

Rural Residence

RESIDENTIAL

489 RIVER BEND RD

ROSEBURG, OR 97471

\$371,140 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.47 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$371K

\$356K low

\$386K high

Est. Owner Equity

\$347,140

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$2,044 (2025)

Assessed Value

\$218,468

Previous Assessed

\$212,105

Assessor Market Value

\$493,024

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.47
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 168 ft²

Shed · 64 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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