

Single Family Residence **RESIDENTIAL**

87 N RIVER DR

ROSEBURG, OR 97470

\$526,181 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

1,926 ft²

LIVING AREA

0.21 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$526K

\$498K low

\$555K high

Est. Owner Equity

\$526,181

TAX & ASSESSMENT

Property Tax	\$3,259 (2025)
Assessed Value	\$348,351
Previous Assessed	\$338,205
Assessor Market Value	\$568,257

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.21
Foundation	Mat/Raft Foundation (Slab)
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
View	Yes - Type Unknown

Shed · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2026	Financing	Warranty Deed			
Dec 6, 2012	Quitclaim	Quit Claim Transfer			
Nov 28, 2012	Quitclaim	Quit Claim Transfer			\$177K
Apr 1, 2010	Quitclaim	Quit Claim Transfer			\$180K
Jun 7, 2004	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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