

Single Family Residence **RESIDENTIAL**

18704 E FLAT ROCK RIVER AVE

GREENACRES, WA 99016

\$417,286 TopHap Estimate · \$324 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,286 ft²
LIVING AREA

0.13 ac
LOT SIZE

2023
YEAR BUILT

6
ROOMS

2
PARKING

VALUATION

\$417K

\$407K low

\$428K high

Last Sale

\$400,446 · Jul 26, 2023

Est. Owner Equity

\$417,286

TAX & ASSESSMENT

Property Tax	\$4,354 (2026)
Assessed Value	\$382,800
Previous Assessed	\$385,300
Assessor Market Value	\$382,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SPOKANE
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	47 HEAT	51 STORM	7 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2026	Quitclaim	Quit Claim Transfer	\$313	\$0	
Jul 25, 2023	Financing	Intrafamily Transfer			
Jul 7, 2023	Resale	Warranty Deed	\$400,445	\$311	\$393K
Jul 25, 2023	Financing	Intrafamily Transfer			
Aug 4, 2022	Resale	Warranty Deed	\$3,393,000	\$2638	
Aug 4, 2022	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverbend Elementary School	Elementary	KG–5	0.7 mi
Selkirk Middle School	Middle	6–8	1.0 mi

Ridgeline High School	High	9–12	3.4 mi
------------------------------	------	------	--------

District: Central 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 99016

70 CRIME INDEX	113 AIR POLLUTION	19,932 POPULATION	\$98K MEDIAN IN-COME	46°F AVG TEMP	54% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------