

Rural Residence

RESIDENTIAL

3616 WILD RIVER DR

ROSEBURG, OR 97470

\$464,518 TopHap Estimate · \$465 / ft² · confidence 79 · as of Jul 14, 2026



2

BEDS

2

BATHS

999 ft²

LIVING AREA

1 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$465K

\$369K low

\$560K high

Last Sale

\$188,000 · Oct 14, 2011

Est. Owner Equity

\$253,806

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,183 (2025)
Assessed Value	\$243,136
Previous Assessed	\$236,054
Assessor Market Value	\$476,877

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Basement
View	Yes - Type Unknown

Deck · 148 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2011	Resale	Warranty Deed	\$188,000	\$188	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	0.7 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	Owner occupied
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