

Single Family Residence **RESIDENTIAL**

99 N RIVER DR

ROSEBURG, OR 97470

\$741,740 TopHap Estimate · \$252 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,948 ft²

LIVING AREA

0.52 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$742K

\$683K low

\$801K high

Last Sale

\$50,000 · Aug 1, 1996

Est. Owner Equity

\$376,540

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,317 (2025)
Assessed Value	\$461,470
Previous Assessed	\$448,030
Assessor Market Value	\$729,741

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.52
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 800 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 mi
Joseph Lane Middle School	Middle	6–8	3.6 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------