

Single Family Residence **RESIDENTIAL**

225 N RIVER DR

ROSEBURG, OR 97470

\$438,961 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,514 ft²

LIVING AREA

0.25 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$439K

\$421K low

\$457K high

Last Sale

\$333,000 · Sep 2, 2020

Est. Owner Equity

\$87,611

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,291 (2025)
Assessed Value	\$244,888
Previous Assessed	\$237,756
Assessor Market Value	\$410,657

PROPERTY FACTS

Property Type	Single Family Residence
County	Douglas
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Floor/Wall Furnace
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 363 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2020	Resale	Warranty Deed	\$333,000	\$220	\$316K
Oct 18, 2012	Financing	Intrafamily Transfer			\$226K
Dec 29, 2006	Resale	Grant Deed	\$241,726	\$160	
Apr 15, 2006	Financing	Intrafamily Transfer			\$243K

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

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	Owner occupied
-----------	-----------------------