

Single Family Residence **RESIDENTIAL**

1240 RISDEN PL

EUGENE, OR 97404

\$550,935 TopHap Estimate · \$251 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,192 ft²

LIVING AREA

0.18 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$551K

\$539K low

\$563K high

Last Sale

\$211,500 · Sep 8, 2003

Est. Owner Equity

\$378,935

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,904 (2025)
Assessed Value	\$329,260
Previous Assessed	\$319,670
Assessor Market Value	\$544,952

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2012	Quitclaim	Quit Claim Transfer			\$172K
Aug 1, 2005	Quitclaim	Quit Claim Transfer			\$176K
Sep 8, 2003	Resale	Grant Deed	\$211,500	\$96	\$160K
Sep 23, 2002	Resale	Grant Deed	\$193,000	\$88	\$199K
Aug 16, 2001	Resale	Grant Deed	\$194,000	\$89	\$136K
Aug 20, 1999	Resale	Grant Deed	\$170,900	\$78	\$137K
Jan 20, 1995	Quitclaim	Quit Claim Transfer			\$127K

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



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

OWNERSHIP

Occupancy	Owner occupied
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