

Residential (General/Single)

RESIDENTIAL

524 RIVER BEND RD

ROSEBURG, OR 97471

\$807,652 TopHap Estimate · \$315 / ft² · confidence 91 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,566 ft²

LIVING AREA

1.02 ac

LOT SIZE

2020

YEAR BUILT

2

PARKING

VALUATION

\$808K

\$736K low

\$880K high

Last Sale

\$800,000 · May 6, 2024

Est. Owner Equity

\$807,652

TAX & ASSESSMENT

Property Tax	\$3,618 (2025)
Assessed Value	\$386,709
Previous Assessed	\$375,446
Assessor Market Value	\$889,424

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.02
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2024	Resale	Warranty Deed	\$800,000	\$312	\$800K
May 3, 2024	Resale	Warranty Deed	\$800,000	\$312	\$800K
May 7, 2021	Resale	Warranty Deed	\$575,000	\$224	\$588K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.1 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 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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