

Rural Residence

RESIDENTIAL

478 RIVER BEND RD

ROSEBURG, OR 97471

\$562,452 TopHap Estimate · \$341 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,650 ft²

LIVING AREA

1.15 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$562K

\$545K low

\$580K high

Last Sale

\$255,000 · Jan 22, 2014

Est. Owner Equity

\$562,452

TAX & ASSESSMENT

Property Tax

\$3,524 (2025)

Assessed Value

\$376,749

Previous Assessed

\$365,776

Assessor Market Value

\$716,851

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 492 ft²

Shed · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2014	Resale	Warranty Deed	\$255,000	\$155	
Oct 28, 2004	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	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	Absentee owner
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