

Single Family Residence **RESIDENTIAL**

191 N RIVER DR

ROSEBURG, OR 97470

\$465,859 TopHap Estimate · \$273 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,704 ft²

LIVING AREA

0.25 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$466K

\$444K low

\$488K high

Est. Owner Equity

\$300,859

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,624 (2025)
Assessed Value	\$280,461
Previous Assessed	\$272,293
Assessor Market Value	\$483,231

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 273 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 6, 2021	Financing	Intrafamily Transfer			\$165K
Jul 31, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.0 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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------