

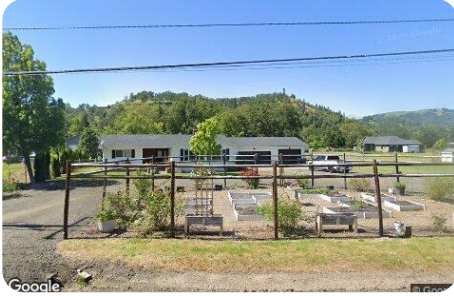
Rural Residence

RESIDENTIAL

204 RIVER BEND RD

ROSEBURG, OR 97471

\$210,463 TopHap Estimate · \$299 / ft² · confidence 79 · as of Jul 14, 2026



1

BEDS

1

BATHS

704 ft²

LIVING AREA

0.84 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$210K

\$167K low

\$254K high

Est. Owner Equity

\$210,463

TAX & ASSESSMENT

Property Tax	\$1,465 (2025)
Assessed Value	\$156,617
Previous Assessed	\$152,056
Assessor Market Value	\$312,570

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.84
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Heat Pump
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 232 ft²

Shed · 120 ft²

Porch · 176 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	4.9 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	5.9 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 97471

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.