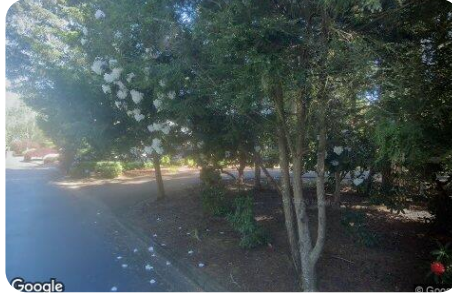


Residential (General/Single) **RESIDENTIAL**

251 RIVER CLUB DR

ROSEBURG, OR 97471

\$1,515,619 TopHap Estimate · \$211 / ft² · confidence 81 · as of Jul 14, 2026



8

BEDS

7

BATHS

7,189 ft²

LIVING AREA

2.22 ac

LOT SIZE

1973

YEAR BUILT

4

PARKING

VALUATION

\$1.5M

\$1.2M low

\$1.8M high

Last Sale

\$375,000 · Dec 16, 2004

Est. Owner Equity

\$915,619

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$14,754 (2025)
Assessed Value	\$1,577,090
Previous Assessed	\$1,531,156
Assessor Market Value	\$2,596,961

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	2.22
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Stable

Deck · 265 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2007	Quitclaim	Quit Claim Transfer			
Dec 10, 2004	Resale	Warranty Deed	\$375,000	\$52	\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	2.9 mi
Fremont Middle School	Middle	6–8	4.8 mi
Roseburg High School	High	9–12	4.9 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	Absentee owner
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