

Rural Residence

RESIDENTIAL

1331 WILD RIVER DR

ROSEBURG, OR 97470

\$489,502 TopHap Estimate · confidence 97 · as of Jul 14, 2026



1.94 ac
LOT SIZE

VALUATION

\$490K

\$475K low

\$504K high

Last Sale

\$172,500 · Jan 22, 2016

Est. Owner Equity

\$320,127

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$143 (2025)
Assessed Value	\$18,930
Previous Assessed	\$18,379
Assessor Market Value	\$37,891

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.94
Heating	None

CLIMATE RISK

1 FLOOD	43 WILDFIRE	43 HEAT	88 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 19, 2016	Resale	Grant Deed	\$172,500		\$169K
Feb 13, 2004	Resale	Warranty Deed	\$200,000		\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.3 mi
Glide Middle School	Middle	7–8	2.3 mi
Glide Elementary School	Elementary	KG–6	2.8 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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