

Single Family Residence **RESIDENTIAL**

# 7 ALDER DR

ROSBURG, WA 98643

**\$179,587** TopHap Estimate · \$123 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1,464 ft<sup>2</sup>**  
LIVING AREA

**1 ac**  
LOT SIZE

## VALUATION

**\$180K**

\$159K low

\$200K high

Last Sale

**\$1,000 · Feb 26, 2018**

Est. Owner Equity

**\$179,587**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$528 (2025) |
| Assessed Value        | \$84,000     |
| Previous Assessed     | \$78,900     |
| Assessor Market Value | \$84,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Mobile Home             |
| County        | WAHKIAKUM               |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |              |              |
|-------------|----------------|------------|--------------|--------------|
| 51<br>FLOOD | 10<br>WILDFIRE | 30<br>HEAT | 100<br>STORM | 1<br>DROUGHT |
|-------------|----------------|------------|--------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Feb 22, 2018 | Quitclaim | Quit Claim Transfer |          |                    |      |
| Feb 14, 2018 | Resale    | Warranty Deed       | \$1,000  | \$1                |      |
| Mar 21, 2005 | Resale    | Warranty Deed       | \$73,238 | \$50               |      |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Naselle-Grays River Valley Elementary School  | Elementary | KG–5   | 6.8 mi   |
| Naselle-Grays River Valley Jr Sr High Schools | Middle     | 6–12   | 6.8 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-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> |
|-----------|-----------------------|