

Rural Residence

RESIDENTIAL

234 RIVER BEND RD

ROSEBURG, OR 97471

\$413,814 TopHap Estimate · \$176 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,354 ft²

LIVING AREA

0.48 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$414K

\$401K low

\$426K high

Est. Owner Equity

\$26,564

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,644 (2025)
Assessed Value	\$389,539
Previous Assessed	\$368,103
Assessor Market Value	\$622,398

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.48
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 182 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2010	Financing	Intrafamily Transfer			\$199K
Jan 12, 2007	Quitclaim	Quit Claim Transfer			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	4.9 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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 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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