

Single Family Residence **RESIDENTIAL**

2496 SE EAGLES REST AVE

ROSEBURG, OR 97470

\$323,287 TopHap Estimate · \$174 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,863 ft²

LIVING AREA

1.17 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$323K

\$304K low

\$342K high

Est. Owner Equity

\$323,287

TAX & ASSESSMENT

Property Tax	\$1,625 (2025)
Assessed Value	\$173,691
Previous Assessed	\$168,632
Assessor Market Value	\$231,373

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 370 ft²

Patio · 144 ft²

Porch · 208 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2024	Financing	Transfer On Death Deed			
Feb 28, 2005	Quitclaim	Quit Claim Transfer			
Sep 3, 2004	Resale	Warranty Deed	\$150,000	\$81	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastwood Elementary School	Elementary	KG–5	0.2 mi
Roseburg High School	High	9–12	1.8 mi
Joseph Lane Middle School	Middle	6–8	2.5 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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