

Rural Residence

RESIDENTIAL

784 RIVER BEND RD

ROSEBURG, OR 97471

\$354,819 TopHap Estimate · \$296 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.82 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$355K

\$314K low

\$396K high

Last Sale

\$185,000 · Aug 5, 2013

Est. Owner Equity

\$187,757

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$2,175 (2025)

Assessed Value

\$232,546

Previous Assessed

\$225,773

Assessor Market Value

\$399,940

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.82
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2013	Resale	Warranty Deed	\$185,000	\$154	\$167K
Aug 1, 2013	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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

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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