

Residential (General/Single) **RESIDENTIAL**

161 RIVER CLUB DR

ROSEBURG, OR 97471

\$1,325,000 TopHap Estimate · \$235 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

5

BATHS

5,638 ft²

LIVING AREA

1.23 ac

LOT SIZE

1998

YEAR BUILT

4

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Est. Owner Equity

\$747,000

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,604 (2025)
Assessed Value	\$705,952
Previous Assessed	\$685,391
Assessor Market Value	\$1,530,747

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.23
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Gazebo

Deck · 54 ft²

Porch · 55 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	2.9 mi
Fremont Middle School	Middle	6–8	4.8 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 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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