

Rural Residence

RESIDENTIAL

446 RIVERSHORE DR

ROSEBURG, OR 97470

\$497,526 TopHap Estimate · \$279 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,782 ft²

LIVING AREA

0.65 ac

LOT SIZE

1995

YEAR BUILT

2

PARKING

VALUATION

\$498K

\$464K low

\$531K high

Est. Owner Equity

\$150,046

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,543 (2025)
Assessed Value	\$283,200
Previous Assessed	\$274,952
Assessor Market Value	\$410,932

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.65
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Garage	Garage, Detached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.8 mi
Glide Middle School	Middle	7–8	1.8 mi
Glide Elementary School	Elementary	KG–6	2.2 mi

District: Glide School District 12

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