

Rural Residence

RESIDENTIAL

538 RIVER BEND RD

ROSEBURG, OR 97471

\$880,150 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,540 ft²

LIVING AREA

1.71 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$880K

\$843K low

\$918K high

Est. Owner Equity

\$130,150

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax

\$4,835 (2025)

Assessed Value

\$516,853

Previous Assessed

\$465,849

Assessor Market Value

\$952,418

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.71
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2022	Financing	Intrafamily Transfer			
May 20, 2014	Quitclaim	Quit Claim Transfer			
Jun 7, 2012	Recorded document	Grant Deed			
Jun 7, 2012	Recorded document	Grant Deed			
Jun 7, 2012	Recorded document	Grant Deed			
Feb 2, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 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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