

Single Family Residence **RESIDENTIAL**

81 N RIVER DR

ROSEBURG, OR 97470

\$486,990 TopHap Estimate · \$317 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,534 ft²

LIVING AREA

0.27 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$487K

\$453K low

\$521K high

Last Sale

\$279,000 · Dec 16, 2005

Est. Owner Equity

\$170,990

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,826 (2025)
Assessed Value	\$302,050
Previous Assessed	\$293,253
Assessor Market Value	\$517,969

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.27
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
View	Yes - Type Unknown

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2005	Resale	Warranty Deed	\$300,000	\$196	\$240K

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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