

Rural Residence

RESIDENTIAL

1309 WILD RIVER DR

ROSEBURG, OR 97470

\$244,758

TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,152 ft²

LIVING AREA

1 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

VALUATION

\$245K

\$233K low

\$256K high

Est. Owner Equity

\$244,758

TAX & ASSESSMENT

Property Tax	\$1,125 (2025)
Assessed Value	\$116,571
Previous Assessed	\$113,176
Assessor Market Value	\$270,654

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Fireplace	Yes
View	Yes - Type Unknown

Shed · 252 ft²

CLIMATE RISK

1 FLOOD	44 WILDFIRE	43 HEAT	88 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.3 mi
Glide Middle School	Middle	7–8	2.3 mi
Glide Elementary School	Elementary	KG–6	2.8 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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