

Single Family Residence

**RESIDENTIAL**

# 4305 STATE ROUTE 4 W

ROSBURG, WA 98643

**\$211,115** TopHap Estimate · \$89 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2,363 ft<sup>2</sup>**  
LIVING AREA

**37.99 ac**  
LOT SIZE

## VALUATION

**\$211K**

\$194K low

\$229K high

Est. Owner Equity

**\$211,115**

## TAX & ASSESSMENT

Property Tax

**\$2,109 (2025)**

Assessed Value

**\$361,900**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$339,000 |
| Assessor Market Value | \$361,900 |

## PROPERTY FACTS

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

## CLIMATE RISK

|                     |                       |                   |                     |                     |
|---------------------|-----------------------|-------------------|---------------------|---------------------|
| <b>100</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.

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Naselle-Grays River Valley Elementary School  | Elementary | KG–5   | 7.8 mi   |
| Naselle-Grays River Valley Jr Sr High Schools | Middle     | 6–12   | 7.8 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

**Owner occupied**