

Rural Residence

RESIDENTIAL

574 RIVER BEND RD

ROSEBURG, OR 97471

\$603,966 TopHap Estimate · \$322 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,876 ft²

LIVING AREA

1.61 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$604K

\$579K low

\$629K high

Est. Owner Equity

\$603,966

TAX & ASSESSMENT

Property Tax	\$3,386 (2025)
Assessed Value	\$361,980
Previous Assessed	\$351,437
Assessor Market Value	\$630,963

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.61
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 432 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2014	Quitclaim	Quit Claim Transfer			
May 20, 2014	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	5.9 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	Owner occupied
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