

Rural Residence

RESIDENTIAL

745 SABLE DR

ROSEBURG, OR 97470

\$742,002 TopHap Estimate · \$352 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,110 ft²

LIVING AREA

5 ac

LOT SIZE

1982

YEAR BUILT

2

PARKING

VALUATION

\$742K

\$709K low

\$775K high

Est. Owner Equity

\$742,002

TAX & ASSESSMENT

Property Tax	\$4,382 (2025)
Assessed Value	\$441,788
Previous Assessed	\$428,921
Assessor Market Value	\$839,385

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	5.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 640 ft²

Shed · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2004	Non-arms-length	Grant Deed	\$284,500	\$135	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	3.2 mi
Joseph Lane Middle School	Middle	6–8	5.5 mi
Roseburg High School	High	9–12	6.9 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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