

Single Family Residence **RESIDENTIAL**

173 NE ROSE RIDGE DR

WINSTON, OR 97496

\$323,224 TopHap Estimate · \$239 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,350 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$323K

\$312K low

\$334K high

Last Sale

\$210,000 · Dec 20, 2019

Est. Owner Equity

\$123,724

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,989 (2025)
Assessed Value	\$179,868
Previous Assessed	\$174,630
Assessor Market Value	\$325,272

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.14
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 6, 2019	Resale	Warranty Deed	\$210,000	\$156	\$200K
Dec 4, 2017	Financing	Intrafamily Transfer			\$120K
Aug 27, 2015	Quitclaim	Quit Claim Transfer			
Jul 14, 2004	Resale	Warranty Deed	\$142,800	\$106	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.8 mi
Douglas High School	High	9–12	1.8 mi
Brockway Elementary School	Elementary	PK–2	2.0 mi

District: Winston-Dillard School District 116

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 97496

125 CRIME INDEX	117 AIR POLLUTION	7,529 POPULATION	\$55K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------