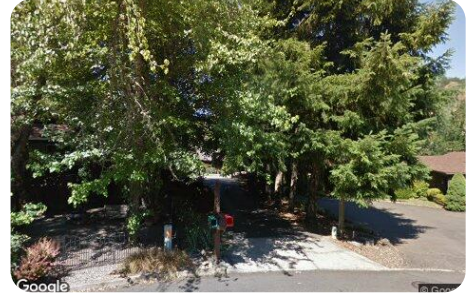


Single Family Residence **RESIDENTIAL**

38 N RIVER DR

ROSEBURG, OR 97470

\$535,703 TopHap Estimate · \$322 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,662 ft²

LIVING AREA

0.27 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$536K

\$488K low

\$583K high

Est. Owner Equity

\$535,703

TAX & ASSESSMENT

Property Tax	\$2,791 (2025)
Assessed Value	\$298,383
Previous Assessed	\$289,693
Assessor Market Value	\$471,206

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.27
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 280 ft²

Patio · 440 ft²

Porch · 396 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 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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