

Single Family Residence **RESIDENTIAL**

17213 RIVER ROCK RD

MOUNT VERNON, WA 98274

\$585,795 TopHap Estimate · \$284 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,066 ft²
LIVING AREA

0.36 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$586K

\$537K low

\$634K high

Last Sale

\$249,950 · Aug 18, 2004

Est. Owner Equity

\$38,745

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax

\$5,601 (2026)

Assessed Value

\$583,100

Previous Assessed

\$569,300

Assessor Market Value

\$583,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Skagit
Lot (acres)	0.36
Construction	Concrete
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
View	Good

Deck · 220 ft²

Shed · 192 ft²

Patio · 395 ft²

Porch · 395 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2023	Financing	Intrafamily Transfer			\$468K
Aug 17, 2004	Resale	Warranty Deed	\$249,950	\$121	\$250K
Feb 13, 2004	Resale	Grant Deed	\$387,000	\$187	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Big Lake Elementary School	Elementary	KG–6	0.7 mi
Sedro-Woolley High School	High	9–12	7.2 mi
Cascade Middle School	Middle	7–8	8.0 mi

District: Sedro-Woolley 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 98274

100 CRIME INDEX	101 AIR POLLUTION	20,170 POPULATION	\$93K MEDIAN IN-COME	47°F AVG TEMP	43% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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