

Residential (General/Single) **RESIDENTIAL**

3626 WILD RIVER DR

ROSEBURG, OR 97470

\$1,008,338 TopHap Estimate · \$353 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,860 ft²

LIVING AREA

1.37 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$883K low

\$1.1M high

Last Sale

\$863,000 · Nov 15, 2024

Est. Owner Equity

\$411,498

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,608 (2025)
Assessed Value	\$401,919
Previous Assessed	\$390,213
Assessor Market Value	\$699,683

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.37
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 468 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Resale	Warranty Deed	\$863,000	\$302	\$597K
May 15, 2018	Quitclaim	Quit Claim Transfer			
Jan 8, 2018	Resale	Warranty Deed	\$475,000	\$166	\$462K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	0.6 mi
Glide Middle School	Middle	7–8	0.7 mi
Glide Elementary School	Elementary	KG–6	1.3 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	Absentee owner
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