

Rural Residence

RESIDENTIAL

361 RIVER BEND RD

ROSEBURG, OR 97471

\$466,882 TopHap Estimate · \$221 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,113 ft²

LIVING AREA

0.86 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$467K

\$437K low

\$497K high

Last Sale

\$305,500 · Jan 27, 2017

Est. Owner Equity

\$194,970

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$2,744 (2025)

Assessed Value

\$293,361

Previous Assessed

\$335,593

Assessor Market Value

\$561,099

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.86
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 754 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 26, 2017	Resale	Warranty Deed	\$305,500	\$145	\$283K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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