

Single Family Residence **RESIDENTIAL**

403 MANZANITA DR

ROGUE RIVER, OR 97537

\$454,366 TopHap Estimate · \$278 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,633 ft²

LIVING AREA

2.4 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$454K

\$406K low

\$502K high

Last Sale

\$265,000 · Mar 18, 2003

Est. Owner Equity

\$245,766

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,113 (2025)
Assessed Value	\$275,020
Previous Assessed	\$267,010
Assessor Market Value	\$400,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.40
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 96 ft²

Patio · 280 ft²

Porch · 406 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2019	Quitclaim	Quit Claim Transfer			
Jan 26, 2017	Financing	Intrafamily Transfer			\$209K
Feb 21, 2008	Quitclaim	Quit Claim Transfer			
Mar 18, 2003	Resale	Grant Deed	\$265,000	\$162	\$212K
Jul 22, 2002	Resale	Grant Deed	\$188,000	\$115	\$182K
Dec 6, 1999	Resale	Grant Deed	\$162,500	\$100	\$93K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.5 mi
Rogue River Elementary School	Elementary	KG–6	1.8 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 97537

101 CRIME INDEX	115 AIR POLLUTION	5,962 POPULATION	\$63K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.