

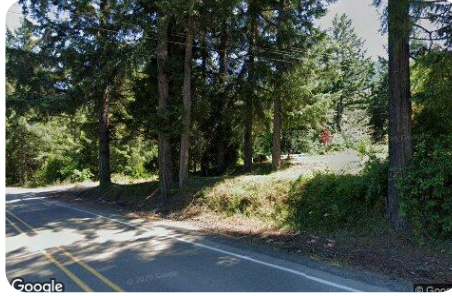
Rural Residence

RESIDENTIAL

3480 RESTON RD

ROSEBURG, OR 97471

\$368,915 TopHap Estimate · \$160 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,304 ft²

LIVING AREA

2.93 ac

LOT SIZE

1948

YEAR BUILT

VALUATION

\$369K

\$351K low

\$387K high

Last Sale

\$172,000 · Jan 31, 2006

Est. Owner Equity

\$197,502

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,977 (2025)
Assessed Value	\$189,577
Previous Assessed	\$184,056
Assessor Market Value	\$399,432

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	2.93
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Central
Fireplace	Yes
View	Yes - Type Unknown

Deck · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2006	Resale	Warranty Deed	\$172,000	\$75	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lookingglass Elementary School	Elementary	PK–5	7.3 mi
Douglas High School	High	9–12	8.7 mi
Winston Middle School	Middle	6–8	10.2 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.

OWNERSHIP

Occupancy	Owner occupied
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