

Single Family Residence **RESIDENTIAL**

540 SE ROSE RIDGE DR

WINSTON, OR 97496

\$398,758 TopHap Estimate · \$250 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,597 ft²
LIVING AREA

0.19 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$399K

\$387K low

\$410K high

Last Sale

\$370,000 · Oct 19, 2022

Est. Owner Equity

\$65,758

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$4,169 (2025)
Assessed Value	\$250,893
Previous Assessed	\$243,586
Assessor Market Value	\$408,255

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2022	Resale	Warranty Deed	\$370,000	\$232	\$333K
Jul 20, 2021	Non-arms-length	Re-Recorded Document	\$340,000	\$213	\$306K
Nov 23, 2020	Financing	Mortgage			\$248K
May 6, 2020	Resale	Warranty Deed	\$35,000	\$22	\$34K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.7 mi
Douglas High School	High	9–12	1.9 mi
Brockway Elementary School	Elementary	PK–2	2.2 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 97496

125 CRIME INDEX	117 AIR POLLUTION	7,529 POPULATION	\$55K 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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