

Single Family Residence **RESIDENTIAL**

## 2284 ROGUE RIVER DR

EAGLE POINT, OR 97524

**\$651,975** TopHap Estimate · \$572 / ft<sup>2</sup> · confidence 68 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**1,140 ft<sup>2</sup>**

LIVING AREA

**9.89 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**3**

PARKING

### VALUATION

**\$652K**

\$445K low

\$859K high

Est. Owner Equity

**\$466,975**

Loan-to-Value

**36%**

### TAX & ASSESSMENT

Property Tax

**\$1,981 (2025)**

Assessed Value

**\$164,810**

Previous Assessed

**\$160,132**

Assessor Market Value

**\$509,420**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Jackson                 |
| Lot (acres)   | 9.89                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Deck · 516 ft²

Shed · 48 ft²

Patio · 152 ft²

Porch · 76 ft²

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|-------------------|------------|-----------|--------|--------|
| Jan 2, 2004 | Non-arms-length   | Grant Deed | \$200,000 | \$175  | \$180K |
| Jan 4, 1989 | Non-arms-length   | Grant Deed | \$100,000 | \$88   |        |
| Jul 9, 1984 | Recorded document | Grant Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Eagle Point Middle School  | Middle     | 6–8    | 5.5 mi   |
| Eagle Point High School    | High       | 9–12   | 5.9 mi   |
| Hillside Elementary School | Elementary | KG–5   | 6.3 mi   |

District: Eagle Point School District 9

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 97524

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>122</b><br>AIR POLLUTION | <b>15,645</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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