

Rural Residence

RESIDENTIAL

369 DODSON VIEW RD

ROSEBURG, OR 97471

\$426,702 TopHap Estimate · \$228 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,872 ft²

LIVING AREA

0.64 ac

LOT SIZE

1991

YEAR BUILT

VALUATION

\$427K

\$403K low

\$451K high

Last Sale

\$164,900 · Oct 19, 2004

Est. Owner Equity

\$12,376

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$2,347 (2025)
Assessed Value	\$250,847
Previous Assessed	\$243,541
Assessor Market Value	\$414,628

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.64
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
View	Yes - Type Unknown

Deck · 190 ft²

Shed · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2015	Financing	Intrafamily Transfer			\$40K
Oct 15, 2004	Resale	Grant Deed	\$164,900	\$88	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Green Elementary School	Elementary	KG–5	0.7 mi
Fremont Middle School	Middle	6–8	5.0 mi
Roseburg High School	High	9–12	5.5 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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