

Single Family Residence **RESIDENTIAL**

84 RIVER ROCK LN

WOODLAND, WA 98674

\$344,701 TopHap Estimate · \$241 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,433 ft²

LIVING AREA

1999

YEAR BUILT

2

STORIES

VALUATION

\$345K

\$332K low

\$357K high

Last Sale

\$279,000 · May 29, 2020

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$570 (2025)
Assessed Value	\$302,690
Previous Assessed	\$302,900
Assessor Market Value	\$302,690

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2020	Resale	Bargain And Sale Deed	\$279,000	\$195	\$279K
Feb 7, 2020	Non-arms-length	One Of Committee, Strict Foreclosure, Sheriff, Or Redemption Deeds	\$207,600	\$145	
Nov 15, 2016	Resale	Warranty Deed	\$199,900	\$139	\$202K
Jul 18, 2014	Financing	Special Warranty Deed			\$144K
Jan 18, 2013	Foreclosure sale	Trustees Deed	\$193,029	\$135	
Oct 10, 2013	Quitclaim	Quit Claim Transfer			
Jun 24, 2004	Resale	Warranty Deed	\$144,100	\$101	\$142K

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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