

Single Family Residence **RESIDENTIAL**

54 N RIVER DR

ROSEBURG, OR 97470

\$732,279 TopHap Estimate · \$438 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,673 ft²
LIVING AREA

2.66 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$732K

\$684K low

\$781K high

Est. Owner Equity

\$732,279

TAX & ASSESSMENT

Property Tax	\$4,883 (2025)
Assessed Value	\$522,009
Previous Assessed	\$506,805
Assessor Market Value	\$977,218

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	2.66
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 184 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2018	Quitclaim	Quit Claim Transfer			
Mar 6, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.2 mi
Joseph Lane Middle School	Middle	6–8	3.6 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	Owner occupied
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