

Single Family Residence

RESIDENTIAL

50 ALDER DR

ROSBURG, WA 98643

\$252,069

TopHap Estimate · \$146 / ft² · confidence 93 · as of Jul 14, 2026

1,729 ft²

LIVING AREA

8.29 ac

LOT SIZE

VALUATION

\$252K

\$235K low

\$269K high

Last Sale

\$142,500 · Jan 20, 2011

Est. Owner Equity

\$108,069

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$1,665 (2025)

Assessed Value

\$338,600

Previous Assessed

\$265,900

Assessor Market Value

\$338,600

PROPERTY FACTS

Property Type	Single Family Residence
County	WAHKIAKUM
Pool	No

CLIMATE RISK

48 FLOOD	11 WILDFIRE	30 HEAT	100 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2011	Resale	Grant Deed	\$142,500	\$82	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naselle-Grays River Valley Elementary School	Elementary	KG–5	7.0 mi
Naselle-Grays River Valley Jr Sr High Schools	Middle	6–12	7.0 mi

District: Naselle-Grays River Valley School District

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 98643

174 CRIME INDEX	107 AIR POLLUTION	516 POPULATION	\$65K MEDIAN IN-COME	50°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied