

Single Family Residence **RESIDENTIAL**

470 MANZANITA DR

ROGUE RIVER, OR 97537

\$406,554 TopHap Estimate · \$279 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

2.53 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$407K

\$382K low

\$431K high

Last Sale

\$475,000 · May 25, 2021

Est. Owner Equity

\$26,554

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$2,839 (2025)
Assessed Value	\$250,190
Previous Assessed	\$242,910
Assessor Market Value	\$387,050

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.53
Roof	Composition Shingle
Heating	None
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

Deck · 144 ft²

Shed · 48 ft²

Patio · 1,136 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2021	Resale	Warranty Deed	\$475,000	\$326	\$380K
Nov 9, 1989	Non-arms-length	Grant Deed	\$76,000	\$52	
Apr 19, 1989	Recorded document	Grant Deed			
Jul 1, 1986	Non-arms-length	Grant Deed	\$30,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.5 mi
Rogue River Elementary School	Elementary	KG–6	1.8 mi

District: Rogue River School District 35

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 97537

101 CRIME INDEX	115 AIR POLLUTION	5,962 POPULATION	\$63K MEDIAN IN-COME	52°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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