

Single Family Residence **RESIDENTIAL**

440 SE ROSE RIDGE DR

WINSTON, OR 97496

\$318,032 TopHap Estimate · \$273 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,164 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

2

PARKING

VALUATION

\$318K

\$296K low

\$340K high

Last Sale

\$135,000 · Oct 8, 2013

Est. Owner Equity

\$210,032

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,041 (2025)
Assessed Value	\$183,022
Previous Assessed	\$177,692
Assessor Market Value	\$414,278

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Basement

Deck · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2017	Quitclaim	Quit Claim Transfer	\$135,000	\$116	
Oct 3, 2013	Resale	Warranty Deed	\$135,000	\$116	\$108K
Jul 14, 2009	Resale	Warranty Deed	\$192,800	\$166	\$198K
Jan 30, 2007	Financing	Bargain And Sale Deed			\$137K
Dec 5, 2005	Resale	Warranty Deed	\$32,500	\$28	\$324K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winston Middle School	Middle	6–8	0.7 mi
Douglas High School	High	9–12	1.9 mi
Brockway Elementary School	Elementary	PK–2	2.2 mi

District: Winston-Dillard School District 116

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 97496

125 CRIME INDEX	117 AIR POLLUTION	7,529 POPULATION	\$55K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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