

Mobile Home

RESIDENTIAL

# 5453 ROGUE RIVER HWY

GOLD HILL, OR 97525

1

BATHS

2,128 ft<sup>2</sup>

LIVING AREA

0.96 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,408 (2025) |
| Assessed Value        | \$211,120      |
| Previous Assessed     | \$204,980      |
| Assessor Market Value | \$426,790      |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Mobile Home |
| County        | Jackson     |
| Lot (acres)   | 0.96        |
| Heating       | None        |
| Fireplace     | Yes         |
| Pool          | No          |

Deck · 76 ft<sup>2</sup>

Shed · 192 ft<sup>2</sup>

Porch · 180 ft<sup>2</sup>

Outdoor kitchen

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jun 15, 2021 | Financing         | Intrafamily Transfer |           |                    |        |
| Jan 30, 2017 | Financing         | Grant Deed           |           |                    | \$181K |
| Aug 31, 2016 | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| Nov 24, 2015 | Resale            | Warranty Deed        | \$140,000 | \$66               | \$70K  |
| Apr 11, 2014 | Recorded document | Grant Deed           |           |                    |        |
| May 18, 2006 | Resale            | Warranty Deed        | \$199,900 | \$94               | \$149K |
| Oct 28, 1987 | Recorded document | Grant Deed           |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rogue River Elementary School    | Elementary | KG–6   | 0.7 mi   |
| Rogue River Jr. / Sr.High School | Middle     | 7–12   | 2.1 mi   |

District: Rogue River School District 35

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 97525

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>5,561</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|