

Single Family Residence

RESIDENTIAL

3196 RIVERPLACE DR

EUGENE, OR 97401

\$918,937 TopHap Estimate · \$360 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

2,550 ft²

LIVING AREA

0.26 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$919K

\$861K low

\$977K high

Last Sale

\$875,000 · Jun 30, 2021

Est. Owner Equity

\$131,525

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$11,719 (2025)
Assessed Value	\$601,489
Previous Assessed	\$583,970
Assessor Market Value	\$951,763

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.26
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 340 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2021	Resale	Warranty Deed	\$875,000	\$343	\$548K
Apr 3, 2018	Resale	Warranty Deed	\$605,000	\$237	
Oct 5, 2016	Resale	Warranty Deed	\$569,000	\$223	\$465K
May 30, 2013	Resale	Warranty Deed	\$465,000	\$182	\$372K
Feb 25, 2005	Resale	Warranty Deed	\$567,500	\$223	\$454K
Oct 1, 1999	Resale	Grant Deed	\$465,000	\$182	\$372K
Aug 27, 1999	Recorded document	Grant Deed			
Apr 24, 1998	Quitclaim	Quit Claim Transfer			\$332K
Oct 14, 1997	Resale	Trustees Deed	\$65,000	\$25	\$45K
Oct 14, 1997	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cal Young Middle School	Middle	6–8	1.5 mi
Willagillespie Elementary School	Elementary	KG–5	1.6 mi

Sheldon High School	High	9–12	1.9 mi
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District: Eugene School District 4j

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 97401

124 CRIME INDEX	110 AIR POLLUTION	46,318 POPULATION	\$61K 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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