

Single Family Residence **RESIDENTIAL**

18707 E FLAT ROCK RIVER AVE

GREENACRES, WA 99016

\$428,561 TopHap Estimate · \$333 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,286 ft²

LIVING AREA

0.24 ac

LOT SIZE

2023

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$429K

\$416K low

\$441K high

Last Sale

\$410,446 · Aug 14, 2023

Est. Owner Equity

\$59,161

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$4,419 (2026)
Assessed Value	\$389,700
Previous Assessed	\$392,300
Assessor Market Value	\$389,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SPOKANE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	29 WILDFIRE	47 HEAT	51 STORM	7 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2023	Resale	Warranty Deed	\$410,445	\$319	\$369K
Aug 4, 2022	Financing	Bargain And Sale Deed			
Aug 4, 2022	Resale	Warranty Deed	\$3,393,000	\$2638	

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	3.5 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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