

Single Family Residence **RESIDENTIAL**

245 NE ROSE RIDGE DR

WINSTON, OR 97496

\$319,682 TopHap Estimate · \$237 / ft² · confidence 94 · 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

\$320K

\$299K low

\$340K high

Last Sale

\$174,000 · Aug 21, 2017

Est. Owner Equity

\$143,925

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,972 (2025)
Assessed Value	\$178,868
Previous Assessed	\$173,659
Assessor Market Value	\$323,633

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
Aug 17, 2017	Resale	Warranty Deed	\$174,000	\$129	\$176K
Jul 14, 2004	Resale	Warranty Deed	\$135,000	\$100	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.8 mi
Douglas High School	High	9–12	1.9 mi
Brockway Elementary School	Elementary	PK–2	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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