

Residential (General/Single)

RESIDENTIAL

1210 WILD RIVER DR

ROSEBURG, OR 97470

\$817,608

TopHap Estimate · \$372 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,196 ft²

LIVING AREA

2.73 ac

LOT SIZE

2006

YEAR BUILT

4

PARKING

VALUATION

\$818K

\$738K low

\$898K high

Last Sale

\$750,000 · May 25, 2022

Est. Owner Equity

\$120,408

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,407 (2025)
Assessed Value	\$490,837
Previous Assessed	\$476,541
Assessor Market Value	\$798,643

PROPERTY FACTS

Property Type	Residential (General/Single)
County	DOUGLAS
Lot (acres)	2.73
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 342 ft²

Shed · 192 ft²

CLIMATE RISK

1

FLOOD

44

WILDFIRE

43

HEAT

88

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2022	Resale	Warranty Deed	\$750,000	\$342	\$647K
May 11, 2020	Resale	Warranty Deed	\$520,000	\$237	\$416K
Apr 23, 2013	Recorded document	Warranty Deed			
Aug 7, 2012	Resale	Warranty Deed	\$429,900	\$196	\$180K
Mar 23, 2007	Non-arms-length	Warranty Deed	\$225,000	\$102	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	2.4 mi
Glide Middle School	Middle	7–8	2.4 mi
Glide Elementary School	Elementary	KG–6	2.9 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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