

Single Family Residence **RESIDENTIAL**

1095 W WINTER RIDGE DR

ROSEBURG, OR 97471

\$420,714 TopHap Estimate · \$249 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,688 ft²
LIVING AREA

0.27 ac
LOT SIZE

1994
YEAR BUILT

2
PARKING

VALUATION

\$421K

\$403K low

\$438K high

Est. Owner Equity

\$420,714

TAX & ASSESSMENT

Property Tax	\$3,871 (2025)
Assessed Value	\$263,902
Previous Assessed	\$256,216
Assessor Market Value	\$384,243

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2025	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	0.6 mi
Fremont Middle School	Middle	6–8	0.7 mi
Roseburg High School	High	9–12	1.6 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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