

Rural Residence

RESIDENTIAL

822 RIVER BEND RD

ROSEBURG, OR 97471

\$442,995 TopHap Estimate · \$264 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,676 ft²

LIVING AREA

0.96 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$443K

\$391K low

\$495K high

Last Sale

\$142,500 · Apr 1, 1994

Est. Owner Equity

\$442,995

TAX & ASSESSMENT

Property Tax

\$2,541 (2025)

Assessed Value

\$271,632

Previous Assessed

\$263,721

Assessor Market Value

\$457,663

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.96
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Shed · 336 ft²

Greenhouse

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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