

Rural Residence

RESIDENTIAL

464 RESTON RD

ROSEBURG, OR 97471

\$525,580 TopHap Estimate · \$304 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,730 ft²

LIVING AREA

2.06 ac

LOT SIZE

2008

YEAR BUILT

4

PARKING

VALUATION

\$526K

\$479K low

\$573K high

Last Sale

\$286,500 · Apr 7, 2015

Est. Owner Equity

\$267,425

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,599 (2025)
Assessed Value	\$251,600
Previous Assessed	\$244,272
Assessor Market Value	\$556,040

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.06
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached

Deck · 80 ft²

Shed · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2022	Financing	Intrafamily Transfer			
Apr 3, 2015	Resale	Warranty Deed	\$286,500	\$166	\$287K
Oct 23, 2013	Resale	Warranty Deed	\$270,000	\$156	\$279K
Jul 29, 2013	Quitclaim	Quit Claim Transfer			
Nov 25, 2008	Financing	Trustees Deed			\$125K
Nov 14, 2007	Resale	Warranty Deed	\$100,000	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas High School	High	9–12	7.2 mi
Lookingglass Elementary School	Elementary	PK–5	7.3 mi
Winston Middle School	Middle	6–8	8.6 mi

District: Winston-Dillard School District 116

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
-----------	-----------------------