

Rural Residence

RESIDENTIAL

463 RIVER BEND RD

ROSEBURG, OR 97471

\$303,684 TopHap Estimate · \$239 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,269 ft²

LIVING AREA

0.53 ac

LOT SIZE

1981

YEAR BUILT

1

PARKING

VALUATION

\$304K

\$276K low

\$331K high

Last Sale

\$16,000 · Mar 1, 1986

Est. Owner Equity

\$303,684

TAX & ASSESSMENT

Property Tax

\$1,077 (2025)

Assessed Value

\$115,127

Previous Assessed

\$111,774

Assessor Market Value

\$218,715

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.53
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 120 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.9 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

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