

Single Family Residence **RESIDENTIAL**

# 195 ROWAN ST

ROSEBURG, OR 97471

**\$336,779** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,112 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$337K**

\$321K low

\$352K high

Last Sale

**\$330,000 · Nov 17, 2025**

Est. Owner Equity

**\$12,757**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,558 (2025) |
| Assessed Value        | \$166,547      |
| Previous Assessed     | \$161,697      |
| Assessor Market Value | \$344,484      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DOUGLAS                 |
| Lot (acres)   | 0.16                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------------------------|-----------|--------------------|--------|
| Nov 13, 2025 | Resale          | Personal Representative Deed | \$330,000 | \$297              | \$324K |
| Apr 28, 2016 | Quitclaim       | Quit Claim Transfer          | \$143,500 | \$129              | \$148K |
| Aug 25, 2015 | Non-arms-length | Trustees Deed                | \$120,170 | \$108              |        |
| Nov 12, 2010 | Resale          | Warranty Deed                | \$153,990 | \$138              | \$154K |

## 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

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