

Rural Residence

RESIDENTIAL

537 RIVER BEND RD

ROSEBURG, OR 97471

\$586,838 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,506 ft²

LIVING AREA

1.02 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$587K

\$549K low

\$624K high

Last Sale

\$364,000 · Dec 15, 2020

Est. Owner Equity

\$222,638

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax

\$3,693 (2025)

Assessed Value

\$394,733

Previous Assessed

\$383,236

Assessor Market Value

\$694,657

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.02
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
Dec 11, 2020	Resale	Grant Deed	\$364,000	\$145	\$291K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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
--------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------