

Rural Residence

**RESIDENTIAL**

## 298 RIVER CLUB DR

ROSEBURG, OR 97471

**\$688,858** TopHap Estimate · \$240 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,872 ft<sup>2</sup>**

LIVING AREA

**0.86 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**4**

PARKING

### VALUATION

**\$689K**

\$634K low

\$743K high

Last Sale

**\$407,000 · Jan 31, 2017**

Est. Owner Equity

**\$299,858**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,011 (2025) |
| Assessed Value        | \$428,759      |
| Previous Assessed     | \$416,271      |
| Assessor Market Value | \$1,055,121    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Douglas                    |
| Lot (acres)   | 0.86                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| View          | Yes - Type Unknown         |

Deck · 861 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 16, 2021 | Financing | Intrafamily Transfer |           |        |        |
| Nov 22, 2016 | Resale    | Warranty Deed        | \$407,000 | \$142  | \$407K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Melrose Elementary School | Elementary | KG–5   | 3.0 mi   |
| Fremont Middle School     | Middle     | 6–8    | 4.8 mi   |
| Roseburg High School      | High       | 9–12   | 4.9 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|