

Single Family Residence **RESIDENTIAL**

256 NE ROSE RIDGE DR

WINSTON, OR 97496

\$315,808 TopHap Estimate · \$241 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,310 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

2

PARKING

VALUATION

\$316K

\$294K low

\$338K high

Last Sale

\$127,000 · May 2, 2013

Est. Owner Equity

\$221,308

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,951 (2025)
Assessed Value	\$177,584
Previous Assessed	\$172,412
Assessor Market Value	\$320,443

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.17
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
Sep 18, 2019	Quitclaim	Quit Claim Transfer			
Apr 26, 2013	Resale	Warranty Deed	\$127,000	\$97	\$95K
Sep 19, 2007	Resale	Warranty Deed	\$170,000	\$130	\$95K
Oct 5, 2005	Resale	Warranty Deed	\$35,000	\$27	
Jul 14, 2004	Resale	Warranty Deed	\$137,500	\$105	\$131K

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	Absentee owner
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