

Residential (General/Single)

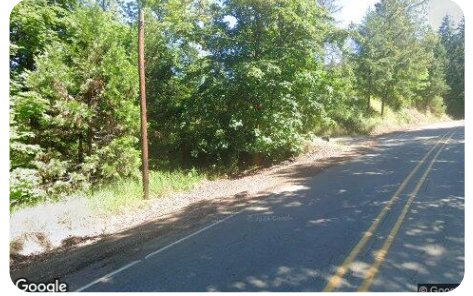
RESIDENTIAL

3608 WILD RIVER DR

ROSEBURG, OR 97470

\$565,968

TopHap Estimate · \$295 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,917 ft²

LIVING AREA

1.68 ac

LOT SIZE

1928

YEAR BUILT

VALUATION

\$566K

\$460K low

\$672K high

Last Sale

\$480,000 · Sep 1, 2023

Est. Owner Equity

\$181,968

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$2,488 (2025)
Assessed Value	\$277,164
Previous Assessed	\$269,092
Assessor Market Value	\$474,944

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.68
Roof	Composition Shingle
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck · 565 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2023	Resale	Warranty Deed	\$480,000	\$250	\$384K
Jan 25, 2018	Resale	Grant Deed	\$150,000	\$78	\$150K
Jul 24, 2017	Non-arms-length	Trustees Deed	\$121,600	\$63	
Jan 3, 2017	Non-arms-length	Trustees Deed	\$121,600	\$63	
Sep 21, 2011	Resale	Warranty Deed	\$225,000	\$117	\$233K

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	Owner occupied
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