

Single Family Residence **RESIDENTIAL**

91 RIVER ROCK LN

WOODLAND, WA 98674

\$391,118 TopHap Estimate · \$273 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,433 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

VALUATION

\$391K

\$354K low

\$428K high

Last Sale

\$438,518 · Feb 18, 2025

Est. Owner Equity

\$391,118

TAX & ASSESSMENT

Property Tax	\$3,011 (2025)
Assessed Value	\$305,560
Previous Assessed	\$305,740
Assessor Market Value	\$305,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 22, 2025	Resale	Warranty Deed	\$438,518	\$306	\$363K
Nov 29, 2024	Resale	Warranty Deed	\$438,518	\$306	
Apr 29, 2019	Resale	Warranty Deed	\$239,000	\$167	\$235K
Jan 26, 2016	Quitclaim	Quit Claim Transfer			
Jan 26, 2016	Resale	Warranty Deed	\$180,000	\$126	\$174K
Sep 14, 2012	Quitclaim	Quit Claim Transfer	\$72,117	\$50	\$150K
Sep 28, 2005	Resale	Warranty Deed	\$202,400	\$141	\$162K
Mar 18, 2005	Resale	Warranty Deed	\$248,000	\$173	\$769K
Feb 15, 2005	Quitclaim	Quit Claim Transfer			
Sep 28, 2004	Resale	Warranty Deed	\$84,000	\$59	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	1.6 mi
Woodland Middle School	Middle	5–8	12.0 mi
Woodland Primary School	Elementary	PK–1	12.0 mi

District: Woodland 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 98674

100 CRIME INDEX	108 AIR POLLUTION	14,165 POPULATION	\$98K 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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