

Rural Residence

RESIDENTIAL

447 RIVER BEND RD

ROSEBURG, OR 97471

\$443,248 TopHap Estimate · \$254 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,746 ft²

LIVING AREA

1.64 ac

LOT SIZE

1994

YEAR BUILT

2

PARKING

VALUATION

\$443K

\$423K low

\$463K high

Est. Owner Equity

\$293,248

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$2,244 (2025)

Assessed Value

\$239,855

Previous Assessed

\$232,869

Assessor Market Value

\$364,725

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.64
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 95 ft²

Shed · 288 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