

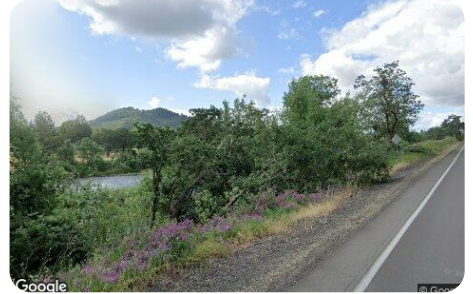
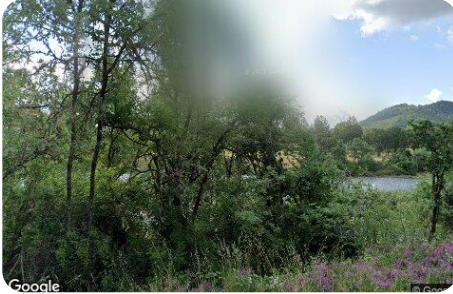
Rural Residence

RESIDENTIAL

390 RIVER BEND RD

ROSEBURG, OR 97471

\$628,941 TopHap Estimate · \$315 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,998 ft²

LIVING AREA

3.3 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$629K

\$579K low

\$679K high

Last Sale

\$411,000 · Dec 28, 2018

Est. Owner Equity

\$308,941

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,334 (2025)
Assessed Value	\$463,241
Previous Assessed	\$449,749
Assessor Market Value	\$813,219

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	3.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 1,020 ft²

Patio · 400 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2024	Financing	Deed			
Dec 21, 2018	Resale	Warranty Deed	\$411,000	\$206	\$329K
Aug 8, 2016	Resale	Warranty Deed	\$358,900	\$180	\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melrose Elementary School	Elementary	KG–5	5.1 mi
Roseburg High School	High	9–12	6.0 mi
Fremont Middle School	Middle	6–8	6.2 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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