

Rural Residence

RESIDENTIAL

444 RESTON RD

ROSEBURG, OR 97471

\$462,269 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,203 ft²

LIVING AREA

5 ac

LOT SIZE

1985

YEAR BUILT

2

PARKING

VALUATION

\$462K

\$427K low

\$498K high

Last Sale

\$309,900 · Feb 28, 2017

Est. Owner Equity

\$96,265

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,825 (2025)
Assessed Value	\$274,160
Previous Assessed	\$266,175
Assessor Market Value	\$511,866

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Carport (Unspecified)

Deck · 600 ft²

Shed · 120 ft²

CLIMATE RISK

1 FLOOD	64 WILDFIRE	39 HEAT	91 STORM	13 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2017	Resale	Warranty Deed	\$309,900	\$141	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Douglas High School	High	9–12	7.1 mi
Lookingglass Elementary School	Elementary	PK–5	7.2 mi
Winston Middle School	Middle	6–8	8.5 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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