

Rural Residence

**RESIDENTIAL**

# 530 RESTON RD

ROSEBURG, OR 97471

**\$428,568** TopHap Estimate · \$151 / ft² · confidence 95 · as of Jul 14, 2026



**7**

BEDS

**2**

BATHS

**2,836 ft²**

LIVING AREA

**2.72 ac**

LOT SIZE

**1889**

YEAR BUILT

## VALUATION

**\$429K**

\$408K low

\$449K high

Last Sale

**\$393,000 · Jun 11, 2019**

Est. Owner Equity

**\$363,568**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,859 (2025) |
| Assessed Value        | \$277,540      |
| Previous Assessed     | \$269,457      |
| Assessor Market Value | \$472,969      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Douglas                    |
| Lot (acres)   | 2.72                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Metal                      |
| Heating       | Heat Pump                  |
| Fireplace     | Yes                        |
| View          | Yes - Type Unknown         |

Deck · 450 ft²

Shed · 456 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 6, 2019  | Resale    | Warranty Deed | \$393,000 | \$139  |        |
| Jan 10, 2019 | Financing | Trustees Deed |           |        | \$263K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Douglas High School            | High       | 9–12   | 7.2 mi   |
| Lookingglass Elementary School | Elementary | PK–5   | 7.3 mi   |
| Winston Middle School          | Middle     | 6–8    | 8.6 mi   |

District: Winston-Dillard School District 116

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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>30,562</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|