

Rural Residence

RESIDENTIAL

319 RIVER BEND RD

ROSEBURG, OR 97471

\$584,962 TopHap Estimate · \$190 / ft² · confidence 85 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,080 ft²

LIVING AREA

1.29 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$585K

\$495K low

\$675K high

Est. Owner Equity

\$281,962

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$4,444 (2025)

Assessed Value

\$475,045

Previous Assessed

\$461,209

Assessor Market Value

\$947,450

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.29
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Shed · 256 ft²

Greenhouse

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.0 mi
Roseburg High School	High	9–12	5.9 mi
Fremont Middle School	Middle	6–8	6.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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