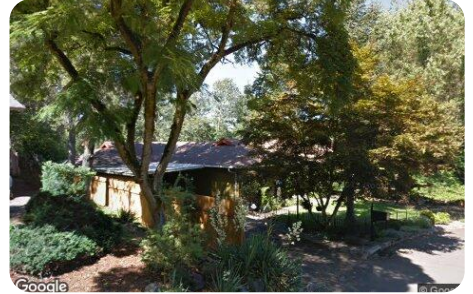


Single Family Residence **RESIDENTIAL**

34 N RIVER DR

ROSEBURG, OR 97470

\$450,662 TopHap Estimate · \$268 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,682 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

2

PARKING

VALUATION

\$451K

\$379K low

\$522K high

Last Sale

\$381,000 · Oct 9, 2024

Est. Owner Equity

\$450,662

TAX & ASSESSMENT

Property Tax	\$2,477 (2025)
Assessed Value	\$264,739
Previous Assessed	\$257,029
Assessor Market Value	\$447,482

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 324 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2025	Financing	Intrafamily Transfer			
Oct 7, 2024	Resale	Warranty Deed	\$381,000	\$227	
Aug 26, 2002	Non-arms-length	Warranty Deed	\$160,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.1 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°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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