

Single Family Residence **RESIDENTIAL**

268 NE ROSE RIDGE DR

WINSTON, OR 97496

\$340,206 TopHap Estimate · \$230 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,476 ft²

LIVING AREA

0.19 ac

LOT SIZE

2005

YEAR BUILT

2

PARKING

VALUATION

\$340K

\$328K low

\$352K high

Last Sale

\$169,000 · Jul 13, 2005

Est. Owner Equity

\$340,206

TAX & ASSESSMENT

Property Tax	\$3,219 (2025)
Assessed Value	\$193,701
Previous Assessed	\$188,060
Assessor Market Value	\$342,437

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.19
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2011	Non-arms-length	Warranty Deed	\$7,500	\$5	
Jan 4, 2006	Quitclaim	Quit Claim Transfer			
Nov 9, 2005	Quitclaim	Quit Claim Transfer			\$118K
Jul 1, 2005	Resale	Warranty Deed	\$169,000	\$114	
Mar 23, 2005	Financing	Trustees Deed			\$350K
Jun 30, 2004	Resale	Warranty Deed	\$31,500	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.8 mi
Douglas High School	High	9–12	1.9 mi
Brockway Elementary School	Elementary	PK–2	2.1 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 97496

125 CRIME INDEX	117 AIR POLLUTION	7,529 POPULATION	\$55K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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