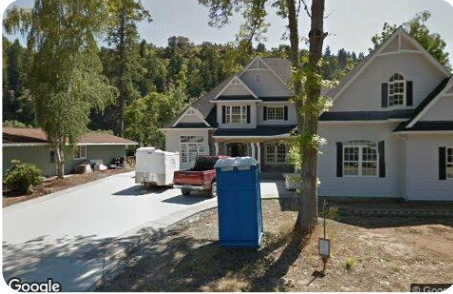


Single Family Residence **RESIDENTIAL**

100 N RIVER DR

ROSEBURG, OR 97470

\$1,021,695 TopHap Estimate · \$278 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,676 ft²
LIVING AREA

0.45 ac
LOT SIZE

2011
YEAR BUILT

4
PARKING

VALUATION

\$1M

\$972K low

\$1.1M high

Last Sale

\$275,000 · May 12, 2010

Est. Owner Equity

\$773,695

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$7,172 (2025)
Assessed Value	\$766,669
Previous Assessed	\$744,339
Assessor Market Value	\$1,310,575

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.45
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2025	Financing	Intrafamily Transfer			
Aug 20, 2018	Quitclaim	Quit Claim Transfer			\$552K
Oct 14, 2011	Financing	Intrafamily Transfer			\$559K
May 11, 2010	Resale	Warranty Deed	\$275,000	\$75	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 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	Owner occupied
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