

Single Family Residence **RESIDENTIAL**

171 ROWAN ST

ROSEBURG, OR 97471

\$331,123 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,172 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

2

PARKING

VALUATION

\$331K

\$307K low

\$356K high

Last Sale

\$186,500 · Dec 2, 2016

Est. Owner Equity

\$138,469

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,584 (2025)
Assessed Value	\$169,346
Previous Assessed	\$164,414
Assessor Market Value	\$348,079

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

Shed · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2016	Resale	Warranty Deed	\$186,500	\$159	\$193K
Nov 18, 2013	Resale	Warranty Deed	\$161,700	\$138	\$154K
Jan 24, 2012	Quitclaim	Quit Claim Transfer			
Apr 7, 2010	Resale	Warranty Deed	\$165,990	\$142	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Green Elementary School	Elementary	KG–5	0.7 mi
Fremont Middle School	Middle	6–8	4.5 mi
Roseburg High School	High	9–12	5.1 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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