

Residential (General/Single)

RESIDENTIAL

2823 WILD RIVER DR

ROSEBURG, OR 97470

\$688,274 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,723 ft²

LIVING AREA

1.82 ac

LOT SIZE

1982

YEAR BUILT

2

PARKING

VALUATION

\$688K

\$652K low

\$724K high

Last Sale

\$350,000 · May 4, 2018

Est. Owner Equity

\$411,274

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,389 (2025)
Assessed Value	\$377,489
Previous Assessed	\$366,494
Assessor Market Value	\$660,749

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	1.82
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 284 ft²

Shed · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2023	Financing	Intrafamily Transfer			
May 1, 2018	Resale	Warranty Deed	\$350,000	\$129	\$140K
Sep 7, 2004	Resale	Warranty Deed	\$325,000	\$119	\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.3 mi
Glide Middle School	Middle	7–8	1.3 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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