

Single Family Residence **RESIDENTIAL**

# 3200 ROSEMARY AVE

ROSEBURG, OR 97471

**\$441,878** TopHap Estimate · \$280 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,578 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$442K**

\$420K low

\$463K high

Last Sale

**\$365,000 · Feb 17, 2022**

Est. Owner Equity

**\$113,378**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,954 (2025) |
| Assessed Value        | \$269,615      |
| Previous Assessed     | \$261,763      |
| Assessor Market Value | \$440,033      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.19                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 17, 2022 | Resale    | Warranty Deed       | \$365,000 | \$231  | \$329K |
| Mar 17, 2017 | Resale    | Warranty Deed       | \$68,866  | \$44   |        |
| Mar 17, 2017 | Resale    | Warranty Deed       | \$249,000 | \$158  | \$244K |
| Jul 10, 2008 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Fullerton IV Elementary School | Elementary | KG–5   | 1.2 mi   |
| Fremont Middle School          | Middle     | 6–8    | 1.4 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|