

Single Family Residence **RESIDENTIAL**

2469 RIVER ROCK DR

EVERSON, WA 98247

\$1,000,071 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

4

BATHS

2,950 ft²
LIVING AREA

1.06 ac
LOT SIZE

2

STORIES

4

PARKING

VALUATION

\$1M

\$920K low

\$1.1M high

Last Sale

\$255,000 · Oct 6, 2023

Est. Owner Equity

\$795,071

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$2,023 (2024)
Assessed Value	\$756,987
Previous Assessed	\$218,583
Assessor Market Value	\$756,987

PROPERTY FACTS

Property Type	Single Family Residence
County	Whatcom
Lot (acres)	1.06
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached

Patio · 252 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	45 HEAT	94 STORM	11 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2023	Resale	Warranty Deed	\$255,000	\$86	\$205K

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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