

Rural Residence

RESIDENTIAL

118 RIVER BEND RD

ROSEBURG, OR 97471

\$463,121 TopHap Estimate · \$200 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,319 ft²

LIVING AREA

1.35 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$463K

\$428K low

\$498K high

Last Sale

\$61,064 · Aug 21, 1984

Est. Owner Equity

\$463,121

TAX & ASSESSMENT

Property Tax	\$2,462 (2025)
Assessed Value	\$263,153
Previous Assessed	\$255,489
Assessor Market Value	\$469,550

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.35
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Carport (Unspecified)
View	Yes - Type Unknown

Porch · 168 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	4.9 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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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