

Residential (General/Single) **RESIDENTIAL**

249 ROCKY POINT LN

ROSEBURG, OR 97471

\$621,581 TopHap Estimate · \$284 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

2

BATHS

2,188 ft²

LIVING AREA

3.23 ac

LOT SIZE

1970

YEAR BUILT

2

PARKING

VALUATION

\$622K

\$596K low

\$648K high

Last Sale

\$600,000 · Nov 12, 2025

Est. Owner Equity

\$221,581

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,582 (2025)
Assessed Value	\$374,604
Previous Assessed	\$363,694
Assessor Market Value	\$642,953

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	3.23
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Waterfront

Deck · 242 ft²

Shed · 450 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2025	Resale	Warranty Deed	\$600,000	\$274	\$400K
Mar 2, 2012	Financing	Intrafamily Transfer			\$181K
Apr 1, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	1.8 mi
Fremont Middle School	Middle	6–8	2.4 mi
Roseburg High School	High	9–12	3.2 mi

District: Roseburg School District 4



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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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