

Rural Residence

RESIDENTIAL

632 RIVER BEND RD

ROSEBURG, OR 97471

\$513,267 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,906 ft²

LIVING AREA

1.13 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$513K

\$486K low

\$540K high

Last Sale

\$175,000 · Apr 24, 2002

Est. Owner Equity

\$308,767

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$3,517 (2025)

Assessed Value

\$375,947

Previous Assessed

\$364,998

Assessor Market Value

\$654,287

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.13
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 476 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.2 mi
Roseburg High School	High	9–12	5.8 mi
Fremont Middle School	Middle	6–8	6.1 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 97471

97 CRIME INDEX	117 AIR POLLUTION	30,562 POPULATION	\$70K MEDIAN IN- COME	52°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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