

Rural Residence

RESIDENTIAL

223 RIVER BEND RD

ROSEBURG, OR 97471

\$271,016 TopHap Estimate · \$293 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

924 ft²

LIVING AREA

0.95 ac

LOT SIZE

VALUATION

\$271K

\$227K low

\$315K high

Est. Owner Equity

\$271,016

TAX & ASSESSMENT

Property Tax

\$1,422 (2025)

Assessed Value

\$152,032

Previous Assessed	\$135,993
Assessor Market Value	\$256,612

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.95
Heating	Heat Pump
Fireplace	Yes

Deck · 176 ft²

Shed · 252 ft²

CLIMATE RISK

57
FLOOD

54
WILDFIRE

41
HEAT

75
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 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	Owner occupied
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