

Residential (General/Single)

**RESIDENTIAL**

# 3369 WILD RIVER DR

ROSEBURG, OR 97470

**\$490,716** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,472 ft<sup>2</sup>**

LIVING AREA

**1.26 ac**

LOT SIZE

**1973**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$491K**

**\$462K low**

**\$519K high**

Last Sale

**\$45,800 · Mar 16, 2023**

Est. Owner Equity

**\$163,716**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,363 (2025) |
| Assessed Value        | \$263,231      |
| Previous Assessed     | \$255,565      |
| Assessor Market Value | \$457,656      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | DOUGLAS                          |
| Lot (acres)   | 1.26                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |
| View          | Waterfront                       |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------------------------|-----------|--------------------|--------|
| Mar 10, 2023 | Quitclaim       | Quit Claim Transfer          | \$45,800  | \$31               | \$327K |
| Oct 25, 2021 | Resale          | Personal Representative Deed | \$400,000 | \$272              | \$320K |
| Jun 22, 2012 | Resale          | Warranty Deed                | \$224,000 | \$152              |        |
| Jun 28, 2011 | Non-arms-length | Warranty Deed                | \$105,000 | \$71               |        |
| Oct 26, 2010 | Quitclaim       | Quit Claim Transfer          |           |                    |        |
| Jul 9, 2010  | Quitclaim       | Quit Claim Transfer          |           |                    |        |
| Dec 29, 2004 | Quitclaim       | Quit Claim Transfer          |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Glide High School       | High       | 9–12   | 0.8 mi   |
| Glide Middle School     | Middle     | 7–8    | 0.9 mi   |
| Glide Elementary School | Elementary | KG–6   | 1.4 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>20,425</b><br>POPULATION | <b>\$54K</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 |
|-----------|----------------|