

Rural Residence

RESIDENTIAL

3868 RESTON RD

ROSEBURG, OR 97471

\$370,513 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,782 ft²

LIVING AREA

1.25 ac

LOT SIZE

2005

YEAR BUILT

VALUATION

\$371K

\$337K low

\$404K high

Est. Owner Equity

\$250,513

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$116 (2025)
Assessed Value	\$4,921
Previous Assessed	\$4,778
Assessor Market Value	\$11,760

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.25
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
View	Yes - Type Unknown

Deck · 610 ft²

CLIMATE RISK

98
FLOOD

61
WILDFIRE

13
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lookingglass Elementary School	Elementary	PK–5	7.4 mi
Douglas High School	High	9–12	9.0 mi
Winston Middle School	Middle	6–8	10.4 mi

District: Winston-Dillard School District 116

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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