

Single Family Residence **RESIDENTIAL**

70 N RIVER DR

ROSEBURG, OR 97470

\$753,528 TopHap Estimate · \$167 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

4,512 ft²

LIVING AREA

0.59 ac

LOT SIZE

1978

YEAR BUILT

2

PARKING

VALUATION

\$754K

\$667K low

\$840K high

Last Sale

\$648,000 · Dec 18, 2024

Est. Owner Equity

\$753,528

TAX & ASSESSMENT

Property Tax	\$4,966 (2025)
Assessed Value	\$530,840
Previous Assessed	\$486,850
Assessor Market Value	\$910,533

PROPERTY FACTS

Property Type	Single Family Residence
County	DOUGLAS
Lot (acres)	0.59
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 680 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2024	Resale	Warranty Deed	\$648,000	\$144	\$583K
Mar 11, 2019	Non-arms-length	Grant Deed	\$595,000	\$132	
Dec 31, 2015	Quitclaim	Quit Claim Transfer			
Oct 21, 2006	Resale	Warranty Deed	\$415,000	\$92	\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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