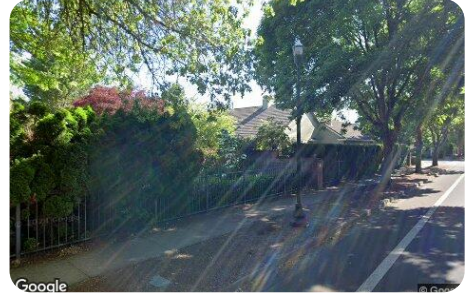
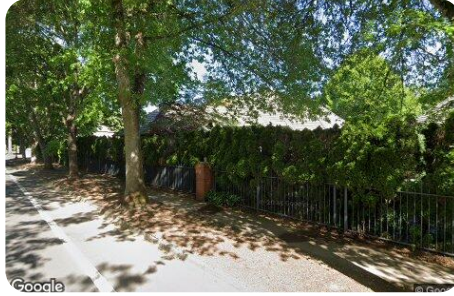


Single Family Residence **RESIDENTIAL**

3258 RIVERPLACE DR

EUGENE, OR 97401

\$968,616 TopHap Estimate · \$369 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,626 ft²
LIVING AREA

0.29 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$969K

\$904K low

\$1M high

Last Sale

\$485,000 · Apr 28, 2005

Est. Owner Equity

\$524,616

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$12,562 (2025)
Assessed Value	\$644,726
Previous Assessed	\$625,948
Assessor Market Value	\$921,118

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.29
Foundation	Concrete
Roof	Tile
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 1,850 ft²

CLIMATE RISK

25 FLOOD	22 WILDFIRE	38 HEAT	81 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2005	Resale	Warranty Deed	\$485,000	\$185	\$260K
Jun 10, 2002	Resale	Grant Deed	\$357,500	\$136	\$215K
Aug 21, 2000	Resale	Grant Deed	\$374,500	\$143	\$337K
Apr 17, 2000	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cal Young Middle School	Middle	6–8	1.4 mi
Willagillespie Elementary School	Elementary	KG–5	1.5 mi
Sheldon High School	High	9–12	1.9 mi

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.