

Single Family Residence **RESIDENTIAL**

# 1085 W WINTER RIDGE DR

ROSEBURG, OR 97471

**\$409,502** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,446 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1992**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$410K**

\$389K low

\$430K high

Last Sale

**\$189,000 · Oct 15, 2004**

Est. Owner Equity

**\$142,907**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,430 (2025) |
| Assessed Value        | \$233,872      |
| Previous Assessed     | \$227,061      |
| Assessor Market Value | \$353,200      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Douglas                    |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Heat Pump                  |
| Garage        | Garage, Attached           |
| View          | Yes - Type Unknown         |

Deck · 240 ft²

Shed · 80 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 12, 2004 | Resale | Warranty Deed | \$189,000 | \$131  | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Fullerton IV Elementary School | Elementary | KG–5   | 0.5 mi   |
| Fremont Middle School          | Middle     | 6–8    | 0.7 mi   |
| Roseburg High School           | High       | 9–12   | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>30,562</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|