

Single Family Residence **RESIDENTIAL**

91 N RIVER DR

ROSEBURG, OR 97470

\$573,230 TopHap Estimate · \$198 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,892 ft²

LIVING AREA

0.59 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$573K

\$549K low

\$598K high

Last Sale

\$544,000 · Dec 12, 2025

Est. Owner Equity

\$29,230

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,019 (2025)
Assessed Value	\$322,673
Previous Assessed	\$313,275
Assessor Market Value	\$534,887

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.59
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 512 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2025	Resale	Warranty Deed	\$544,000	\$188	\$544K
Nov 18, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.0 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°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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