

Single Family Residence **RESIDENTIAL**

# 1576 NW RACHEL AVE

ROSEBURG, OR 97471

**\$289,320** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,216 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1953**  
YEAR BUILT

**1**  
PARKING

## VALUATION

**\$289K**

\$256K low

\$323K high

Last Sale

**\$285,000 · Apr 30, 2025**

Est. Owner Equity

**\$289,320**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,701 (2025) |
| Assessed Value        | \$184,182      |
| Previous Assessed     | \$178,818      |
| Assessor Market Value | \$276,102      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | DOUGLAS                          |
| Lot (acres)   | 0.21                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Carport (Unspecified)            |
| Pool          | No                               |

Deck · 998 ft²

Shed · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 29, 2025 | Resale | Warranty Deed | \$285,000 | \$234  |        |
| Aug 26, 2014 | Resale | Warranty Deed | \$139,000 | \$114  | \$142K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Hucrest Elementary School | Elementary | KG–5   | 0.3 mi   |
| Roseburg High School      | High       | 9–12   | 1.5 mi   |
| Joseph Lane Middle School | Middle     | 6–8    | 1.7 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|