

Single Family Residence **RESIDENTIAL**

# 456 CHANDLER DR

ROSEBURG, OR 97471

**\$428,044** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**2,049 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$428K**

\$387K low

\$469K high

Last Sale

**\$415,000 · Jul 28, 2025**

Est. Owner Equity

**\$6,154**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,555 (2025) |
| Assessed Value        | \$273,113      |
| Previous Assessed     | \$265,159      |
| Assessor Market Value | \$451,533      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | DOUGLAS                          |
| Lot (acres)   | 0.20                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Pool          | No                               |

Deck · 233 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Jun 29, 2026 | Financing       | Mortgage              |           |        | \$422K |
| Jul 25, 2025 | Resale          | Warranty Deed         | \$415,000 | \$203  | \$415K |
| Dec 4, 2023  | Financing       | Bargain And Sale Deed |           |        |        |
| Dec 4, 2023  | Financing       | Bargain And Sale Deed |           |        |        |
| Jul 22, 2022 | Non-arms-length | Trustees Deed         | \$267,343 | \$130  |        |
| Oct 9, 2017  | Quitclaim       | Quit Claim Transfer   |           |        | \$233K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Green Elementary School | Elementary | KG–5   | 0.3 mi   |
| Fremont Middle School   | Middle     | 6–8    | 4.5 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 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>Owner occupied</b> |
|-----------|-----------------------|