

Rural Residence

RESIDENTIAL

857 RIVER BEND RD

ROSEBURG, OR 97471

\$206,108 TopHap Estimate · \$270 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

764 ft²

LIVING AREA

1.08 ac

LOT SIZE

VALUATION

\$206K

\$183K low

\$229K high

Last Sale

\$118,000 · Nov 17, 2006

Est. Owner Equity

\$206,108

TAX & ASSESSMENT

Property Tax	\$1,118 (2025)
Assessed Value	\$119,507
Previous Assessed	\$116,027
Assessor Market Value	\$207,530

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.08
Foundation	Concrete
Roof	Composition Shingle
Heating	Baseboard
Fireplace	Yes
View	Yes - Type Unknown

Deck · 80 ft²

Porch · 360 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2007	Recorded document	Grant Deed			
Nov 16, 2006	Resale	Grant Deed	\$118,000	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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 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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