

Single Family Residence **RESIDENTIAL**

85 MANZANITA DR

ROGUE RIVER, OR 97537

\$685,133 TopHap Estimate · \$154 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,452 ft²

LIVING AREA

1.93 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$685K

\$615K low

\$756K high

Last Sale

\$599,900 · Feb 7, 2019

Est. Owner Equity

\$205,233

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,142 (2025)
Assessed Value	\$458,820
Previous Assessed	\$445,460
Assessor Market Value	\$854,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	1.93
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2019	Resale	Warranty Deed	\$599,900	\$135	\$480K
Jul 27, 2004	Resale	Grant Deed	\$170,000	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.4 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
---------------------------------------	---	--	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------