

Rural Residence

RESIDENTIAL

450 RESTON RD

ROSEBURG, OR 97471

\$495,905 TopHap Estimate · \$298 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,664 ft²

LIVING AREA

2.01 ac

LOT SIZE

2016

YEAR BUILT

2

PARKING

VALUATION

\$496K

\$455K low

\$537K high

Last Sale

\$399,600 · Jan 15, 2021

Est. Owner Equity

\$495,905

TAX & ASSESSMENT

Property Tax	\$2,969 (2025)
Assessed Value	\$288,540
Previous Assessed	\$280,136
Assessor Market Value	\$573,402

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.01
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 14, 2021	Resale	Warranty Deed	\$399,600	\$240	
Sep 11, 2019	Resale	Warranty Deed	\$350,000	\$210	\$315K
Apr 28, 2016	Resale	Warranty Deed	\$70,000	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas High School	High	9–12	7.2 mi
Lookingglass Elementary School	Elementary	PK–5	7.4 mi
Winston Middle School	Middle	6–8	8.6 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.