

Residential - Vacant Land **RESIDENTIAL**

2481 RIVER ROCK DR
EVERSON, WA 98247



1.18 ac
LOT SIZE

VALUATION

Last Sale **\$265,000 · Sep 12, 2023**

TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Whatcom
Lot (acres)	1.18

CLIMATE RISK

11 FLOOD	17 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	\$/FT ²	LOAN
Sep 11, 2023	Resale	Warranty Deed	\$265,000		\$200K

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	Absentee owner
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