

Single Family Residence **RESIDENTIAL**

# 4793 STATE ROUTE 4 W

ROSBURG, WA 98643

**\$374,600** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026



**2,221 ft<sup>2</sup>**  
LIVING AREA

**5.75 ac**  
LOT SIZE

## VALUATION

**\$375K**

\$277K low

\$472K high

Est. Owner Equity

**\$374,600**

## TAX & ASSESSMENT

Property Tax

**\$4,300 (2025)**

Assessed Value

**\$660,300**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$703,400 |
| Assessor Market Value | \$660,300 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WAHKIAKUM               |
| Pool          | No                      |

## CLIMATE RISK

|                    |                      |                   |                     |                     |
|--------------------|----------------------|-------------------|---------------------|---------------------|
| <b>79</b><br>FLOOD | <b>7</b><br>WILDFIRE | <b>32</b><br>HEAT | <b>100</b><br>STORM | <b>1</b><br>DROUGHT |
|--------------------|----------------------|-------------------|---------------------|---------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Jun 28, 2024 | Financing | Warranty Deed       |       |        |      |
| Sep 14, 2007 | Quitclaim | Quit Claim Transfer |       |        |      |
| Feb 21, 2006 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Naselle-Grays River Valley Elementary School  | Elementary | KG–5   | 6.4 mi   |
| Naselle-Grays River Valley Jr Sr High Schools | Middle     | 6–12   | 6.4 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**

|                           |                             |                          |                                    |                         |                        |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|
| <b>174</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>516</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-<br>COME | <b>50°F</b><br>AVG TEMP | <b>33%</b><br>SUNSHINE |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|