

Single Family Residence **RESIDENTIAL**

21 N RIVER DR

ROSEBURG, OR 97470

\$728,110 TopHap Estimate · \$360 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,024 ft²

LIVING AREA

0.27 ac

LOT SIZE

1973

YEAR BUILT

2

PARKING

VALUATION

\$728K

\$644K low

\$812K high

Last Sale

\$605,000 · Aug 2, 2024

Est. Owner Equity

\$141,260

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,289 (2025)
Assessed Value	\$351,551
Previous Assessed	\$310,666
Assessor Market Value	\$546,172

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 440 ft²

Porch · 198 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2024	Resale	Warranty Deed	\$605,000	\$299	\$587K
May 25, 2022	Financing	Intrafamily Transfer			\$40K

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	5.1 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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