

Single Family Residence **RESIDENTIAL**

30 N RIVER DR

ROSEBURG, OR 97470

\$510,115 TopHap Estimate · \$307 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,660 ft²

LIVING AREA

0.25 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$510K

\$466K low

\$554K high

Last Sale

\$285,000 · Oct 5, 2006

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$2,869 (2025)
Assessed Value	\$306,637
Previous Assessed	\$297,706
Assessor Market Value	\$510,619

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 · 280 ft²

Patio · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 3, 2006	Resale	Warranty Deed	\$285,000	\$172	\$228K
Oct 3, 2006	Non-arms-length	Grant Deed	\$285,000	\$172	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 mi
Joseph Lane Middle School	Middle	6–8	3.7 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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