

Single Family Residence **RESIDENTIAL**

240 N RIVER DR

ROSEBURG, OR 97470

\$1,106,721 TopHap Estimate · \$274 / ft² · confidence 82 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,040 ft²

LIVING AREA

0.74 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$907K low

\$1.3M high

Est. Owner Equity

\$18,821

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$7,847 (2025)
Assessed Value	\$838,778
Previous Assessed	\$814,348
Assessor Market Value	\$1,345,360

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.74
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Yes - Type Unknown

Deck · 920 ft²

Patio · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2005	Resale	Warranty Deed	\$770,000	\$191	\$578K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 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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