

Rural Residence

RESIDENTIAL

4218 RESTON RD

ROSEBURG, OR 97471

\$275,733 TopHap Estimate · \$232 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,188 ft²

LIVING AREA

2.32 ac

LOT SIZE

VALUATION

\$276K

\$254K low

\$298K high

Est. Owner Equity

\$275,733

TAX & ASSESSMENT

Property Tax

\$139 (2025)

Assessed Value

\$7,876

Previous Assessed	\$7,647
Assessor Market Value	\$12,369

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.32
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Heat Pump
View	Yes - Type Unknown

CLIMATE RISK

10
FLOOD

61
WILDFIRE

37
HEAT

96
STORM

22
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2024	Financing	Intrafamily Transfer			\$135K
Sep 14, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lookingglass Elementary School	Elementary	PK–5	7.4 mi
Douglas High School	High	9–12	9.2 mi
Winston Middle School	Middle	6–8	10.6 mi

District: Winston-Dillard School District 116

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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