

Single Family Residence **RESIDENTIAL**

22 N RIVER DR

ROSEBURG, OR 97470

\$513,248 TopHap Estimate · \$344 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,493 ft²

LIVING AREA

0.25 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$513K

\$486K low

\$541K high

Last Sale

\$279,000 · Jun 4, 2014

Est. Owner Equity

\$278,867

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,121 (2025)
Assessed Value	\$333,588
Previous Assessed	\$323,872
Assessor Market Value	\$529,278

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 335 ft²

Shed · 64 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2014	Resale	Warranty Deed	\$279,000	\$187	\$285K
Oct 25, 2007	Resale	Warranty Deed	\$355,000	\$238	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.1 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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