

Single Family Residence **RESIDENTIAL**

75 RIVER ROCK LN

WOODLAND, WA 98674

\$359,088 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,798 ft²

LIVING AREA

2,058 ft²

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$359K

\$328K low

\$391K high

Est. Owner Equity

\$304,088

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$3,002 (2025)
Assessed Value	\$304,580
Previous Assessed	\$304,780
Assessor Market Value	\$304,580

PROPERTY FACTS

Property Type	Single Family Residence
County	COWLITZ
Lot (acres)	0.05
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Financing	Mortgage			\$55K
Nov 20, 2020	Resale	Warranty Deed	\$285,000	\$159	
Apr 7, 2020	Financing	Intrafamily Transfer			\$210K
May 2, 2016	Quitclaim	Quit Claim Transfer			
Apr 29, 2016	Resale	Warranty Deed	\$186,000	\$103	\$183K
May 24, 2013	Resale	Warranty Deed	\$150,000	\$83	

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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