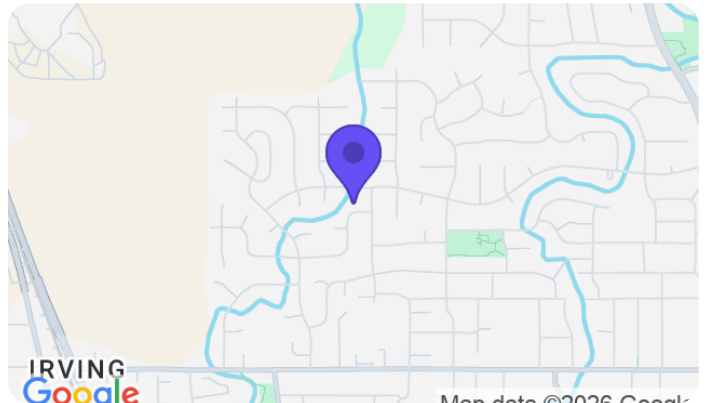
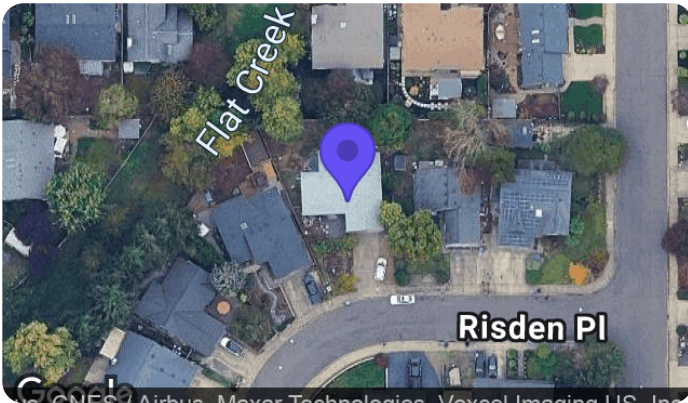


Single Family Residence **RESIDENTIAL**

# 1105 RISDEN PL

EUGENE, OR 97404

**\$424,336** TopHap Estimate · \$325 / ft² · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,304 ft²**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$424K**

\$401K low

\$448K high

Est. Owner Equity

**\$153,336**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,972 (2025) |
| Assessed Value        | \$250,718      |
| Previous Assessed     | \$243,416      |
| Assessor Market Value | \$388,552      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lane                    |
| Lot (acres)   | 0.16                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 156 ft²

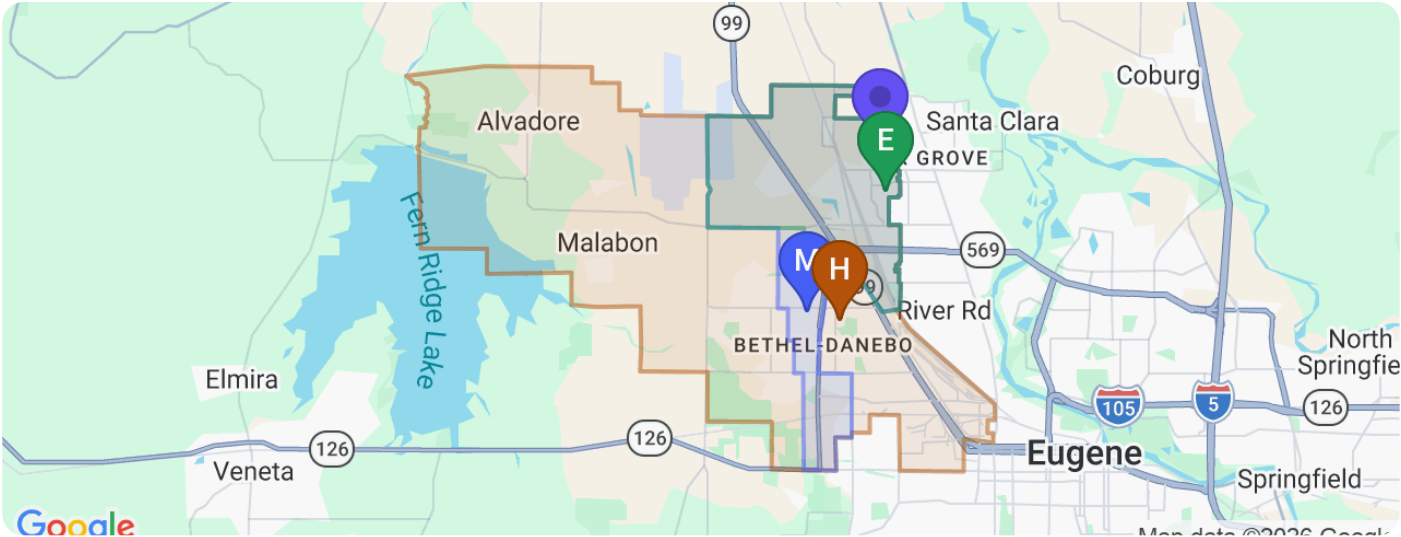
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                         | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------|-----------|--------|--------|
| Oct 23, 2024 | Financing | Bargain And Sale Deed        |           |        | \$204K |
| Dec 15, 2023 | Financing | Personal Representative Deed |           |        | \$190K |
| Nov 7, 2016  | Resale    | Warranty Deed                | \$240,000 | \$184  |        |
| May 1, 2000  | Resale    | Grant Deed                   | \$144,000 | \$110  | \$111K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Irving Elementary School | Elementary | KG–5   | 0.7 mi   |
| Willamette High School   | High       | 9–12   | 2.8 mi   |
| Shasta Middle School     | Middle     | 6–8    | 2.8 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<br>CRIME INDEX | 111<br>AIR POLLUTION | 33,558<br>POPULATION | \$77K<br>MEDIAN IN-COME | 53°F<br>AVG TEMP | 48%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|