

Single Family Residence **RESIDENTIAL**

344 N RIVER DR

ROSEBURG, OR 97470

\$472,037 TopHap Estimate · \$412 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,145 ft²

LIVING AREA

0.33 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$472K

\$426K low

\$518K high

Last Sale

\$285,000 · Mar 6, 2020

Est. Owner Equity

\$307,037

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,514 (2025)
Assessed Value	\$268,683
Previous Assessed	\$260,858
Assessor Market Value	\$463,836

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.33
Foundation	Mat/Raft Foundation (Slab)
Roof	Builtup (layered Asphalt)
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 552 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2020	Resale	Warranty Deed	\$285,000	\$249	\$165K
Sep 20, 2017	Resale	Warranty Deed	\$260,000	\$227	
Jan 20, 2012	Quitclaim	Quit Claim Transfer			\$161K
Apr 21, 2006	Quitclaim	Quit Claim Transfer			
Nov 9, 2005	Resale	Warranty Deed	\$285,000	\$249	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.1 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
-----------	-----------------------