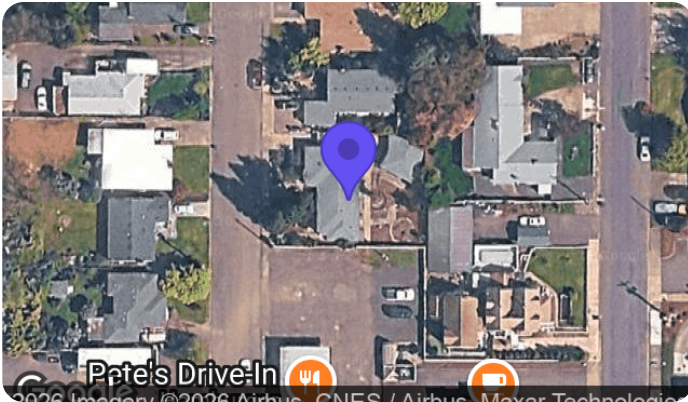


Duplex (2 Units, Any Combination)

RESIDENTIAL

537 W BALLF ST

ROSEBURG, OR 97471



2

BEDS

1

BATHS

1,696 ft²

LIVING AREA

0.17 ac

LOT SIZE

1953

YEAR BUILT

2

PARKING

VALUATION

Last Sale

\$350,000 · Mar 13, 2025

TAX & ASSESSMENT

Property Tax	\$3,085 (2025)
Assessed Value	\$210,354
Previous Assessed	\$157,188
Assessor Market Value	\$245,454

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	DOUGLAS
Lot (acres)	0.17
Roof	Composition Shingle
Heating	Baseboard
Garage	Garage, Detached
Pool	No

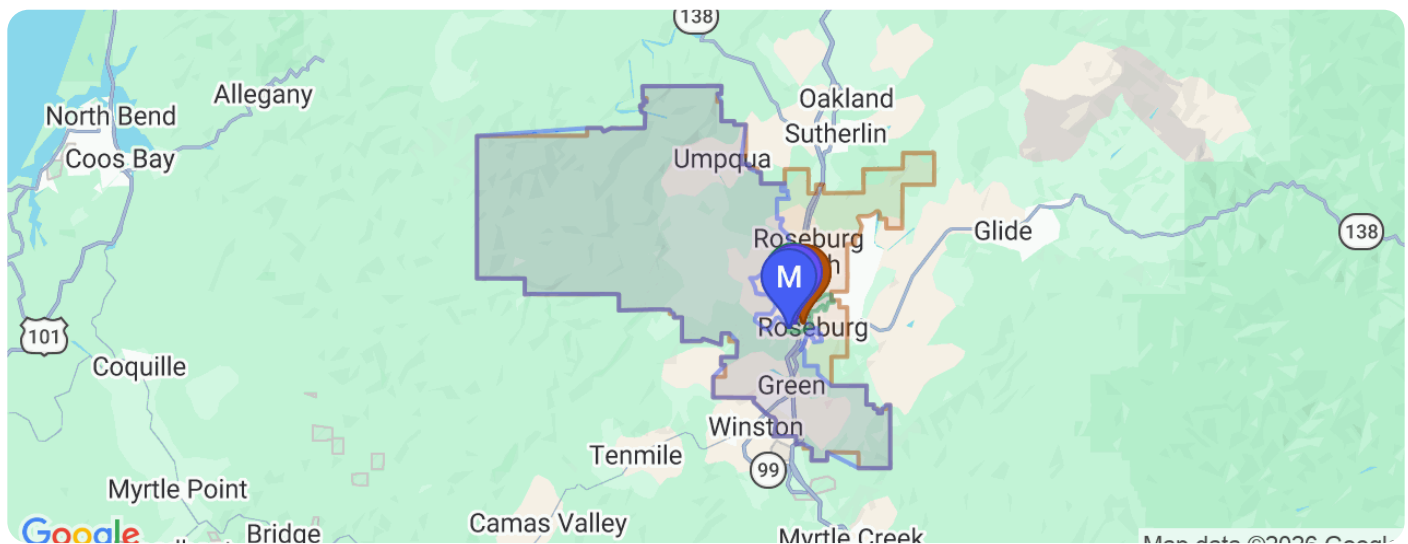
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2025	Resale	Warranty Deed	\$350,000	\$206	\$263K
Mar 31, 2021	Resale	Warranty Deed	\$260,000	\$153	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fir Grove Elementary School	Elementary	KG–5	0.1 mi
Fremont Middle School	Middle	6–8	0.5 mi
Roseburg High School	High	9–12	0.5 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	Absentee owner
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