

Duplex (2 Units, Any Combination) **RESIDENTIAL**

# 1158 NE RIFLE RANGE ST

ROSEBURG, OR 97470



**6**

BEDS

**2.5**

BATHS

**2,672 ft²**

LIVING AREA

**0.12 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

PARKING

## VALUATION

Last Sale

**\$510,313 · Feb 5, 2024**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,935 (2025)</b> |
| Assessed Value        | <b>\$404,638</b>      |
| Previous Assessed     | <b>\$321,478</b>      |
| Assessor Market Value | <b>\$442,153</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | DOUGLAS                           |
| Lot (acres)   | 0.12                              |
| Roof          | Composition Shingle               |
| Heating       | Heat Pump                         |
| Cooling       | Yes                               |
| Garage        | Garage, Attached                  |
| Pool          | No                                |

Porch · 140 ft<sup>2</sup>

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 56<br>WILDFIRE | 41<br>HEAT | 71<br>STORM | 13<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Feb 1, 2024  | Resale            | Warranty Deed | \$60,000  | \$22               |        |
| Feb 1, 2024  | Resale            | Warranty Deed | \$510,313 | \$191              | \$383K |
| Jul 7, 2022  | Resale            | Warranty Deed | \$98,000  | \$37               |        |
| Jul 12, 2018 | Non-arms-length   | Warranty Deed | \$55,000  | \$21               |        |
| Jun 29, 2017 | Resale            | Warranty Deed | \$52,000  | \$19               |        |
| May 16, 2016 | Resale            | Warranty Deed | \$40,000  | \$15               |        |
| Oct 27, 2014 | Recorded document | Grant Deed    |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Eastwood Elementary School | Elementary | KG–5   | 1.0 mi   |
| Joseph Lane Middle School  | Middle     | 6–8    | 1.7 mi   |
| Roseburg High School       | High       | 9–12   | 1.9 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|