

Rural Residence

RESIDENTIAL

1863 WILD RIVER DR

ROSEBURG, OR 97470

\$411,203 TopHap Estimate · \$389 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

2

BATHS

1,056 ft²

LIVING AREA

0.77 ac

LOT SIZE

2007

YEAR BUILT

2

PARKING

VALUATION

\$411K

\$384K low

\$439K high

Last Sale

\$306,000 · Apr 13, 2011

Est. Owner Equity

\$411,203

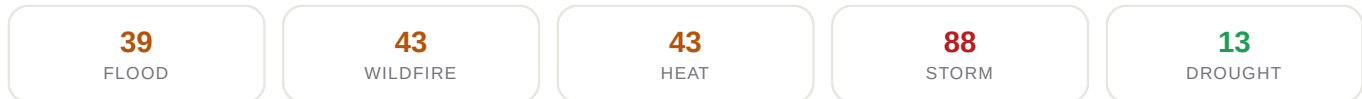
TAX & ASSESSMENT

Property Tax	\$1,902 (2025)
Assessed Value	\$211,892
Previous Assessed	\$135,932
Assessor Market Value	\$374,902

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	0.77
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Garage	Garage, Attached

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.1 mi
Glide Middle School	Middle	7–8	2.1 mi
Glide Elementary School	Elementary	KG–6	2.6 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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