

Single Family Residence **RESIDENTIAL**

390 N RIVER DR

ROSEBURG, OR 97470

\$416,356 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,430 ft²

LIVING AREA

0.22 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$416K

\$396K low

\$437K high

Last Sale

\$253,500 · Aug 9, 2017

Est. Owner Equity

\$106,356

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,099 (2025)
Assessed Value	\$224,380
Previous Assessed	\$217,845
Assessor Market Value	\$408,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 672 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2024	Financing	Intrafamily Transfer			
Aug 8, 2017	Resale	Warranty Deed	\$253,500	\$177	\$259K
Mar 11, 2015	Resale	Warranty Deed	\$215,000	\$150	\$172K
Mar 8, 2012	Resale	Warranty Deed	\$172,500	\$121	
Sep 7, 2004	Resale	Warranty Deed	\$199,900	\$140	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.2 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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