

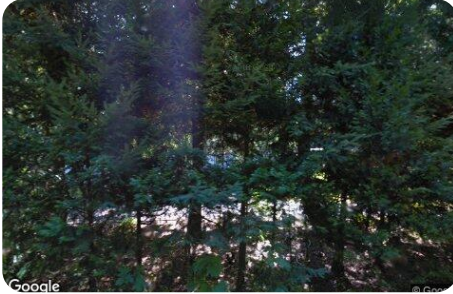
Rural Residence

RESIDENTIAL

706 RIVER BEND RD

ROSEBURG, OR 97471

\$607,744 TopHap Estimate · \$292 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

2

BATHS

2,080 ft²

LIVING AREA

1.45 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$608K

\$563K low

\$652K high

Last Sale

\$405,000 · Apr 28, 2020

Est. Owner Equity

\$207,744

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,663 (2025)
Assessed Value	\$391,515
Previous Assessed	\$380,112
Assessor Market Value	\$713,559

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.45
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Basement
View	Yes - Type Unknown

Deck · 474 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2020	Resale	Warranty Deed	\$405,000	\$195	\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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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