

Residential - Vacant Land **RESIDENTIAL**

W ROSEMARY AVE
ROSEBURG, OR 97471



2.97 ac
LOT SIZE

VALUATION

Last Sale **\$544,958 · Jan 12, 2023**

TAX & ASSESSMENT

Property Tax	\$893 (2025)
Assessed Value	\$60,874
Previous Assessed	\$59,100
Assessor Market Value	\$89,100

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Douglas
Lot (acres)	2.97

CLIMATE RISK

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	1.0 mi
Fremont Middle School	Middle	6–8	1.3 mi
Roseburg High School	High	9–12	2.2 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