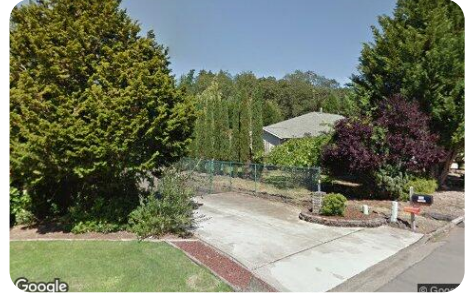


Single Family Residence **RESIDENTIAL**

115 N RIVER DR

ROSEBURG, OR 97470

\$436,028 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,584 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$436K

\$416K low

\$456K high

Last Sale

\$275,000 · Mar 19, 2018

Est. Owner Equity

\$158,281

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,509 (2025)
Assessed Value	\$268,200
Previous Assessed	\$260,389
Assessor Market Value	\$440,395

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.25
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2018	Resale	Warranty Deed	\$275,000	\$174	\$281K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.0 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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