

Single Family Residence **RESIDENTIAL**

73 N RIVER DR

ROSEBURG, OR 97470

\$507,443 TopHap Estimate · \$342 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,484 ft²
LIVING AREA

0.29 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$507K

\$493K low

\$522K high

Last Sale

\$263,500 · Jun 25, 2019

Est. Owner Equity

\$243,943

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,790 (2025)
Assessed Value	\$298,256
Previous Assessed	\$289,569
Assessor Market Value	\$486,903

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.29
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 396 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2019	Resale	Warranty Deed	\$263,500	\$178	\$264K
Jan 10, 2019	Resale	Grant Deed	\$250,000	\$168	\$216K
Jan 9, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.0 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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