

Residential (General/Single) **RESIDENTIAL**

260 NE RASPBERRY WAY

ROSEBURG, OR 97470

\$398,922 TopHap Estimate · \$177 / ft² · confidence 66 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,248 ft²

LIVING AREA

5.52 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$399K

\$265K low

\$533K high

Last Sale

\$185,000 · Apr 15, 2026

Est. Owner Equity

\$398,922

TAX & ASSESSMENT

Property Tax	\$1,968 (2025)
Assessed Value	\$305,327
Previous Assessed	\$296,434
Assessor Market Value	\$526,205

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	5.52
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 918 ft²

CLIMATE RISK

1
FLOOD

58
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2026	Resale	Warranty Deed	\$185,000	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph Lane Middle School	Middle	6–8	1.6 mi
Winchester Elementary School	Elementary	KG–5	2.7 mi
Roseburg High School	High	9–12	2.9 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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