

Rural Residence

**RESIDENTIAL**

# 378 RIVER CLUB DR

ROSEBURG, OR 97471

**\$1,065,061** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**3,556 ft<sup>2</sup>**

LIVING AREA

**1.07 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.1M**

\$850K low

\$1.3M high

Est. Owner Equity

**\$1,065,061**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,893 (2025) |
| Assessed Value        | \$950,618      |
| Previous Assessed     | \$922,931      |
| Assessor Market Value | \$2,046,567    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Douglas                    |
| Lot (acres)   | 1.07                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Tile                       |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |
| View          | Yes - Type Unknown         |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Melrose Elementary School | Elementary | KG–5   | 2.9 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> |
|-----------|-----------------------|