

Rural Residence

RESIDENTIAL

2749 WILD RIVER DR

ROSEBURG, OR 97470

\$580,392 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,744 ft²

LIVING AREA

1.8 ac

LOT SIZE

1929

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$580K

\$549K low

\$612K high

Last Sale

\$54,500 · Aug 9, 1983

Est. Owner Equity

\$530,392

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$2,545 (2025)
Assessed Value	\$283,441
Previous Assessed	\$275,186
Assessor Market Value	\$486,061

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.80
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Detached
View	Yes - Type Unknown

Deck · 160 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.4 mi
Glide Middle School	Middle	7–8	1.4 mi
Glide Elementary School	Elementary	KG–6	1.8 mi

District: Glide School District 12

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 97470

112 CRIME INDEX	118 AIR POLLUTION	20,425 POPULATION	\$54K MEDIAN IN-COME	53°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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