

Rural Residence

RESIDENTIAL

3247 WILD RIVER DR

ROSEBURG, OR 97470

\$649,015 TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,972 ft²

LIVING AREA

3.67 ac

LOT SIZE

1955

YEAR BUILT

2

PARKING

VALUATION

\$649K

\$609K low

\$689K high

Last Sale

\$400,000 · Sep 20, 2006

Est. Owner Equity

\$314,515

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,085 (2025)
Assessed Value	\$343,635
Previous Assessed	\$333,627
Assessor Market Value	\$619,883

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	3.67
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
View	Yes - Type Unknown

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2006	Resale	Warranty Deed	\$400,000	\$203	\$320K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	0.9 mi
Glide Middle School	Middle	7–8	0.9 mi
Glide Elementary School	Elementary	KG–6	1.5 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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