

Rural Residence

RESIDENTIAL

393 RIVER BEND RD

ROSEBURG, OR 97471

\$446,429 TopHap Estimate · \$254 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,760 ft²

LIVING AREA

1.4 ac

LOT SIZE

1952

YEAR BUILT

2

PARKING

VALUATION

\$446K

\$428K low

\$465K high

Est. Owner Equity

\$426,429

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax

\$1,993 (2025)

Assessed Value

\$213,005

Previous Assessed

\$206,801

Assessor Market Value

\$416,057

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.40
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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 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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