

Single Family Residence **RESIDENTIAL**

1045 W WINTER RIDGE DR

ROSEBURG, OR 97471

\$373,666 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,372 ft²

LIVING AREA

0.18 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$374K

\$355K low

\$393K high

Last Sale

\$131,500 · May 1, 1996

Est. Owner Equity

\$353,666

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$3,174 (2025)
Assessed Value	\$216,391
Previous Assessed	\$210,089
Assessor Market Value	\$338,508

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Mixed
View	Yes - Type Unknown

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	0.5 mi
Fremont Middle School	Middle	6–8	0.7 mi
Roseburg High School	High	9–12	1.6 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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