

Single Family Residence **RESIDENTIAL**

10 N RIVER DR

ROSEBURG, OR 97470

\$546,817 TopHap Estimate · \$272 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,012 ft²

LIVING AREA

0.28 ac

LOT SIZE

1970

YEAR BUILT

VALUATION

\$547K

\$442K low

\$651K high

Last Sale

\$289,000 · Sep 26, 2018

Est. Owner Equity

\$270,267

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,688 (2025)
Assessed Value	\$287,324
Previous Assessed	\$278,956
Assessor Market Value	\$457,399

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 · 64 ft²

Shed · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 7, 2018	Resale	Warranty Deed	\$289,000	\$144	\$275K
May 6, 2014	Resale	Warranty Deed	\$227,500	\$113	\$216K
Mar 31, 2009	Quitclaim	Quit Claim Transfer			
Aug 19, 2006	Resale	Warranty Deed	\$236,000	\$117	\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 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.

OWNERSHIP

Occupancy	Owner occupied
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