

Single Family Residence

RESIDENTIAL

2463 RIVER ROCK DR

EVERSON, WA 98247

\$1,609,932 TopHap Estimate · \$411 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,914 ft²

LIVING AREA

1.18 ac

LOT SIZE

2

STORIES

13

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Last Sale

\$299,000 · May 18, 2022

Est. Owner Equity

\$609,932

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,252 (2024)
Assessed Value	\$1,071,389
Previous Assessed	\$243,328
Assessor Market Value	\$1,071,389

PROPERTY FACTS

Property Type	Single Family Residence
County	Whatcom
Lot (acres)	1.18
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Garage	Mixed

Deck · 448 ft²

CLIMATE RISK

1
FLOOD

19
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
May 13, 2022	Resale	Warranty Deed	\$299,000	\$76	\$267K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Everson Elementary School	Elementary	KG–5	1.2 mi
Nooksack Valley Middle School	Middle	6–8	2.1 mi
Nooksack Valley High School	High	9–12	5.3 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	Absentee owner
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