

Single Family Residence **RESIDENTIAL**

2495 RIVER ROCK DR

EVERSON, WA 98247

\$1,267,673 TopHap Estimate · \$455 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,784 ft²

LIVING AREA

1.19 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

7

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,270,000 · May 1, 2026

Est. Owner Equity

\$357,673

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$10,318 (2025)
Assessed Value	\$1,135,751
Previous Assessed	\$1,111,611
Assessor Market Value	\$1,135,751

PROPERTY FACTS

Property Type	Single Family Residence
County	WHATCOM
Lot (acres)	1.19
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 200 ft²

Porch · 840 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

45
HEAT

94
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2026	Resale	Warranty Deed	\$1,270,000	\$456	\$910K
Jan 4, 2024	Financing	Intrafamily Transfer			\$986K
Dec 10, 2021	Resale	Warranty Deed	\$315,000	\$113	\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Everson Elementary School	Elementary	KG–5	1.4 mi
Nooksack Valley Middle School	Middle	6–8	2.3 mi
Nooksack Valley High School	High	9–12	5.4 mi

District: Nooksack Valley 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 98247

85 CRIME INDEX	103 AIR POLLUTION	10,337 POPULATION	\$74K MEDIAN IN-COME	50°F AVG TEMP	43% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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