

Single Family Residence **RESIDENTIAL**

31 SEAL RIVER RD

ROSBURG, WA 98643

\$326,599 TopHap Estimate · confidence 64 · as of Jun 23, 2026

21.54 ac
LOT SIZE

VALUATION

\$327K

\$209K low

\$444K high

Last Sale **\$182,000 · Jan 24, 2020**

Est. Owner Equity **\$180,999**

Loan-to-Value **45%**

TAX & ASSESSMENT

Property Tax **\$1,276 (2025)**

Assessed Value **\$308,800**

Previous Assessed **\$200,400**

Assessor Market Value **\$308,800**

PROPERTY FACTS

Property Type	Single Family Residence
County	WAHKIAKUM
Pool	No

CLIMATE RISK

100 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
Jan 21, 2020	Resale	Warranty Deed	\$182,000		\$146K
Dec 18, 2019	Quitclaim	Quit Claim Transfer			
Mar 30, 2019	Recorded document	Grant Deed			
Mar 30, 2019	Quitclaim	Quit Claim Transfer			
Nov 21, 2014	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Naselle-Grays River Valley Elementary School	Elementary	KG–5	7.3 mi
Naselle-Grays River Valley Jr Sr High Schools	Middle	6–12	7.3 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

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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