

Single Family Residence **RESIDENTIAL**

284 N RIVER DR

ROSEBURG, OR 97470

\$553,551 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,692 ft²

LIVING AREA

0.28 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$554K

\$508K low

\$599K high

Last Sale

\$332,000 · Jul 17, 2008

Est. Owner Equity

\$331,551

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,199 (2025)
Assessed Value	\$341,918
Previous Assessed	\$331,960
Assessor Market Value	\$590,522

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.28
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2008	Resale	Warranty Deed	\$332,000	\$196	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.8 mi
Joseph Lane Middle School	Middle	6–8	3.6 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

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

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