

Rural Residence

RESIDENTIAL

676 RIVER BEND RD

ROSEBURG, OR 97471

\$492,655 TopHap Estimate · \$269 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,830 ft²

LIVING AREA

2.86 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$493K

\$439K low

\$546K high

Est. Owner Equity

\$432,655

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,714 (2025)
Assessed Value	\$290,156
Previous Assessed	\$281,705
Assessor Market Value	\$646,566

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.86
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 512 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 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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