

Single Family Residence **RESIDENTIAL**

42 N RIVER DR

ROSEBURG, OR 97470

\$1,064,555 TopHap Estimate · \$471 / ft² · confidence 87 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

2,260 ft²

LIVING AREA

0.9 ac

LOT SIZE

1982

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$925K low

\$1.2M high

Last Sale

\$900,000 · Oct 18, 2024

Est. Owner Equity

\$1,064,555

TAX & ASSESSMENT

Property Tax	\$4,892 (2025)
Assessed Value	\$522,942
Previous Assessed	\$507,711
Assessor Market Value	\$975,225

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.90
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2005	Resale	Warranty Deed	\$550,000	\$243	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.2 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.2 mi

District: Roseburg School District 4



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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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