

Single Family Residence **RESIDENTIAL**

96 N RIVER DR

ROSEBURG, OR 97470

\$616,515 TopHap Estimate · \$343 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,796 ft²

LIVING AREA

0.45 ac

LOT SIZE

1970

YEAR BUILT

2

PARKING

VALUATION

\$617K

\$563K low

\$670K high

Last Sale

\$236,657 · Mar 20, 2009

Est. Owner Equity

\$316,515

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,365 (2025)
Assessed Value	\$466,572
Previous Assessed	\$452,983
Assessor Market Value	\$770,733

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.45
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 532 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2012	Non-arms-length	Warranty Deed	\$350,000	\$195	\$255K
Mar 28, 2012	Financing	Trustees Deed			\$300K
Mar 20, 2009	Resale	Grant Deed	\$236,657	\$132	
Dec 28, 2006	Resale	Warranty Deed	\$499,000	\$278	\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 mi
Joseph Lane Middle School	Middle	6–8	3.5 mi
Roseburg High School	High	9–12	5.0 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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