

Single Family Residence **RESIDENTIAL**

46 N RIVER DR

ROSEBURG, OR 97470

\$754,528 TopHap Estimate · \$336 / ft² · confidence 95 · as of Jul 14, 2026



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3

BEDS

3

BATHS

2,244 ft²

LIVING AREA

0.65 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$755K

\$715K low

\$794K high

Est. Owner Equity

\$754,528

TAX & ASSESSMENT

Property Tax	\$5,833 (2025)
Assessed Value	\$623,566
Previous Assessed	\$605,404
Assessor Market Value	\$945,398

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.65
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 666 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2013	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.2 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.1 mi

District: Roseburg School District 4



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

OWNERSHIP

Occupancy	Absentee owner
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