

Residential (General/Single) **RESIDENTIAL**

3413 WILD RIVER DR

ROSEBURG, OR 97470

\$854,166 TopHap Estimate · \$385 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,220 ft²

LIVING AREA

1.43 ac

LOT SIZE

1971

YEAR BUILT

2

PARKING

VALUATION

\$854K

\$807K low

\$901K high

Last Sale

\$725,000 · Oct 3, 2024

Est. Owner Equity

\$604,166

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,550 (2025)
Assessed Value	\$395,452
Previous Assessed	\$383,934
Assessor Market Value	\$678,551

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.43
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 133 ft²

Shed · 384 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2024	Resale	Warranty Deed	\$725,000	\$327	\$250K
Jun 26, 2017	Quitclaim	Quit Claim Transfer			
May 29, 2009	Resale	Grant Deed	\$200,000	\$90	
Dec 31, 2008	Non-arms-length	Trustees Deed	\$228,650	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	0.8 mi
Glide Middle School	Middle	7–8	0.8 mi
Glide Elementary School	Elementary	KG–6	1.4 mi

District: Glide School District 12

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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