

Single Family Residence **RESIDENTIAL**

740 MANZANITA DR

ROGUE RIVER, OR 97537

\$477,149 TopHap Estimate · \$211 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,262 ft²

LIVING AREA

2.6 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

VALUATION

\$477K

\$446K low

\$508K high

Last Sale

\$375,000 · Jun 8, 2016

Est. Owner Equity

\$169,149

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,518 (2025)
Assessed Value	\$311,670
Previous Assessed	\$302,600
Assessor Market Value	\$481,280

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.60
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Pool	No

Deck · 199 ft²

Shed · 180 ft²

Patio · 199 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2021	Financing	Intrafamily Transfer			\$308K
Apr 25, 2016	Resale	Warranty Deed	\$375,000	\$166	\$338K
Dec 9, 2014	Resale	Warranty Deed	\$315,000	\$139	\$215K
Aug 2, 2006	Quitclaim	Quit Claim Transfer			
Aug 2, 2006	Quitclaim	Quit Claim Transfer			
Jan 18, 2006	Financing	Intrafamily Transfer			\$225K
Jun 2, 2003	Resale	Grant Deed	\$240,000	\$106	\$150K
Jul 23, 1996	Resale	Grant Deed	\$159,900	\$71	\$128K
Nov 17, 1989	Non-arms-length	Grant Deed	\$15,500	\$7	
Dec 16, 1985	Non-arms-length	Grant Deed	\$4,500	\$2	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.4 mi
Rogue River Elementary School	Elementary	KG–6	1.6 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.

OWNERSHIP

Occupancy	Owner occupied
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