

Single Family Residence **RESIDENTIAL**

263 N RIVER DR

ROSEBURG, OR 97470

\$402,919 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,210 ft²

LIVING AREA

0.38 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$403K

\$386K low

\$420K high

Last Sale

\$105,000 · Dec 1, 1992

Est. Owner Equity

\$344,919

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$2,577 (2025)
Assessed Value	\$275,505
Previous Assessed	\$267,481
Assessor Market Value	\$473,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.38
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Basement
View	Yes - Type Unknown

Deck · 240 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.1 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
-----------	-----------------------