

Residential (General/Single)

RESIDENTIAL

586 RIVER BEND RD

ROSEBURG, OR 97471

\$632,482 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,120 ft²

LIVING AREA

1.19 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$632K

\$574K low

\$691K high

Last Sale

\$615,000 · Apr 21, 2025

Est. Owner Equity

\$48,232

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$4,054 (2025)

Assessed Value

\$433,394

Previous Assessed

\$420,375

Assessor Market Value

\$782,301

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.19
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 834 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2025	Resale	Warranty Deed	\$615,000	\$290	\$584K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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 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
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