

Single Family Residence **RESIDENTIAL**

96 SEAL RIVER RD

ROSBURG, WA 98643

\$105,282 TopHap Estimate · \$83 / ft² · confidence 88 · as of Jul 14, 2026

1,273 ft²
LIVING AREA

0.23 ac
LOT SIZE

VALUATION

\$105K

\$93K low

\$118K high

Last Sale

\$1,000 · Mar 23, 2023

Est. Owner Equity

\$105,282

TAX & ASSESSMENT

Property Tax	\$787 (2025)
Assessed Value	\$119,300
Previous Assessed	\$129,500
Assessor Market Value	\$119,300

PROPERTY FACTS

Property Type	Single Family Residence
County	WAHAKIAKUM
Lot (acres)	0.23
Pool	No

CLIMATE RISK

59 FLOOD	13 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
Mar 17, 2023	Resale	Warranty Deed	\$25,000	\$20	
Mar 1, 2016	Resale	Grant Deed	\$12,000	\$9	
Aug 29, 2014	Non-arms-length	Trustees Deed	\$40,618	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naselle-Grays River Valley Elementary School	Elementary	KG–5	7.1 mi
Naselle-Grays River Valley Jr Sr High Schools	Middle	6–12	7.1 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	Absentee owner
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