

Rural Residence

RESIDENTIAL

650 RIVER BEND RD

ROSEBURG, OR 97471

\$563,464 TopHap Estimate · \$315 / ft² · confidence 96 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,788 ft²

LIVING AREA

1.08 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$563K

\$540K low

\$587K high

Last Sale

\$365,000 · Apr 12, 2016

Est. Owner Equity

\$358,464

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$3,943 (2025)

Assessed Value

\$421,504

Previous Assessed

\$409,228

Assessor Market Value

\$775,200

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.08
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 391 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2016	Resale	Warranty Deed	\$365,000	\$204	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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 97471

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K MEDIAN IN- COME	52°F AVG TEMP	48% SUNSHINE
--------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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