

Residential (General/Single)

RESIDENTIAL

663 RIVER BEND RD

ROSEBURG, OR 97471

\$483,638 TopHap Estimate · \$211 / ft² · confidence 93 · as of Jul 14, 2026

5

BEDS

2.5

BATHS

2,288 ft²

LIVING AREA

0.8 ac

LOT SIZE

1957

YEAR BUILT

2

PARKING

VALUATION

\$484K

\$450K low

\$518K high

Last Sale

\$495,000 · Aug 11, 2023

Est. Owner Equity

\$38,138

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$2,746 (2025)

Assessed Value

\$293,519

Previous Assessed

\$284,970

Assessor Market Value

\$495,009

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	0.80
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 272 ft²

Shed · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2023	Resale	Personal Representative Deed	\$495,000	\$216	\$446K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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 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	Absentee owner
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