

Single Family Residence **RESIDENTIAL**

206 MANZANITA DR

ROGUE RIVER, OR 97537

\$470,087 TopHap Estimate · \$230 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,040 ft²

LIVING AREA

2.32 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$470K

\$430K low

\$510K high

Est. Owner Equity

\$210,544

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,374 (2025)
Assessed Value	\$298,590
Previous Assessed	\$289,900
Assessor Market Value	\$456,760

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.32
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 520 ft²

Porch · 81 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2017	Quitclaim	Quit Claim Transfer			
Sep 23, 2016	Quitclaim	Quit Claim Transfer			\$108K
Mar 8, 2012	Quitclaim	Quit Claim Transfer			
May 13, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.3 mi
Rogue River Elementary School	Elementary	KG–6	1.7 mi

District: Rogue River School District 35

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 97537

101 CRIME INDEX	115 AIR POLLUTION	5,962 POPULATION	\$63K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
---------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------