

Single Family Residence **RESIDENTIAL**

17841 IRIS PL SW

ROCHESTER, WA 98579

\$378,991 TopHap Estimate · \$439 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

864 ft²

LIVING AREA

0.36 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$379K

\$318K low

\$440K high

Last Sale

\$378,000 · Mar 26, 2026

Est. Owner Equity

\$7,838

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$90 (2026)
Assessed Value	\$322,700
Previous Assessed	\$270,700
Assessor Market Value	\$322,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Thurston
Lot (acres)	0.36
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached

Deck · 96 ft²

Patio · 96 ft²

Porch · 96 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

11

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2026	Resale	Warranty Deed	\$378,000	\$438	\$371K
Dec 28, 2020	Resale	Warranty Deed	\$268,000	\$310	\$214K
Jan 6, 2006	Resale	Warranty Deed	\$140,000	\$162	\$112K
May 16, 2001	Resale	Grant Deed	\$105,000	\$122	\$105K
Aug 26, 1999	Resale	Grant Deed	\$31,000	\$36	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rochester High School	High	9–12	4.0 mi
Rochester Primary School	Elementary	PK–2	4.1 mi
Rochester Middle School	Middle	6–8	5.7 mi

District: Rochester School District

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 98579

81 CRIME INDEX	110 AIR POLLUTION	12,480 POPULATION	\$89K MEDIAN IN-COME	50°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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