

Single Family Residence **RESIDENTIAL**

1104 W WINTER RIDGE DR

ROSEBURG, OR 97471

\$496,918 TopHap Estimate · \$248 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,000 ft²
LIVING AREA

0.23 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$497K

\$470K low

\$524K high

Last Sale

\$300,000 · Feb 20, 2019

Est. Owner Equity

\$496,918

TAX & ASSESSMENT

Property Tax	\$4,909 (2025)
Assessed Value	\$334,661
Previous Assessed	\$324,914
Assessor Market Value	\$493,493

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 357 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2019	Resale	Warranty Deed	\$300,000	\$150	
Mar 27, 2006	Resale	Warranty Deed	\$370,000	\$185	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	0.6 mi
Fremont Middle School	Middle	6–8	0.7 mi
Roseburg High School	High	9–12	1.6 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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