

Rural Residence

RESIDENTIAL

430 RIVER BEND RD

ROSEBURG, OR 97471

\$711,414 TopHap Estimate · confidence 75 · as of Jul 14, 2026

1.81 ac

LOT SIZE

VALUATION

\$711K

\$535K low

\$887K high

Last Sale

\$452,000 · Apr 22, 2019

Est. Owner Equity

\$428,414

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$919 (2025)

Assessed Value

\$98,202

Previous Assessed

\$95,342

Assessor Market Value

\$201,277

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.81
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2009	Quitclaim	Quit Claim Transfer			
Dec 16, 2009	Quitclaim	Quit Claim Transfer			\$130K
Sep 14, 2007	Quitclaim	Quit Claim Transfer			
Sep 13, 2007	Quitclaim	Quit Claim Transfer			\$153K
Aug 14, 2006	Quitclaim	Quit Claim Transfer			
Jun 14, 2006	Quitclaim	Quit Claim Transfer			
May 31, 2006	Quitclaim	Quit Claim Transfer			\$110K
May 16, 2005	Quitclaim	Quit Claim Transfer			
May 16, 2005	Quitclaim	Quit Claim Transfer			
May 16, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	6.0 mi
Fremont Middle School	Middle	6–8	6.2 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
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