

Single Family Residence **RESIDENTIAL**

91 RIVER ROCK LN

WOODLAND, WA 98674

\$365,744 TopHap Estimate · \$255 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,433 ft²
LIVING AREA

2005
YEAR BUILT

2
STORIES

VALUATION

\$366K

\$346K low

\$385K high

Last Sale

\$364,900 · Aug 24, 2023

Est. Owner Equity

\$0

Loan-to-Value

97%

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
Aug 24, 2023	Resale	Warranty Deed	\$364,900	\$255	\$373K
Nov 1, 2018	Resale	Warranty Deed	\$252,500	\$176	\$202K
Aug 4, 2016	Resale	Warranty Deed	\$189,000	\$132	\$180K
Jun 27, 2010	Resale	Grant Deed	\$140,000	\$98	
Apr 2, 2010	Foreclosure sale	Trustees Deed	\$262,122	\$183	
Sep 18, 2007	Financing	Warranty Deed			\$234K
Aug 15, 2005	Resale	Warranty Deed	\$208,229	\$145	\$167K
Feb 15, 2005	Quitclaim	Quit Claim Transfer			
Mar 18, 2005	Resale	Warranty Deed	\$248,000	\$173	\$769K
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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