

Single Family Residence **RESIDENTIAL**

3096 W ROSEMARY AVE

ROSEBURG, OR 97471

\$451,645 TopHap Estimate · \$288 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,570 ft²

LIVING AREA

0.17 ac

LOT SIZE

2023

YEAR BUILT

2

PARKING

VALUATION

\$452K

\$416K low

\$487K high

Last Sale

\$417,883 · Dec 22, 2023

Est. Owner Equity

\$451,645

TAX & ASSESSMENT

Property Tax	\$4,171 (2025)
Assessed Value	\$284,373
Previous Assessed	\$276,091
Assessor Market Value	\$481,641

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

10
FLOOD

55
WILDFIRE

41
HEAT

72
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2023	Resale	Warranty Deed	\$417,883	\$266	\$396K
Dec 20, 2023	Resale	Warranty Deed	\$126,149	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	1.1 mi
Fremont Middle School	Middle	6–8	1.3 mi
Roseburg High School	High	9–12	2.3 mi

District: Roseburg School District 4

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 97471

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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