

Single Family Residence **RESIDENTIAL**

# 171 N RIVER DR

ROSEBURG, OR 97470

**\$419,212** TopHap Estimate · \$265 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,580 ft²**

LIVING AREA

**0.24 ac**

LOT SIZE

**1976**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$419K**

\$387K low

\$451K high

Last Sale

**\$257,000 · Dec 4, 2009**

Est. Owner Equity

**\$162,212**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,237 (2025) |
| Assessed Value        | \$239,120      |
| Previous Assessed     | \$232,155      |
| Assessor Market Value | \$437,670      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Douglas                    |
| Lot (acres)   | 0.24                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Heat Pump                  |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| View          | Yes - Type Unknown         |

Deck · 160 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 7, 2019  | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 2, 2009  | Resale    | Warranty Deed       | \$257,000 | \$163  | \$257K |
| Nov 16, 1993 | Resale    | Grant Deed          | \$91,000  | \$58   |        |
| May 26, 2006 | Resale    | Warranty Deed       | \$248,000 | \$157  |        |

## 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   | 5.0 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 97470

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|