

Residential - Vacant Land **RESIDENTIAL**

N RIVER DR
ROSEBURG, OR 97470



3.12 ac
LOT SIZE

TAX & ASSESSMENT

Property Tax	\$1 (2025)
Assessed Value	\$100
Previous Assessed	\$100
Assessor Market Value	\$100

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Douglas
Lot (acres)	3.12
Heating	None

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2026	Financing	Intrafamily Transfer			
May 14, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.2 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.1 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.