

Single Family Residence

RESIDENTIAL

1749 NW RIVERVIEW DR

ROSEBURG, OR 97471

\$614,647 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,692 ft²

LIVING AREA

1.25 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$615K

\$584K low

\$645K high

Last Sale

\$475,000 · Oct 7, 2019

Est. Owner Equity

\$339,647

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,301 (2025)
Assessed Value	\$429,596
Previous Assessed	\$417,084
Assessor Market Value	\$730,033

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	1.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 108 ft²

Shed

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2019	Resale	Warranty Deed	\$475,000	\$281	\$275K
May 3, 2012	Resale	Warranty Deed	\$350,000	\$207	\$333K
Jun 24, 2010	Quitclaim	Quit Claim Transfer			
Aug 21, 2002	Non-arms-length	Warranty Deed	\$56,000	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hucrest Elementary School	Elementary	KG–5	0.6 mi
Roseburg High School	High	9–12	1.5 mi
Joseph Lane Middle School	Middle	6–8	2.0 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 97471

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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