

Single Family Residence **RESIDENTIAL**

326 W RIVERSIDE DR

ROSEBURG, OR 97470

\$285,179 TopHap Estimate · \$329 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

867 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$285K

\$259K low

\$312K high

Last Sale

\$225,000 · Aug 15, 2019

Est. Owner Equity

\$5,179

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,839 (2025)
Assessed Value	\$193,569
Previous Assessed	\$187,932
Assessor Market Value	\$387,482

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
View	Yes - Type Unknown

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2019	Resale	Warranty Deed	\$225,000	\$260	\$194K
Aug 22, 2016	Resale	Warranty Deed	\$207,000	\$239	\$197K
Sep 25, 2015	Resale	Warranty Deed	\$205,000	\$236	\$164K
Jul 24, 2013	Resale	Warranty Deed	\$190,000	\$219	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roseburg High School	High	9–12	0.2 mi
Fir Grove Elementary School	Elementary	KG–5	0.8 mi
Fremont Middle School	Middle	6–8	1.1 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------