

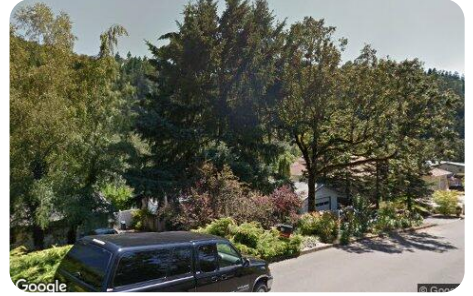
Single Family Residence

RESIDENTIAL

78 N RIVER DR

ROSEBURG, OR 97470

\$473,033 TopHap Estimate · \$313 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,509 ft²

LIVING AREA

0.47 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$473K

\$448K low

\$498K high

Last Sale

\$275,000 · Oct 7, 2004

Est. Owner Equity

\$313,033

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,641 (2025)
Assessed Value	\$282,327
Previous Assessed	\$274,104
Assessor Market Value	\$614,988

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.47
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 497 ft²

CLIMATE RISK

35
FLOOD

52
WILDFIRE

41
HEAT

78
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2025	Financing	Intrafamily Transfer			
Oct 6, 2004	Resale	Warranty Deed	\$275,000	\$182	\$275K

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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