

Rural Residence

RESIDENTIAL

1935 WILD RIVER DR

ROSEBURG, OR 97470

\$475,876 TopHap Estimate · \$354 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

8.45 ac

LOT SIZE

1995

YEAR BUILT

VALUATION

\$476K

\$460K low

\$491K high

Last Sale

\$239,000 · Feb 5, 2010

Est. Owner Equity

\$256,876

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,898 (2025)
Assessed Value	\$768,274
Previous Assessed	\$745,898
Assessor Market Value	\$1,156,866

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	8.45
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
View	Yes - Type Unknown

Deck · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2010	Resale	Warranty Deed	\$239,000	\$178	\$219K
Oct 9, 2009	Quitclaim	Quit Claim Transfer			\$30K
Sep 12, 2006	Resale	Warranty Deed	\$389,000	\$289	
Jul 21, 2006	Recorded document	Grant Deed			
Mar 15, 2006	Recorded document	Grant Deed			
Feb 3, 2006	Quitclaim	Quit Claim Transfer			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.0 mi
Glide Middle School	Middle	7–8	2.1 mi
Glide Elementary School	Elementary	KG–6	2.5 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.