

Single Family Residence **RESIDENTIAL**

74 N RIVER DR

ROSEBURG, OR 97470

\$624,605 TopHap Estimate · \$381 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,640 ft²

LIVING AREA

0.5 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$625K

\$593K low

\$657K high

Last Sale

\$400,000 · Jun 22, 2020

Est. Owner Equity

\$624,605

TAX & ASSESSMENT

Property Tax	\$3,864 (2025)
Assessed Value	\$413,072
Previous Assessed	\$401,041
Assessor Market Value	\$790,213

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 450 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2020	Resale	Warranty Deed	\$400,000	\$244	\$320K
Oct 19, 2016	Resale	Personal Representative Deed	\$290,000	\$177	\$276K
May 19, 2014	Quitclaim	Quit Claim Transfer			
Sep 22, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.0 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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