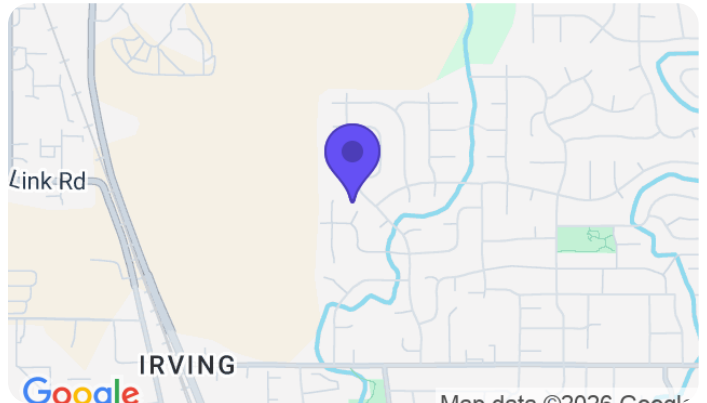
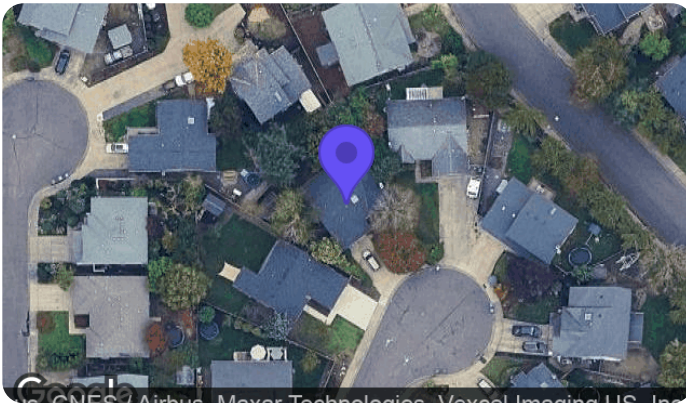


Single Family Residence **RESIDENTIAL**

1297 RISDEN PL

EUGENE, OR 97404

\$569,951 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,170 ft²
LIVING AREA

0.16 ac
LOT SIZE

1993
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$570K

\$555K low

\$585K high

Last Sale

\$560,000 · Sep 6, 2023

Est. Owner Equity

\$80,025

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,582 (2025)
Assessed Value	\$320,905
Previous Assessed	\$311,559
Assessor Market Value	\$536,024

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

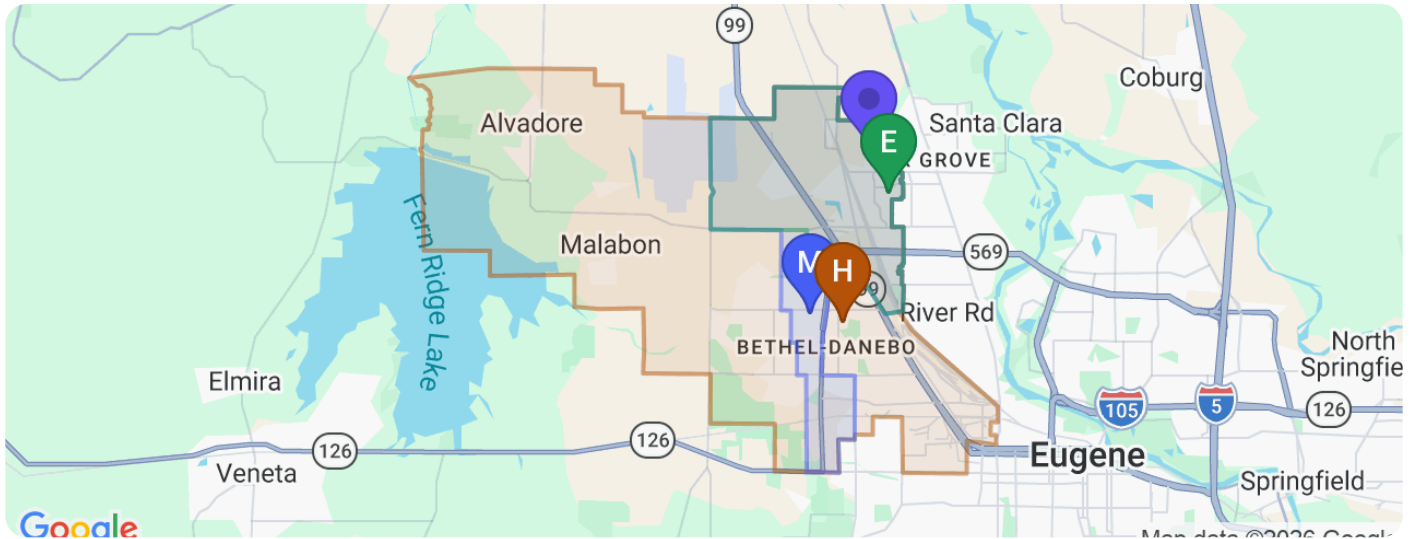
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2023	Resale	Warranty Deed	\$560,000	\$258	\$490K
Jul 10, 2019	Resale	Personal Representative Deed	\$420,000	\$194	\$429K
Jul 31, 2001	Resale	Grant Deed	\$196,000	\$90	
Jan 16, 2001	Resale	Grant Deed	\$187,500	\$86	\$169K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Irving Elementary School	Elementary	KG–5	0.7 mi
Shasta Middle School	Middle	6–8	2.7 mi
Willamette High School	High	9–12	2.7 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	Absentee owner
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