

Rural Residence

**RESIDENTIAL**

# 360 RIVER BEND RD

ROSEBURG, OR 97471

**\$439,853** TopHap Estimate · confidence 71 · as of Jul 14, 2026



**1.51 ac**  
LOT SIZE

**2001**  
YEAR BUILT

## VALUATION

**\$440K**

\$312K low

\$567K high

Last Sale

**\$150,000 · Jan 27, 2004**

Est. Owner Equity

**\$439,853**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$749 (2025) |
| Assessed Value        | \$80,047     |
| Previous Assessed     | \$77,716     |
| Assessor Market Value | \$349,695    |

## PROPERTY FACTS

|               |                                        |
|---------------|----------------------------------------|
| Property Type | Rural Residence                        |
| County        | Douglas                                |
| Lot (acres)   | 1.51                                   |
| Roof          | Roll Composition (rolled Mineral Roof) |
| Heating       | None                                   |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|-----------|--------------------|------|
| Jan 13, 2004 | Resale | Warranty Deed | \$150,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Melrose Elementary School | Elementary | KG–5   | 5.0 mi   |
| Roseburg High School      | High       | 9–12   | 6.0 mi   |
| Fremont Middle School     | Middle     | 6–8    | 6.1 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 97471**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>30,562</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|