

Rural Residence

RESIDENTIAL

2689 WILD RIVER DR

ROSEBURG, OR 97470

\$390,684 TopHap Estimate · \$296 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,320 ft²

LIVING AREA

0.97 ac

LOT SIZE

1945

YEAR BUILT

1

PARKING

VALUATION

\$391K

\$362K low

\$419K high

Last Sale

\$207,500 · Jan 12, 2017

Est. Owner Equity

\$154,184

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,870 (2025)
Assessed Value	\$208,278
Previous Assessed	\$202,212
Assessor Market Value	\$355,700

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.97
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

Deck · 180 ft²

Shed · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2017	Resale	Warranty Deed	\$207,500	\$157	\$190K
Oct 21, 2014	Recorded document	Grant Deed			

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	1.9 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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