

Residential (General/Single)

RESIDENTIAL

304 RIVER BEND RD

ROSEBURG, OR 97471

\$554,700

TopHap Estimate · \$435 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,275 ft²

LIVING AREA

1.1 ac

LOT SIZE

1950

YEAR BUILT

2

PARKING

VALUATION

\$555K

\$479K low

\$630K high

Last Sale

\$625,000 · Aug 18, 2023

Est. Owner Equity

\$76,700

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,919 (2025)
Assessed Value	\$312,058
Previous Assessed	\$302,969
Assessor Market Value	\$621,576

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.10
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Shed

Porch · 472 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2023	Resale	Warranty Deed	\$625,000	\$490	
Sep 15, 2021	Financing	Intrafamily Transfer			\$212K
Sep 11, 2020	Resale	Warranty Deed	\$425,000	\$333	\$360K
Jul 28, 2020	Quitclaim	Quit Claim Transfer			
Feb 1, 2013	Resale	Warranty Deed	\$219,000	\$172	\$204K
Dec 6, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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	Absentee owner
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