

Rural Residence

RESIDENTIAL

2949 WILD RIVER DR

ROSEBURG, OR 97470

\$519,666

TopHap Estimate · \$264 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,968 ft²

LIVING AREA

1.16 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$520K

\$445K low

\$594K high

Last Sale

\$325,000 · Oct 11, 2016

Est. Owner Equity

\$209,036

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,751 (2025)
Assessed Value	\$306,427
Previous Assessed	\$297,502
Assessor Market Value	\$518,031

PROPERTY FACTS

Property Type	Rural Residence
County	Douglas
Lot (acres)	1.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Detached
View	Yes - Type Unknown

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2021	Financing	Intrafamily Transfer			\$311K
Oct 10, 2016	Resale	Warranty Deed	\$325,000	\$165	\$332K
Apr 7, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glide High School	High	9–12	1.2 mi
Glide Middle School	Middle	7–8	1.2 mi
Glide Elementary School	Elementary	KG–6	1.7 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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