

Single Family Residence **RESIDENTIAL**

90 N RIVER DR

ROSEBURG, OR 97470

\$735,826 TopHap Estimate · \$331 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,221 ft²

LIVING AREA

0.52 ac

LOT SIZE

1973

YEAR BUILT

2

PARKING

VALUATION

\$736K

\$642K low

\$830K high

Est. Owner Equity

\$589,340

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,302 (2025)
Assessed Value	\$566,794
Previous Assessed	\$550,286
Assessor Market Value	\$954,796

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.52
Foundation	Mat/Raft Foundation (Slab)
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 800 ft²

Shed · 143 ft²

Porch · 352 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2016	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	3.5 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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