

Rural Residence

RESIDENTIAL

575 RIVER BEND RD

ROSEBURG, OR 97471

\$508,669 TopHap Estimate · \$292 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,744 ft²

LIVING AREA

2.07 ac

LOT SIZE

1987

YEAR BUILT

2

PARKING

VALUATION

\$509K

\$490K low

\$528K high

Last Sale

\$380,000 · Jun 5, 2020

Est. Owner Equity

\$105,669

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$2,708 (2025)

Assessed Value

\$289,519

Previous Assessed

\$281,087

Assessor Market Value

\$512,498

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.07
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 486 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2022	Financing	Intrafamily Transfer			
Jun 4, 2020	Resale	Warranty Deed	\$380,000	\$218	\$375K
Sep 5, 2019	Resale	Warranty Deed	\$300,000	\$172	\$225K
May 1, 2009	Financing	Grant Deed			\$185K
Apr 15, 2008	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	5.8 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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