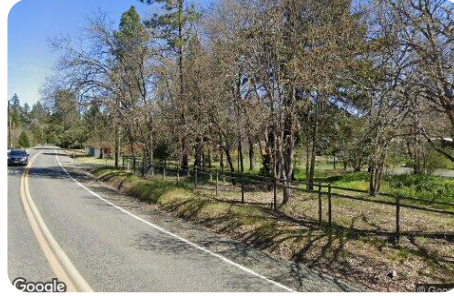
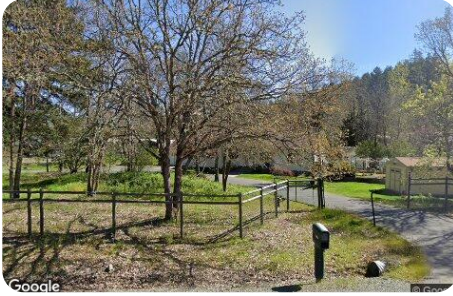


Single Family Residence **RESIDENTIAL**

# 1465 RUSSELL RD

MERLIN, OR 97532

**\$540,469** TopHap Estimate · \$264 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,050 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$540K**

\$516K low

\$565K high

Last Sale

**\$452,500 · Oct 6, 2020**

Est. Owner Equity

**\$540,469**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,929 (2025) |
| Assessed Value        | \$255,290      |
| Previous Assessed     | \$247,860      |
| Assessor Market Value | \$549,530      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Josephine               |
| Lot (acres)   | 1.00                    |
| Foundation    | Block (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Shed · 288 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 89<br>FLOOD | 75<br>WILDFIRE | 47<br>HEAT | 65<br>STORM | 9<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------|-----------|--------|--------|
| Oct 1, 2020  | Resale           | Warranty Deed | \$452,500 | \$221  |        |
| Nov 27, 2009 | Resale           | Grant Deed    | \$279,000 | \$136  | \$173K |
| Oct 13, 2009 | Foreclosure sale | Trustees Deed | \$272,783 | \$133  |        |
| Oct 31, 2005 | Resale           | Warranty Deed | \$359,700 | \$175  | \$249K |
| Jul 14, 2005 | Financing        | Trustees Deed |           |        | \$160K |
| Mar 11, 2004 | Resale           | Warranty Deed | \$200,000 | \$98   | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| North Valley High School    | High       | 9–12   | 2.3 mi   |
| Fleming Middle School       | Middle     | 6–8    | 2.5 mi   |
| Manzanita Elementary School | Elementary | KG–5   | 2.6 mi   |

District: Three Rivers School District

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 97532

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>77</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>2,774</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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