

Rural Residence

RESIDENTIAL

245 ROBAND LN

ROSEBURG, OR 97471

\$589,552 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,744 ft²

LIVING AREA

2.12 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$590K

\$544K low

\$635K high

Est. Owner Equity

\$384,552

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,309 (2025)
Assessed Value	\$353,705
Previous Assessed	\$343,403
Assessor Market Value	\$576,606

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.12
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 120 ft²

Shed · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2024	Financing	Deed			\$205K
Aug 29, 2013	Resale	Warranty Deed	\$275,000	\$158	\$249K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	3.3 mi
Fremont Middle School	Middle	6–8	5.2 mi
Roseburg High School	High	9–12	5.3 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------