

Residential - Vacant Land **RESIDENTIAL**

**1366 CEDAR RIDGE CT**  
ROSEBURG, OR 97471



**0.26 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$30,000 · Dec 15, 2021**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$780 (2025)</b> |
| Assessed Value        | <b>\$53,152</b>     |
| Previous Assessed     | <b>\$45,087</b>     |
| Assessor Market Value | <b>\$67,431</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | DOUGLAS                   |
| Lot (acres)   | 0.26                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|----------|--------------------|------|
| Dec 13, 2021 | Resale    | Warranty Deed         | \$30,000 |                    |      |
| Dec 13, 2021 | Financing | Bargain And Sale Deed |          |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Hucrest Elementary School | Elementary | KG–5   | 0.6 mi   |
| Roseburg High School      | High       | 9–12   | 2.0 mi   |
| Joseph Lane Middle School | Middle     | 6–8    | 2.4 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<br>CRIME INDEX | 117<br>AIR POLLUTION | 30,562<br>POPULATION | \$70K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 48%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

Occupancy

**Absentee owner**