

Single Family Residence **RESIDENTIAL**

850 MANZANITA DR

ROGUE RIVER, OR 97537

\$424,602 TopHap Estimate · \$228 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,860 ft²

LIVING AREA

2.84 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

\$425K

\$377K low

\$472K high

Last Sale

\$295,000 · Mar 15, 2016

Est. Owner Equity

\$167,602

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,141 (2025)
Assessed Value	\$277,527
Previous Assessed	\$269,453
Assessor Market Value	\$422,580

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.84
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Pool	No

Deck · 480 ft²

Shed · 136 ft²

Patio · 480 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2016	Resale	Warranty Deed	\$295,000	\$159	\$278K

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	1.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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