

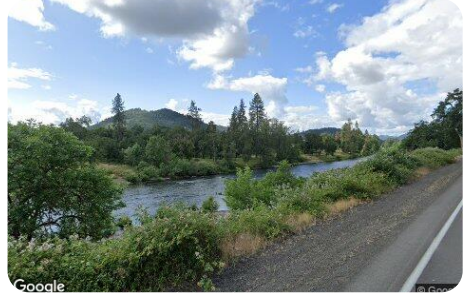
Rural Residence

RESIDENTIAL

342 RIVER BEND RD

ROSEBURG, OR 97471

\$651,469 TopHap Estimate · \$330 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,977 ft²

LIVING AREA

1.1 ac

LOT SIZE

1948

YEAR BUILT

2

PARKING

VALUATION

\$651K

\$626K low

\$677K high

Last Sale

\$415,000 · Mar 17, 2017

Est. Owner Equity

\$120,469

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$3,336 (2025)
Assessed Value	\$356,612
Previous Assessed	\$346,226
Assessor Market Value	\$665,248

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.10
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 408 ft²

Shed · 80 ft²

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2017	Resale	Warranty Deed	\$415,000	\$210	\$415K
Jan 29, 2013	Quitclaim	Quit Claim Transfer			
Jan 28, 2008	Resale	Warranty Deed	\$525,000	\$266	\$417K
Mar 22, 2004	Resale	Warranty Deed	\$210,000	\$106	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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 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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