

Single Family Residence **RESIDENTIAL**

# 83 N RIVER DR

ROSEBURG, OR 97470

**\$503,555** TopHap Estimate · \$322 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,562 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$504K**

\$477K low

\$530K high

Last Sale

**\$305,000 · Sep 24, 2014**

Est. Owner Equity

**\$503,555**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,804 (2025) |
| Assessed Value        | \$299,756      |
| Previous Assessed     | \$291,026      |
| Assessor Market Value | \$519,198      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Douglas                    |
| Lot (acres)   | 0.28                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Tile                       |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| View          | Yes - Type Unknown         |

Deck · 611 ft²

Shed

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN  |
|--------------|--------|---------------|-----------|--------|-------|
| Sep 24, 2014 | Resale | Grant Deed    | \$305,000 | \$195  |       |
| Oct 20, 2005 | Resale | Warranty Deed | \$387,500 | \$248  | \$40K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Winchester Elementary School | Elementary | KG–5   | 1.0 mi   |
| Joseph Lane Middle School    | Middle     | 6–8    | 3.6 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|