

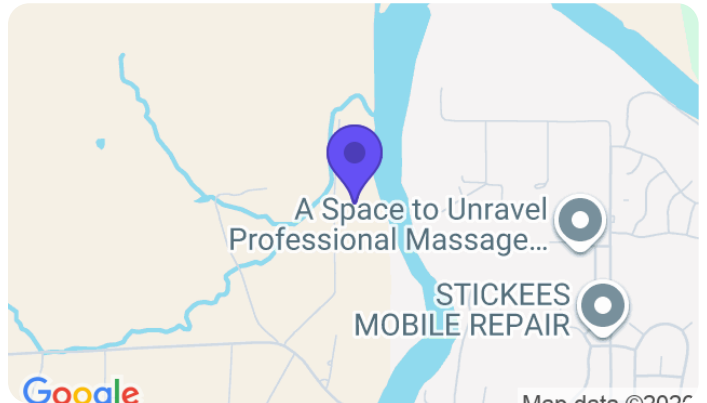
Residential (General/Single)

RESIDENTIAL

449 BAILEY DR

ROSEBURG, OR 97471

\$578,571 TopHap Estimate · \$311 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,858 ft²

LIVING AREA

0.84 ac

LOT SIZE

1981

YEAR BUILT

2

PARKING

VALUATION

\$579K

\$524K low

\$633K high

Last Sale

\$657,000 · May 20, 2022

Est. Owner Equity

\$578,571

TAX & ASSESSMENT

Property Tax	\$2,936 (2025)
Assessed Value	\$313,831
Previous Assessed	\$304,691
Assessor Market Value	\$592,562

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	0.84
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 574 ft²

Shed · 224 ft²

Porch · 168 ft²

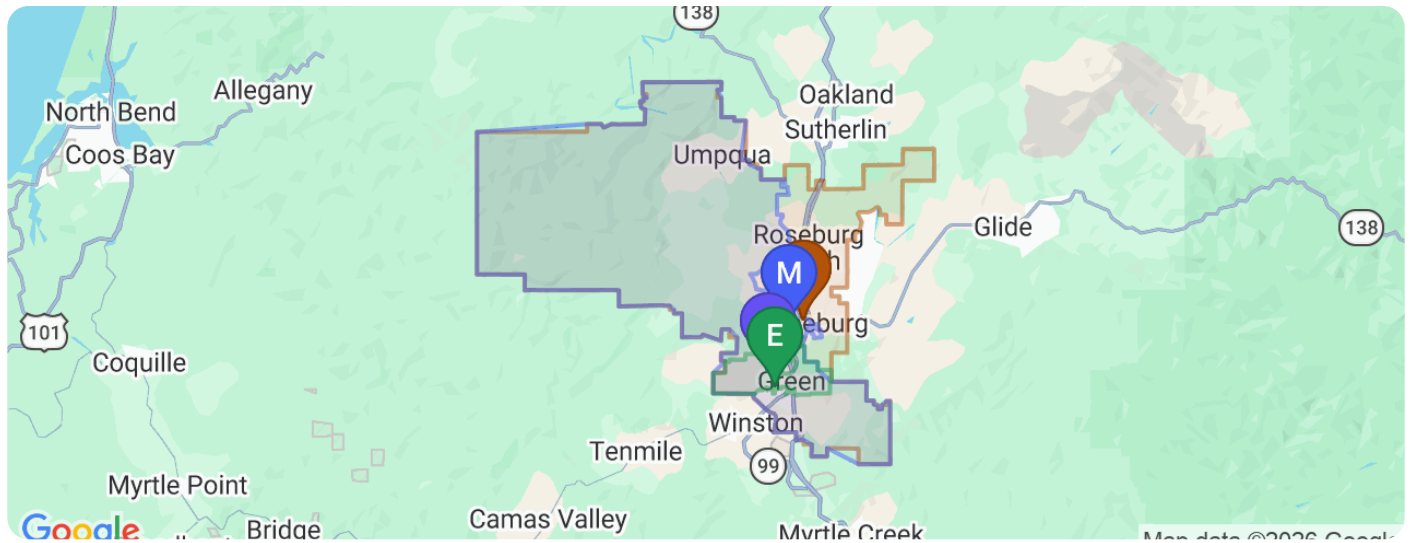
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2022	Resale	Warranty Deed	\$657,000	\$354	
Aug 8, 2016	Resale	Warranty Deed	\$429,000	\$231	\$259K
Jun 8, 2005	Resale	Warranty Deed	\$341,000	\$184	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sunnyslope Elementary School	Elementary	KG–5	1.0 mi
Fremont Middle School	Middle	6–8	3.3 mi
Roseburg High School	High	9–12	4.0 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 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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