

Single Family Residence **RESIDENTIAL**

349 MANZANITA DR

ROGUE RIVER, OR 97537

\$342,877 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,586 ft²

LIVING AREA

2.66 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$343K

\$328K low

\$357K high

Last Sale

\$175,000 · Dec 1, 2012

Est. Owner Equity

\$169,408

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,800 (2025)
Assessed Value	\$246,610
Previous Assessed	\$239,430
Assessor Market Value	\$420,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.66
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 350 ft²

Shed · 160 ft²

Patio · 96 ft²

Porch · 68 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2007	Resale	Warranty Deed	\$235,000	\$148	\$85K
May 15, 1996	Recorded document	Grant Deed			
May 2, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.5 mi
Rogue River Elementary School	Elementary	KG–6	1.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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