

Single Family Residence **RESIDENTIAL**

110 N RIVER DR

ROSEBURG, OR 97470

\$729,373 TopHap Estimate · \$341 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,141 ft²

LIVING AREA

0.5 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$729K

\$672K low

\$787K high

Last Sale

\$420,000 · Sep 18, 2015

Est. Owner Equity

\$679,373

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$5,190 (2025)
Assessed Value	\$554,742
Previous Assessed	\$538,585
Assessor Market Value	\$895,804

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 600 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2023	Financing	Intrafamily Transfer			
Sep 17, 2015	Resale	Warranty Deed	\$420,000	\$196	\$336K
Jan 14, 2013	Quitclaim	Quit Claim Transfer			
Sep 15, 2010	Resale	Warranty Deed	\$449,900	\$210	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 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	Absentee owner
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