

Single Family Residence **RESIDENTIAL**

423 N RIVER DR

ROSEBURG, OR 97470

\$606,705 TopHap Estimate · \$274 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,214 ft²

LIVING AREA

0.26 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$607K

\$571K low

\$643K high

Last Sale

\$300,000 · Dec 28, 2018

Est. Owner Equity

\$326,893

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$3,512 (2025)
Assessed Value	\$375,376
Previous Assessed	\$364,443
Assessor Market Value	\$587,837

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.26
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 558 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2018	Resale	Warranty Deed	\$300,000	\$136	\$280K
Aug 25, 2016	Resale	Warranty Deed	\$301,000	\$136	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.7 mi
Roseburg High School	High	9–12	5.2 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 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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