

Rural Residence

RESIDENTIAL

502 RIVER BEND RD

ROSEBURG, OR 97471

\$711,312 TopHap Estimate · \$295 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,413 ft²

LIVING AREA

1.46 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$711K

\$665K low

\$758K high

Last Sale

\$620,500 · Dec 23, 2020

Est. Owner Equity

\$711,312

TAX & ASSESSMENT

Property Tax

\$3,391 (2025)

Assessed Value

\$362,435

Previous Assessed

\$351,879

Assessor Market Value

\$869,502

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.46
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2020	Resale	Warranty Deed	\$620,500	\$257	
Jul 7, 2020	Quitclaim	Quit Claim Transfer			
Feb 27, 2019	Non-arms-length	Correction Deed	\$280,000	\$116	
Jan 30, 2019	Resale	Grant Deed	\$375,000	\$155	
Sep 5, 2018	Recorded document	Tax Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	6.0 mi
Fremont Middle School	Middle	6–8	6.2 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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