

Rural Residence

RESIDENTIAL

452 RIVER BEND RD

ROSEBURG, OR 97471

\$666,742 TopHap Estimate · \$310 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,150 ft²

LIVING AREA

1.7 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$667K

\$635K low

\$698K high

Est. Owner Equity

\$666,742

TAX & ASSESSMENT

Property Tax	\$4,061 (2025)
Assessed Value	\$434,127
Previous Assessed	\$421,483
Assessor Market Value	\$744,676

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.70
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 504 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2018	Quitclaim	Quit Claim Transfer			
Aug 28, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	6.0 mi
Fremont Middle School	Middle	6–8	6.2 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.

OWNERSHIP

Occupancy	Absentee owner
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