

Single Family Residence **RESIDENTIAL**

91 RIVER ROCK LN

WOODLAND, WA 98674

\$348,355 TopHap Estimate · \$243 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,433 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

VALUATION

\$348K

\$322K low

\$375K high

Last Sale

\$239,900 · Mar 29, 2019

Est. Owner Equity

\$132,445

Loan-to-Value

59%

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
Mar 26, 2019	Resale	Warranty Deed	\$239,900	\$167	\$216K
Apr 30, 2018	Recorded document	Affidavit Of Death			
Aug 14, 2015	Resale	Warranty Deed	\$178,500	\$125	
Oct 8, 2012	Resale	Warranty Deed	\$157,000	\$110	\$160K
Jul 27, 2005	Quitclaim	Quit Claim Transfer			\$31K
Sep 1, 2005	Resale	Warranty Deed	\$204,450	\$143	
Feb 15, 2005	Quitclaim	Quit Claim Transfer			
Mar 18, 2005	Resale	Warranty Deed	\$248,000	\$173	\$769K
Sep 28, 2004	Resale	Warranty Deed	\$12,000	\$8	

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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