

Seasonal, Cabin, Vacation Residence

**RESIDENTIAL**

# 37 ROSBURG COMMUNITY HALL RD

ROSBURG, WA 98643



**455 ft²**

LIVING AREA

**0.64 ac**

LOT SIZE

**1951**

YEAR BUILT

## VALUATION

Last Sale

**\$1,000 · Sep 9, 2022**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$367 (2025)</b> |
| Assessed Value        | <b>\$105,600</b>    |
| Previous Assessed     | <b>\$56,200</b>     |
| Assessor Market Value | <b>\$105,600</b>    |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| County        | WAHKIAKUM                           |
| Lot (acres)   | 0.64                                |
| Pool          | No                                  |

## CLIMATE RISK

|                    |                       |                   |                     |                     |
|--------------------|-----------------------|-------------------|---------------------|---------------------|
| <b>88</b><br>FLOOD | <b>13</b><br>WILDFIRE | <b>28</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    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|----------|--------------------|------|
| Sep 6, 2022  | Resale | Warranty Deed | \$1,000  | \$2                |      |
| Sep 26, 2017 | Resale | Warranty Deed | \$1,000  | \$2                |      |
| Feb 5, 2007  | Resale | Warranty Deed | \$25,000 | \$55               |      |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Naselle-Grays River Valley Elementary School  | Elementary | KG–5   | 8.3 mi   |
| Naselle-Grays River Valley Jr Sr High Schools | Middle     | 6–12   | 8.3 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> |
|-----------|-----------------------|