

Rural Residence

RESIDENTIAL

744 RIVER BEND RD

ROSEBURG, OR 97471

\$699,171 TopHap Estimate · \$273 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,558 ft²

LIVING AREA

2.06 ac

LOT SIZE

1962

YEAR BUILT

2

PARKING

VALUATION

\$699K

\$648K low

\$750K high

Last Sale

\$446,000 · Nov 21, 2019

Est. Owner Equity

\$342,371

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$3,833 (2025)

Assessed Value

\$409,714

Previous Assessed

\$397,781

Assessor Market Value

\$727,394

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.06
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 216 ft²

Shed · 252 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2019	Resale	Warranty Deed	\$446,000	\$174	\$357K
Aug 28, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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

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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