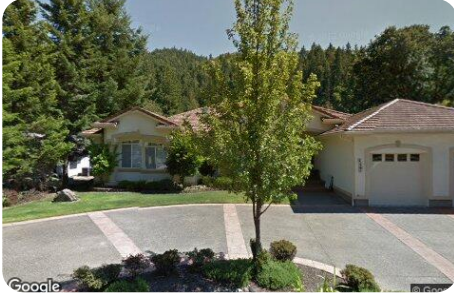


Single Family Residence **RESIDENTIAL**

86 N RIVER DR

ROSEBURG, OR 97470

\$1,026,153 TopHap Estimate · \$255 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,020 ft²

LIVING AREA

0.4 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1M

\$943K low

\$1.1M high

Last Sale

\$600,000 · Apr 17, 2012

Est. Owner Equity

\$526,153

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,765 (2025)
Assessed Value	\$723,195
Previous Assessed	\$702,132
Assessor Market Value	\$1,307,763

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.40
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 965 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2020	Financing	Intrafamily Transfer			\$500K
Apr 16, 2012	Resale	Warranty Deed	\$600,000	\$149	\$159K
Feb 5, 2002	Non-arms-length	Warranty Deed	\$450,000	\$112	\$353K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	1.0 mi
Joseph Lane Middle School	Middle	6–8	3.5 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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