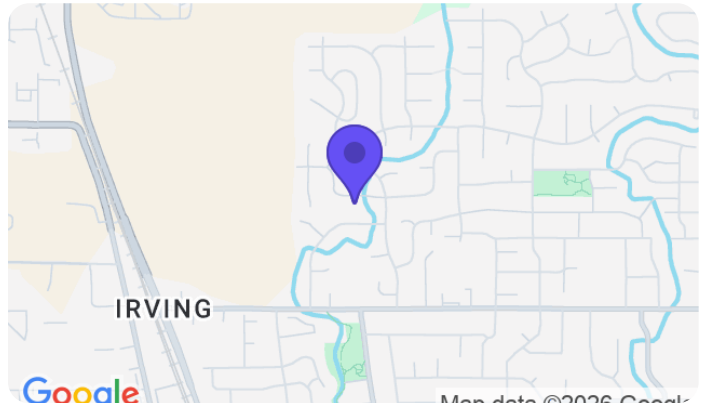


Single Family Residence **RESIDENTIAL**

1230 RISDEN PL

EUGENE, OR 97404

\$455,926 TopHap Estimate · \$336 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,358 ft²
LIVING AREA

0.18 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$456K

\$428K low

\$484K high

Last Sale

\$450,000 · Dec 30, 2025

Est. Owner Equity

\$28,426

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,946 (2025)
Assessed Value	\$248,502
Previous Assessed	\$241,265
Assessor Market Value	\$360,386

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 544 ft²

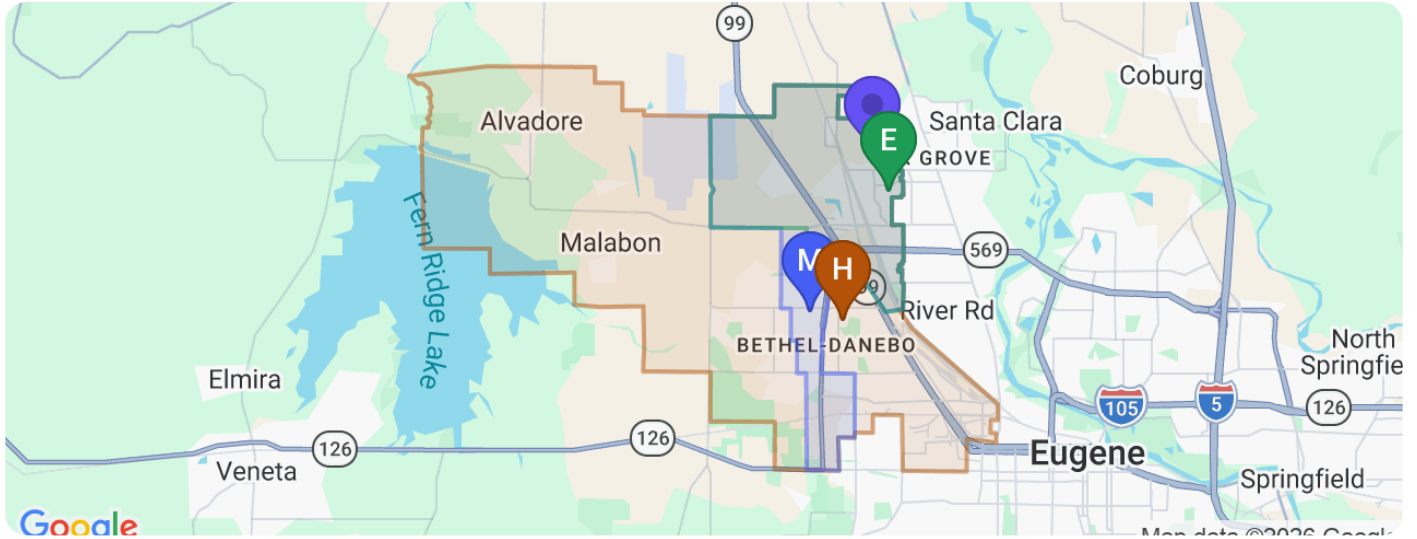
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 26, 2025	Financing	Intrafamily Transfer			
Dec 24, 2025	Resale	Warranty Deed	\$450,000	\$331	\$428K
Oct 15, 2020	Resale	Warranty Deed	\$361,500	\$266	\$343K
Jun 25, 2012	Resale	Warranty Deed	\$188,000	\$138	\$185K
Jan 9, 2012	Recorded document	Warranty Deed			
Jun 30, 2011	Quitclaim	Quit Claim Transfer			
Jul 26, 2004	Resale	Grant Deed	\$180,000	\$133	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.6 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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