

Rural Residence

RESIDENTIAL

2399 WILD RIVER DR

ROSEBURG, OR 97470

\$452,754 TopHap Estimate · \$219 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,064 ft²

LIVING AREA

1.43 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$453K

\$422K low

\$484K high

Est. Owner Equity

\$327,754

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,082 (2025)
Assessed Value	\$231,882
Previous Assessed	\$225,129
Assessor Market Value	\$314,330

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.43
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central

Deck · 105 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2022	Financing	Intrafamily Transfer			
Nov 30, 2005	Financing	Intrafamily Transfer			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.7 mi
Glide Middle School	Middle	7–8	1.7 mi
Glide Elementary School	Elementary	KG–6	2.1 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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