

Rural Residence

RESIDENTIAL

2802 RESTON RD

ROSEBURG, OR 97471

\$481,504 TopHap Estimate · \$258 / ft² · confidence 72 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,864 ft²

LIVING AREA

8.49 ac

LOT SIZE

1948

YEAR BUILT

5

PARKING

VALUATION

\$482K

\$346K low

\$617K high

Est. Owner Equity

\$319,580

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$255 (2025)
Assessed Value	\$21,652
Previous Assessed	\$21,022
Assessor Market Value	\$55,843

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	8.49
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 240 ft²

Shed · 380 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lookingglass Elementary School	Elementary	PK–5	6.9 mi
Douglas High School	High	9–12	8.2 mi
Winston Middle School	Middle	6–8	9.6 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

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
-----------	-----------------------