

Rural Residence

RESIDENTIAL

396 RIVERSHORE DR

ROSEBURG, OR 97470

\$470,148 TopHap Estimate · \$264 / ft² · confidence 81 · as of Jul 14, 2026



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

4

BEDS

2

BATHS

1,782 ft²

LIVING AREA

0.7 ac

LOT SIZE

1980

YEAR BUILT

3

PARKING

VALUATION

\$470K

\$380K low

\$561K high

Last Sale

\$170,000 · Feb 28, 2012

Est. Owner Equity

\$370,148

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$2,281 (2025)
Assessed Value	\$254,064
Previous Assessed	\$246,665
Assessor Market Value	\$428,638

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.70
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 148 ft²

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2012	Quitclaim	Quit Claim Transfer			
Feb 22, 2012	Resale	Warranty Deed	\$170,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.8 mi
Glide Middle School	Middle	7–8	1.8 mi
Glide Elementary School	Elementary	KG–6	2.1 mi

District: Glide School District 12



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

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

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