Rural Residence RESIDENTIAL

2857 WILD RIVER DR

ROSEBURG, OR 97470

$590,159 TopHap Estimate · $278 / ft² · confidence 92 · as of Jul 14, 2026

4	2	2,121 ft²	3.96 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

1963	3
YEAR BUILT	PARKING

VALUATION

$590K

$541K low — $639K high

Est. Owner Equity	**$425,009**
Loan-to-Value	**32%**

TAX & ASSESSMENT

Property Tax	**$2,884 (2025)**
Assessed Value	**$321,234**
Previous Assessed	**$311,879**
Assessor Market Value	**$415,873**

PROPERTY FACTS

Property Type	**Rural Residence**
County	**Douglas**
Lot (acres)	**3.96**
Foundation	**Mat/Raft Foundation (Slab)**
Roof	**Builtup (layered Asphalt)**
Heating	**Heat Pump**
Fireplace	**Yes**
Garage	**Carport (Unspecified)**
View	**Yes - Type Unknown**

Deck · 576 ft² **Shed · 480 ft²** **Porch · 325 ft²**

CLIMATE RISK

99	43	43	89	24
FLOOD	WILDFIRE	HEAT	STORM	DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Apr 26, 2013	Financing	Intrafamily Transfer			$165K

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	118	20,425	$54K	53°F	48%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	**Owner occupied**