

Single Family Residence **RESIDENTIAL**

280 MANZANITA DR

ROGUE RIVER, OR 97537

\$455,383 TopHap Estimate · \$237 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

2.52 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$455K

\$419K low

\$492K high

Last Sale

\$180,000 · Jan 31, 2020

Est. Owner Equity

\$109,383

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,487 (2025)
Assessed Value	\$308,880
Previous Assessed	\$299,890
Assessor Market Value	\$496,970

PROPERTY FACTS

Property Type	Single Family Residence
County	Jackson
Lot (acres)	2.52
Heating	Heat Pump
Cooling	Wall Unit
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 70 ft²

Shed · 128 ft²

Patio · 330 ft²

Porch · 260 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2024	Financing	Transfer On Death Deed			
Mar 11, 2010	Resale	Warranty Deed	\$313,000	\$163	\$219K
May 6, 1986	Non-arms-length	Grant Deed	\$90,000	\$47	
Oct 22, 1985	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogue River Jr. / Sr.High School	Middle	7–12	0.3 mi
Rogue River Elementary School	Elementary	KG–6	1.7 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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