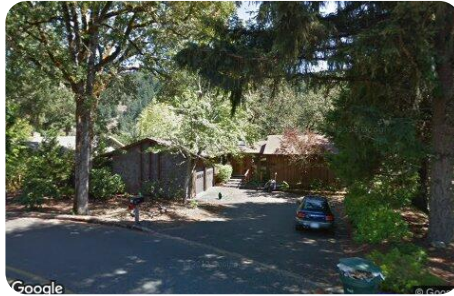
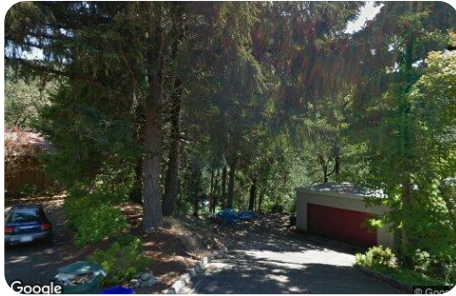


Single Family Residence **RESIDENTIAL**

95 N RIVER DR

ROSEBURG, OR 97470

\$685,988 TopHap Estimate · \$296 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,320 ft²

LIVING AREA

0.33 ac

LOT SIZE

1976

YEAR BUILT

2

PARKING

VALUATION

\$686K

\$612K low

\$760K high

Last Sale

\$570,000 · Aug 5, 2024

Est. Owner Equity

\$685,988

TAX & ASSESSMENT

Property Tax	\$2,945 (2025)
Assessed Value	\$314,776
Previous Assessed	\$282,924
Assessor Market Value	\$565,822

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.33
Roof	Builtup (layered Asphalt)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 590 ft²

Shed · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2024	Resale	Warranty Deed	\$570,000	\$246	
Jul 15, 2024	Financing	Divorce/Dissolution of Marriage Transfer			\$570K
Sep 25, 2021	Financing	Intrafamily Transfer			\$243K
Jul 29, 2019	Resale	Warranty Deed	\$319,000	\$138	\$239K
Dec 20, 2005	Resale	Warranty Deed	\$296,000	\$128	\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 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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