

Single Family Residence

RESIDENTIAL

3457 RIVERPLACE DR

EUGENE, OR 97401

\$858,041 TopHap Estimate · \$377 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,276 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$858K

\$830K low

\$886K high

Last Sale

\$815,000 · May 6, 2022

Est. Owner Equity

\$283,041

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$10,271 (2025)
Assessed Value	\$527,156
Previous Assessed	\$511,802
Assessor Market Value	\$916,542

PROPERTY FACTS

Property Type	Single Family Residence
County	LANE
Lot (acres)	0.23
Roof	Tile
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 826 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2025	Financing	Correction Deed			
Jan 13, 2025	Financing	Intrafamily Transfer			
May 2, 2022	Resale	Warranty Deed	\$815,000	\$358	\$575K
Apr 26, 2018	Resale	Warranty Deed	\$549,000	\$241	\$439K
Jun 4, 2014	Resale	Warranty Deed	\$466,000	\$205	\$417K
Jul 16, 2001	Resale	Grant Deed	\$325,000	\$143	\$260K
Feb 15, 2000	Resale	Grant Deed	\$336,570	\$148	\$250K
Oct 8, 1999	Resale	Grant Deed	\$150,000	\$66	\$65K
Jun 17, 1999	Recorded document	Trustees Deed			
Jun 17, 1999	Resale	Trustees Deed	\$60,000	\$26	\$48K

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
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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.

OWNERSHIP

Occupancy	Absentee owner
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