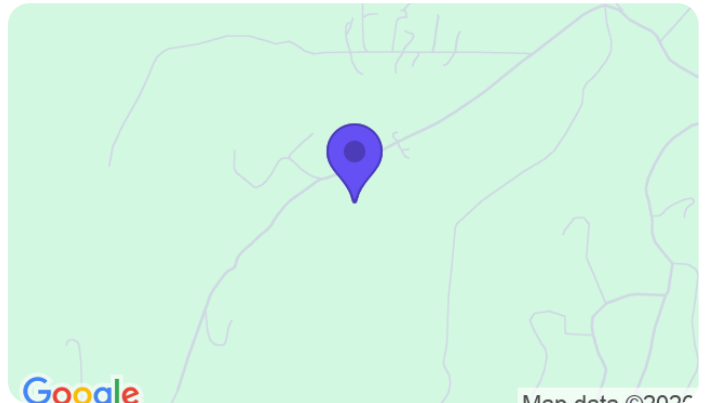


Residential (General/Single) **RESIDENTIAL**

1982 SAN SOUCI DR

ROSEBURG, OR 97471

\$371,476 TopHap Estimate · \$175 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

2,120 ft²
LIVING AREA

5 ac
LOT SIZE

1970
YEAR BUILT

4
PARKING

VALUATION

\$371K

\$334K low

\$409K high

Last Sale

\$349,000 · May 8, 2025

Est. Owner Equity

\$57,376

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,344 (2025)
Assessed Value	\$250,587
Previous Assessed	\$243,289
Assessor Market Value	\$369,604

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	5.00
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 120 ft²

Shed

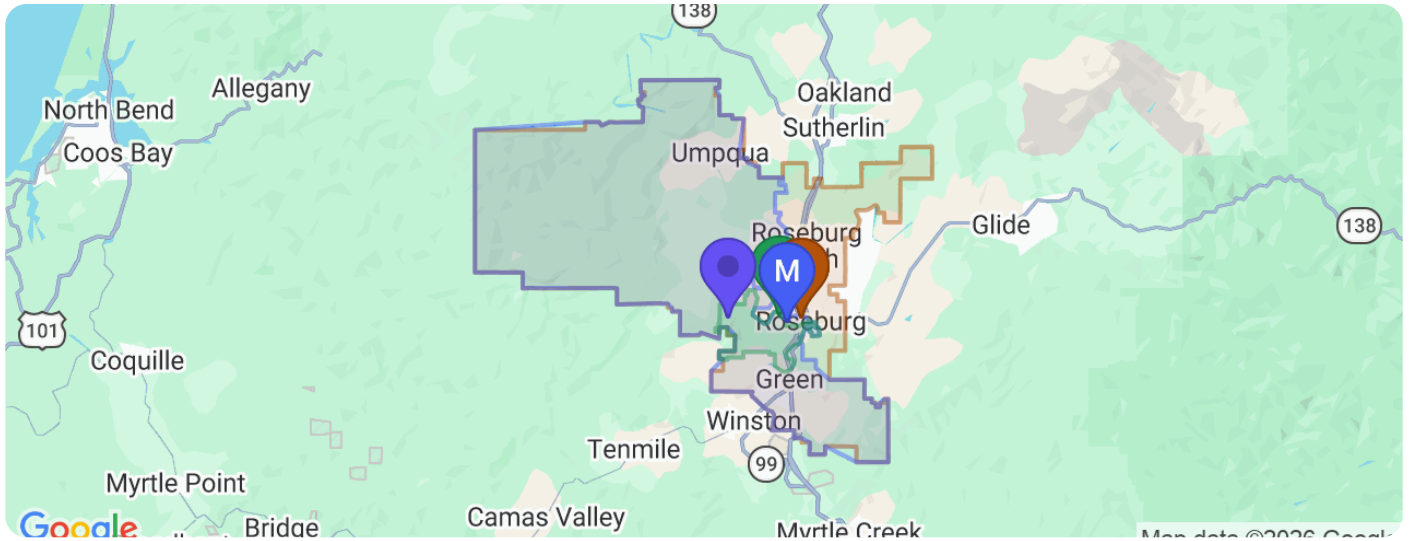
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2025	Resale	Warranty Deed	\$349,000	\$165	\$314K
Nov 5, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	3.3 mi
Fremont Middle School	Middle	6–8	3.8 mi
Roseburg High School	High	9–12	4.7 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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