

Single Family Residence **RESIDENTIAL**

304 N RIVER DR

ROSEBURG, OR 97470

\$551,363 TopHap Estimate · \$197 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,800 ft²

LIVING AREA

0.3 ac

LOT SIZE

1974

YEAR BUILT

1

PARKING

VALUATION

\$551K

\$514K low

\$588K high

Last Sale

\$214,380 · Jun 24, 2014

Est. Owner Equity

\$91,963

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,242 (2025)
Assessed Value	\$346,597
Previous Assessed	\$336,502
Assessor Market Value	\$593,570

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Gazebo

Deck · 630 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2014	Resale	Warranty Deed	\$214,380	\$77	\$172K
May 21, 2012	Quitclaim	Quit Claim Transfer			
May 21, 2012	Resale	Warranty Deed	\$115,000	\$41	
Oct 6, 2009	Recorded document	Grant Deed			
Jul 22, 2005	Resale	Warranty Deed	\$250,000	\$89	\$180K

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	5.1 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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