

Rural Residence

RESIDENTIAL

430 RIVER BEND RD

ROSEBURG, OR 97471

\$531,367 TopHap Estimate · \$287 / ft² · confidence 86 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,854 ft²

LIVING AREA

1.3 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$531K

\$456K low

\$607K high

Last Sale

\$452,000 · May 6, 2019

Est. Owner Equity

\$531,367

TAX & ASSESSMENT

Property Tax	\$2,786 (2025)
Assessed Value	\$297,849
Previous Assessed	\$289,174
Assessor Market Value	\$508,861

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)
View	Yes - Type Unknown

Deck · 228 ft²

Shed · 64 ft²

Porch · 384 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2019	Resale	Warranty Deed	\$452,000	\$244	
Dec 16, 2009	Quitclaim	Quit Claim Transfer			
Dec 16, 2009	Quitclaim	Quit Claim Transfer			\$130K
Sep 14, 2007	Quitclaim	Quit Claim Transfer			
Sep 13, 2007	Quitclaim	Quit Claim Transfer			\$153K
Aug 14, 2006	Quitclaim	Quit Claim Transfer			
Jun 14, 2006	Quitclaim	Quit Claim Transfer			
May 31, 2006	Quitclaim	Quit Claim Transfer			\$110K
May 16, 2005	Quitclaim	Quit Claim Transfer			
May 16, 2005	Quitclaim	Quit Claim Transfer			
May 16, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	6.0 mi
Fremont Middle School	Middle	6–8	6.2 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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