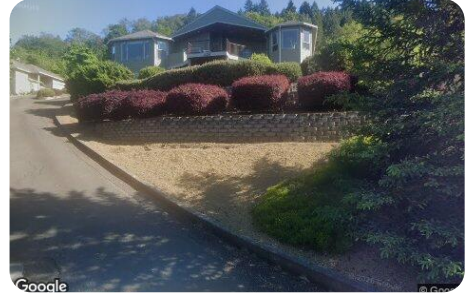
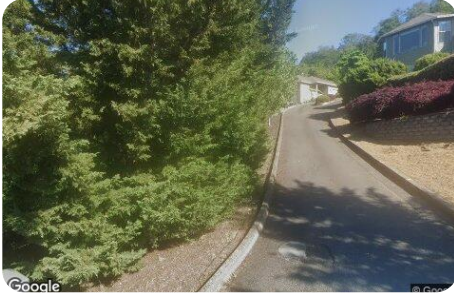


Single Family Residence **RESIDENTIAL**

1115 W WINTER RIDGE DR

ROSEBURG, OR 97471

\$857,595 TopHap Estimate · \$340 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,520 ft²
LIVING AREA

0.86 ac
LOT SIZE

2003
YEAR BUILT

3
PARKING

VALUATION

\$858K

\$779K low

\$936K high

Last Sale

\$385,000 · Oct 2, 2017

Est. Owner Equity

\$537,595

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$7,972 (2025)
Assessed Value	\$543,536
Previous Assessed	\$527,705
Assessor Market Value	\$814,356

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.86
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 612 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2017	Quitclaim	Quit Claim Transfer			
Sep 27, 2017	Resale	Warranty Deed	\$385,000	\$153	\$308K
Mar 8, 2017	Recorded document	Grant Deed			
Aug 12, 2015	Quitclaim	Quit Claim Transfer			
May 26, 2004	Resale	Warranty Deed	\$382,000	\$152	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fullerton IV Elementary School	Elementary	KG–5	0.6 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

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K 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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