

Single Family Residence **RESIDENTIAL**

260 N RIVER DR

ROSEBURG, OR 97470

\$822,037 TopHap Estimate · \$321 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,560 ft²

LIVING AREA

0.74 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$822K

\$768K low

\$876K high

Est. Owner Equity

\$822,037

TAX & ASSESSMENT

Property Tax	\$5,515 (2025)
Assessed Value	\$589,529
Previous Assessed	\$572,359
Assessor Market Value	\$1,009,759

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.74
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 680 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.8 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	Owner occupied
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