

Rural Residence

RESIDENTIAL

756 RIVER BEND RD

ROSEBURG, OR 97471

\$430,187 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,518 ft²

LIVING AREA

0.83 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$430K

\$410K low

\$450K high

Last Sale

\$265,000 · Sep 29, 2016

Est. Owner Equity

\$190,187

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$2,925 (2025)

Assessed Value

\$312,678

Previous Assessed

\$303,571

Assessor Market Value

\$516,118

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.83
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
View	Yes - Type Unknown

Shed · 192 ft²

Patio · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2016	Resale	Warranty Deed	\$265,000	\$175	\$235K
Sep 19, 2007	Resale	Warranty Deed	\$290,000	\$191	\$232K
Sep 19, 2007	Non-arms-length	Grant Deed	\$290,000	\$191	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.7 mi
Fremont Middle School	Middle	6–8	5.9 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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