

Single Family Residence **RESIDENTIAL**

# 4420 RIDENOUR ST

ROSEBURG, OR 97470

**\$273,101** TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,428 ft²**

LIVING AREA

**0.18 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$273K**

\$253K low

\$294K high

Last Sale

**\$147,000 · Sep 21, 2017**

Est. Owner Equity

**\$128,764**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,368 (2025) |
| Assessed Value        | \$146,193      |
| Previous Assessed     | \$141,935      |
| Assessor Market Value | \$180,952      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Douglas                    |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Forced Air                 |
| Garage        | Garage, Attached           |

Deck · 32 ft²

Shed · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 21, 2017 | Resale | Warranty Deed | \$147,000 | \$103  | \$144K |
| Jan 21, 2004 | Resale | Warranty Deed | \$27,300  | \$19   | \$96K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Winchester Elementary School | Elementary | KG–5   | 1.2 mi   |
| Joseph Lane Middle School    | Middle     | 6–8    | 2.0 mi   |
| Roseburg High School         | High       | 9–12   | 3.4 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 97470

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|