

Single Family Residence **RESIDENTIAL**

2475 RIVER ROCK DR

EVERSON, WA 98247

\$1,094,438 TopHap Estimate · \$332 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,296 ft²

LIVING AREA

1.18 ac

LOT SIZE

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$966K low

\$1.2M high

Last Sale

\$1,100,000 · Sep 22, 2025

Est. Owner Equity

\$214,438

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$8,874 (2025)
Assessed Value	\$958,759
Previous Assessed	\$958,759
Assessor Market Value	\$958,759

PROPERTY FACTS

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

Patio · 462 ft²

Porch · 63 ft²

CLIMATE RISK

11
FLOOD

18
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
Sep 22, 2025	Resale	Warranty Deed	\$1,100,000	\$334	\$880K
Aug 17, 2023	Resale	Warranty Deed	\$255,000	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Everson Elementary School	Elementary	KG–5	1.3 mi
Nooksack Valley Middle School	Middle	6–8	2.2 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	Owner occupied
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