

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

855 RIVER BEND RD
ROSEBURG, OR 97471



4

BEDS

1

BATHS

2,400 ft²

LIVING AREA

1.42 ac

LOT SIZE

1955

YEAR BUILT

5

PARKING

VALUATION

Last Sale

\$270,000 · Sep 28, 2007

TAX & ASSESSMENT

Property Tax	\$1,953 (2025)
Assessed Value	\$208,779
Previous Assessed	\$202,699
Assessor Market Value	\$326,660

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
County	Douglas
Lot (acres)	1.42
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 5, 2019	Quitclaim	Quit Claim Transfer			
Sep 26, 2007	Resale	Warranty Deed	\$270,000	\$113	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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 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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