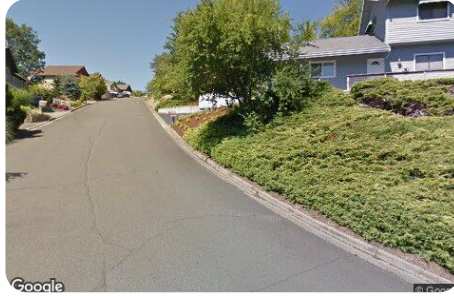


Single Family Residence **RESIDENTIAL**

301 N RIVER DR

ROSEBURG, OR 97470

\$599,342 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,222 ft²
LIVING AREA

0.3 ac
LOT SIZE

1977
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$599K

\$571K low

\$627K high

Last Sale

\$370,000 · Nov 30, 2018

Est. Owner Equity

\$599,342

TAX & ASSESSMENT

Property Tax	\$3,750 (2025)
Assessed Value	\$400,890
Previous Assessed	\$389,214
Assessor Market Value	\$642,958

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 1,037 ft²

Patio · 312 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2018	Resale	Warranty Deed	\$370,000	\$167	
Jul 7, 2006	Resale	Warranty Deed	\$477,000	\$215	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Winchester Elementary School	Elementary	KG–5	0.9 mi
Joseph Lane Middle School	Middle	6–8	3.6 mi
Roseburg High School	High	9–12	5.1 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------