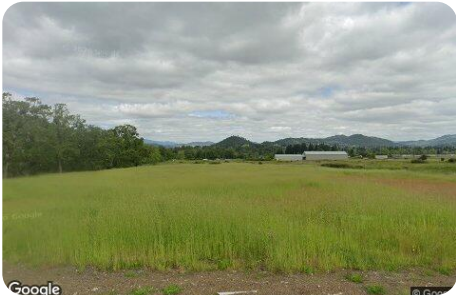


Residential - Vacant Land **RESIDENTIAL**

W ROSEMARY AVE
ROSEBURG, OR 97471



2.14 ac
LOT SIZE

VALUATION

Last Sale **\$544,958 · Jan 13, 2023**

TAX & ASSESSMENT

Property Tax	\$643 (2025)
Assessed Value	\$43,862
Previous Assessed	\$42,584
Assessor Market Value	\$64,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Douglas
Lot (acres)	2.14

CLIMATE RISK

10 FLOOD	55 WILDFIRE	41 HEAT	72 STORM	13 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2023	Resale	Warranty Deed	\$544,958		\$489K

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	Absentee owner
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