

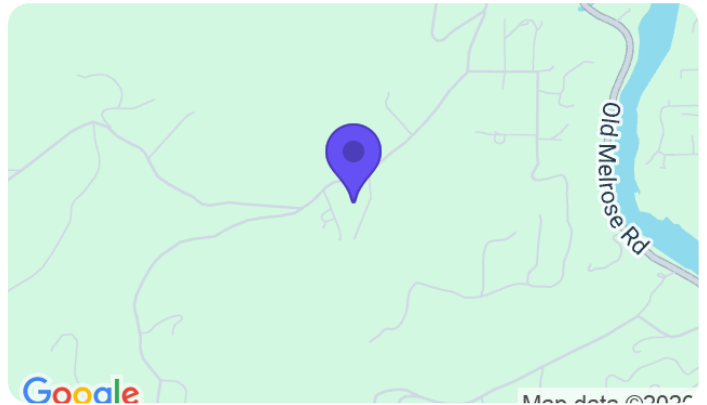
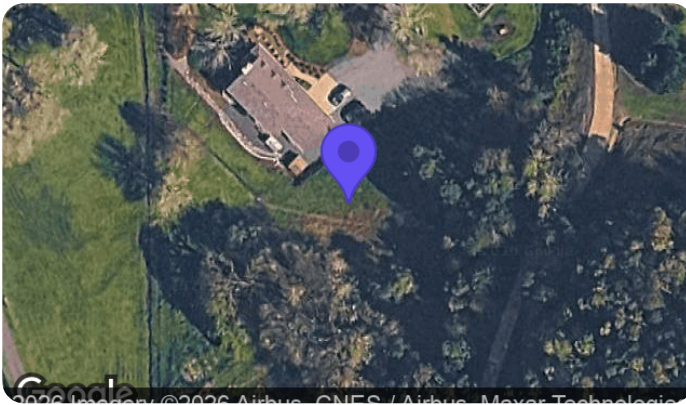
Residential (General/Single)

RESIDENTIAL

762 SAN SOUCI DR

ROSEBURG, OR 97471

\$672,324 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,160 ft²

LIVING AREA

2.77 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$672K

\$637K low

\$708K high

Last Sale

\$626,000 · Apr 3, 2025

Est. Owner Equity

\$182,724

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,650 (2025)
Assessed Value	\$381,804
Previous Assessed	\$370,684
Assessor Market Value	\$630,514

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	2.77
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

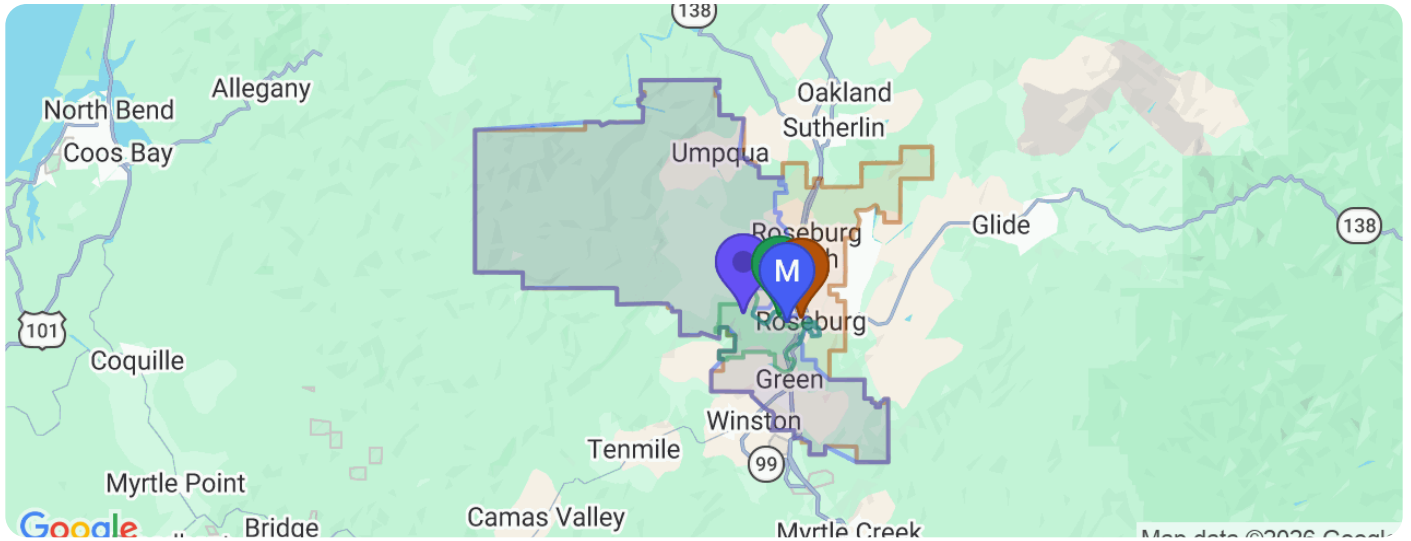
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 13, 2026	Financing	Mortgage			\$22K
Mar 21, 2025	Non-arms-length	Re-Recorded Document	\$626,000	\$290	\$490K
Feb 18, 2025	Resale	Warranty Deed	\$626,000	\$290	
May 16, 2016	Resale	Warranty Deed	\$335,000	\$155	\$318K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	2.2 mi
Fremont Middle School	Middle	6–8	2.8 mi
Roseburg High School	High	9–12	3.6 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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