

Rural Residence

RESIDENTIAL

793 RIVER BEND RD

ROSEBURG, OR 97471

\$350,868 TopHap Estimate · \$232 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,512 ft²

LIVING AREA

0.79 ac

LOT SIZE

2015

YEAR BUILT

2

PARKING

VALUATION

\$351K

\$326K low

\$375K high

Est. Owner Equity

\$350,868

TAX & ASSESSMENT

Property Tax	\$1,377 (2025)
Assessed Value	\$147,176
Previous Assessed	\$180,982
Assessor Market Value	\$327,998

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.79
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 80 ft²

Shed · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2025	Financing	Bargain And Sale Deed			
May 16, 2016	Resale	Warranty Deed	\$137,500	\$91	
Jan 12, 2006	Resale	Warranty Deed	\$160,000	\$106	\$140K
May 31, 2005	Resale	Warranty Deed	\$130,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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	Owner occupied
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