

Single Family Residence **RESIDENTIAL**

26 N RIVER DR

ROSEBURG, OR 97470

\$524,582 TopHap Estimate · \$307 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,706 ft²

LIVING AREA

0.25 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$525K

\$408K low

\$641K high

Est. Owner Equity

\$464,582

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,446 (2025)
Assessed Value	\$261,513
Previous Assessed	\$253,897
Assessor Market Value	\$446,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 224 ft²

Shed · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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