

Rural Residence

RESIDENTIAL

738 RIVER BEND RD

ROSEBURG, OR 97471

\$566,225 TopHap Estimate · \$268 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,116 ft²

LIVING AREA

1.32 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$566K

\$537K low

\$596K high

Est. Owner Equity

\$341,225

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax

\$3,292 (2025)

Assessed Value

\$351,906

Previous Assessed

\$341,657

Assessor Market Value

\$656,065

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.32
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2017	Financing	Intrafamily Transfer			\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	6.0 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 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	Owner occupied
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