

Single Family Residence **RESIDENTIAL**

1235 RISDEN PL

EUGENE, OR 97404

\$443,479 TopHap Estimate · \$302 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,470 ft²

LIVING AREA

0.14 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$443K

\$426K low

\$461K high

Last Sale

\$356,000 · Oct 13, 2020

Est. Owner Equity

\$107,479

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,897 (2025)
Assessed Value	\$244,325
Previous Assessed	\$237,209
Assessor Market Value	\$390,573

PROPERTY FACTS

Property Type	Single Family Residence
County	Lane
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2021	Financing	Intrafamily Transfer			
Sep 25, 2020	Resale	Warranty Deed	\$356,000	\$242	\$336K
Apr 10, 2017	Quitclaim	Quit Claim Transfer			
Dec 7, 2016	Resale	Warranty Deed	\$245,500	\$167	\$233K
May 1, 2006	Resale	Warranty Deed	\$239,900	\$163	\$150K

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

87 CRIME INDEX	111 AIR POLLUTION	33,558 POPULATION	\$77K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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