

Residential (General/Single)

RESIDENTIAL

640 PEGASUS LN

ROSEBURG, OR 97471

\$875,976 TopHap Estimate · \$282 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

3,103 ft²

LIVING AREA

2 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$876K

\$798K low

\$954K high

Last Sale

\$865,000 · Dec 11, 2025

Est. Owner Equity

\$875,976

TAX & ASSESSMENT

Property Tax

\$5,472 (2025)

Assessed Value

\$584,949

Previous Assessed

\$567,912

Assessor Market Value

\$1,251,817

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	2.00
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 1982	Resale	Warranty Deed	\$865,000	\$279	
Oct 25, 2021	Resale	Warranty Deed	\$865,000	\$279	\$692K
Feb 9, 2011	Quitclaim	Quit Claim Transfer			
Apr 11, 2007	Resale	Warranty Deed	\$150,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	4.7 mi
Roseburg High School	High	9–12	5.2 mi
Fremont Middle School	Middle	6–8	5.5 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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