

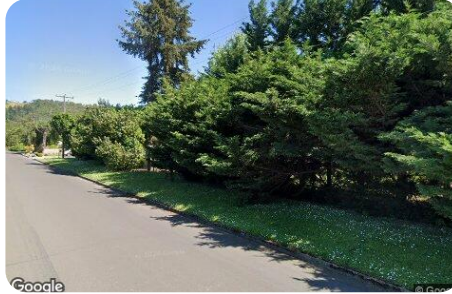
Rural Residence

RESIDENTIAL

318 RIVER CLUB DR

ROSEBURG, OR 97471

\$1,118,912 TopHap Estimate · \$289 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,865 ft²
LIVING AREA

0.79 ac
LOT SIZE

2004

YEAR BUILT

4

PARKING

VALUATION

\$1.1M

\$912K low

\$1.3M high

Est. Owner Equity

\$281,262

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$8,620 (2025)
Assessed Value	\$921,476
Previous Assessed	\$894,637
Assessor Market Value	\$1,812,131

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.79
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 15, 2004	Quitclaim	Quit Claim Transfer			\$334K

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

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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