

Residential (General/Single) **RESIDENTIAL**

# 103 RIVER CLUB DR

ROSEBURG, OR 97471

**\$1,096,194** TopHap Estimate · \$461 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,376 ft<sup>2</sup>**

LIVING AREA

**0.99 ac**

LOT SIZE

**2020**

YEAR BUILT

**4**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$1,010,000 · Aug 9, 2024**

Est. Owner Equity

**\$1,096,194**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,483 (2025) |
| Assessed Value        | \$586,075      |
| Previous Assessed     | \$538,359      |
| Assessor Market Value | \$1,204,085    |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | DOUGLAS                      |
| Lot (acres)   | 0.99                         |
| Roof          | Composition Shingle          |
| Heating       | Heat Pump                    |
| Cooling       | Yes                          |
| Fireplace     | Yes                          |
| Garage        | Garage, Attached             |
| Pool          | No                           |

Shed · 220 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Aug 8, 2024  | Resale | Warranty Deed | \$1,010,000 | \$425  |        |
| Mar 7, 2008  | Resale | Grant Deed    | \$195,676   | \$82   |        |
| Mar 9, 2007  | Resale | Warranty Deed | \$205,000   | \$86   | \$189K |
| May 28, 2004 | Resale | Warranty Deed | \$92,100    | \$39   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Melrose Elementary School | Elementary | KG–5   | 2.8 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> |
|-----------|-----------------------|