

Residential (General/Single)

RESIDENTIAL

633 RIVER BEND RD

ROSEBURG, OR 97471

\$388,602 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,447 ft²

LIVING AREA

0.79 ac

LOT SIZE

1972

YEAR BUILT

2

PARKING

VALUATION

\$389K

\$368K low

\$409K high

Last Sale

\$152,000 · Nov 5, 2024

Est. Owner Equity

\$133,102

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax

\$2,287 (2025)

Assessed Value

\$244,477

Previous Assessed

\$237,357

Assessor Market Value

\$420,797

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	0.79
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 510 ft²

Shed · 168 ft²

Patio · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2024	Non-arms-length	Warranty Deed	\$152,000	\$105	\$92K
Mar 21, 2019	Resale	Warranty Deed	\$235,000	\$162	\$161K
Sep 5, 2012	Resale	Warranty Deed	\$189,000	\$131	\$189K
Jan 27, 2011	Resale	Warranty Deed	\$195,000	\$135	\$138K
Jul 20, 2004	Recorded document	Grant Deed			
Aug 4, 2004	Resale	Warranty Deed	\$166,000	\$115	\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.0 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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