

Residential (General/Single)

RESIDENTIAL

448 RESTON RD

ROSEBURG, OR 97471

\$550,245 TopHap Estimate · \$261 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,112 ft²

LIVING AREA

2.1 ac

LOT SIZE

2019

YEAR BUILT

2

PARKING

VALUATION

\$550K

\$507K low

\$593K high

Last Sale

\$530,000 · Mar 2, 2022

Est. Owner Equity

\$165,245

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$3,220 (2025)
Assessed Value	\$313,545
Previous Assessed	\$306,759
Assessor Market Value	\$537,218

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	2.10
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2022	Resale	Warranty Deed	\$530,000	\$251	\$385K
Mar 1, 2022	Financing	Intrafamily Transfer			
Aug 16, 2018	Resale	Warranty Deed	\$84,600	\$40	
Aug 28, 2016	Resale	Warranty Deed	\$74,900	\$35	
Sep 12, 2005	Resale	Warranty Deed	\$72,000	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas High School	High	9–12	7.1 mi
Lookingglass Elementary School	Elementary	PK–5	7.3 mi
Winston Middle School	Middle	6–8	8.5 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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