

Rural Residence

RESIDENTIAL

781 RIVER BEND RD

ROSEBURG, OR 97471

\$503,920 TopHap Estimate · \$250 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,016 ft²

LIVING AREA

1.5 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$504K

\$469K low

\$539K high

Est. Owner Equity

\$503,920

TAX & ASSESSMENT

Property Tax	\$2,849 (2025)
Assessed Value	\$304,569
Previous Assessed	\$301,734
Assessor Market Value	\$504,181

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Financing	Intrafamily Transfer			

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	6.0 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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