

Rural Residence

RESIDENTIAL

278 REDTAIL RIDGE LN

ROSEBURG, OR 97471

\$864,353 TopHap Estimate · \$334 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,591 ft²

LIVING AREA

5 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$864K

\$804K low

\$925K high

Last Sale

\$499,000 · Sep 22, 2016

Est. Owner Equity

\$133,193

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax

\$6,635 (2025)

Assessed Value

\$700,960

Previous Assessed

\$680,544

Assessor Market Value

\$1,117,923

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
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
Aug 12, 2021	Financing	Intrafamily Transfer			\$250K
Aug 23, 2016	Resale	Warranty Deed	\$499,000	\$193	\$481K
Dec 16, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hucrest Elementary School	Elementary	KG–5	2.4 mi
Joseph Lane Middle School	Middle	6–8	2.6 mi
Roseburg High School	High	9–12	3.6 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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