

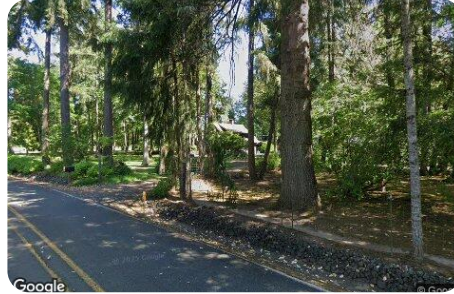
Rural Residence

RESIDENTIAL

2495 WILD RIVER DR

ROSEBURG, OR 97470

\$399,306 TopHap Estimate · \$347 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,152 ft²

LIVING AREA

2 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$399K

\$364K low

\$435K high

Last Sale

\$20,000 · May 10, 2002

Est. Owner Equity

\$313,106

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$1,956 (2025)
Assessed Value	\$217,904
Previous Assessed	\$211,558
Assessor Market Value	\$365,809

PROPERTY FACTS

Property Type	Rural Residence
Style	A-Frame
County	Douglas
Lot (acres)	2.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Forced Air

Deck · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2004	Financing	Trustees Deed			\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.6 mi
Glide Middle School	Middle	7–8	1.6 mi
Glide Elementary School	Elementary	KG–6	2.0 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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