

Single Family Residence **RESIDENTIAL**

82 N RIVER DR

ROSEBURG, OR 97470

\$650,000 TopHap Estimate · \$301 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,160 ft²
LIVING AREA

0.4 ac
LOT SIZE

1970
YEAR BUILT

2
PARKING

VALUATION

\$650K

\$606K low

\$694K high

Last Sale

\$500,000 · Apr 30, 2026

Est. Owner Equity

\$650,000

TAX & ASSESSMENT

Property Tax	\$3,674 (2025)
Assessed Value	\$392,712
Previous Assessed	\$392,712
Assessor Market Value	\$635,422

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.40
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 1,180 ft²

Patio · 100 ft²

CLIMATE RISK

35
FLOOD

52
WILDFIRE

41
HEAT

78
STORM

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2026	Resale	Warranty Deed	\$500,000	\$231	\$335K
Jul 7, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.5 mi
Roseburg High School	High	9–12	5.0 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 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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