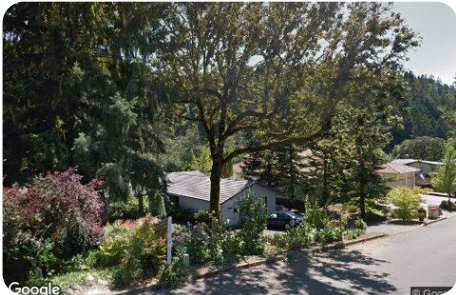


Residential - Vacant Land **RESIDENTIAL**

N RIVER DR
ROSEBURG, OR 97470



0.12 ac
LOT SIZE

VALUATION

Last Sale **\$400,000 · Jun 22, 2020**

TAX & ASSESSMENT

Property Tax	\$5 (2025)
Assessed Value	\$500
Previous Assessed	\$500
Assessor Market Value	\$500

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Douglas
Lot (acres)	0.12
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2026	Financing	Warranty Deed			
Jun 18, 2020	Resale	Warranty Deed	\$400,000		\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 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