

Single Family Residence **RESIDENTIAL**

50 N RIVER DR

ROSEBURG, OR 97470

\$818,348 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jun 23, 2026



3
BEDS

3
BATHS

2,616 ft²
LIVING AREA

0.73 ac
LOT SIZE

1970
YEAR BUILT

2
PARKING

VALUATION

\$818K

\$753K low

\$884K high

Last Sale

\$380,000 · Jun 17, 2016

Est. Owner Equity

\$818,348

TAX & ASSESSMENT

Property Tax	\$5,382 (2025)
Assessed Value	\$575,293
Previous Assessed	\$558,537
Assessor Market Value	\$926,153

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.73
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 896 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2015	Non-arms-length	Trustees Deed	\$285,107	\$109	
Jan 13, 2008	Resale	Grant Deed	\$535,000	\$205	\$417K
Mar 27, 2007	Financing	Trustees Deed			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.2 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.1 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 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	Owner occupied
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