

Rural Residence

RESIDENTIAL

612 RIVER BEND RD

ROSEBURG, OR 97471

\$497,727 TopHap Estimate · \$321 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,552 ft²

LIVING AREA

1.46 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$498K

\$460K low

\$535K high

Last Sale

\$125,000 · Nov 1, 1991

Est. Owner Equity

\$497,727

TAX & ASSESSMENT

Property Tax

\$2,734 (2025)

Assessed Value

\$292,265

Previous Assessed

\$283,753

Assessor Market Value

\$619,514

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.46
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 486 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2023	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.8 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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