

Single Family Residence **RESIDENTIAL**

94 N RIVER DR

ROSEBURG, OR 97470

\$735,544 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,176 ft²

LIVING AREA

0.52 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$736K

\$674K low

\$797K high

Last Sale

\$450,000 · Mar 20, 2012

Est. Owner Equity

\$375,544

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,802 (2025)
Assessed Value	\$513,320
Previous Assessed	\$498,369
Assessor Market Value	\$889,366

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.52
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 468 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2012	Resale	Warranty Deed	\$450,000	\$207	\$360K
Oct 12, 2011	Quitclaim	Quit Claim Transfer			

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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