

Rural Residence

RESIDENTIAL

1870 WILD RIVER DR

ROSEBURG, OR 97470

\$458,840 TopHap Estimate · \$322 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,425 ft²

LIVING AREA

1.3 ac

LOT SIZE

1991

YEAR BUILT

4

PARKING

VALUATION

\$459K

\$419K low

\$498K high

Last Sale

\$25,000 · Jun 1, 1988

Est. Owner Equity

\$305,440

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,689 (2025)
Assessed Value	\$299,475
Previous Assessed	\$290,753
Assessor Market Value	\$466,011

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.30
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Yes - Type Unknown

Deck · 160 ft²

Shed · 60 ft²

Porch · 252 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.2 mi
Glide Middle School	Middle	7–8	2.2 mi
Glide Elementary School	Elementary	KG–6	2.6 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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