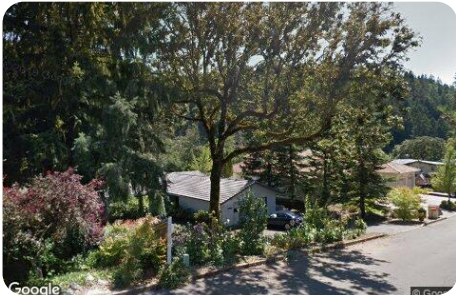


Residential - Vacant Land

RESIDENTIAL

N RIVER DR  
ROSEBURG, OR 97470



0.12 ac  
LOT SIZE

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 <sup>2</sup> | LOAN |
|-------------|-----------------|------------|-----------|--------------------|------|
| Oct 3, 2006 | Non-arms-length | Grant Deed | \$285,000 |                    |      |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|