

Single Family Residence **RESIDENTIAL**

18706 E FLAT ROCK RIVER AVE

GREENACRES, WA 99016

\$434,000 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,466 ft²
LIVING AREA

0.13 ac
LOT SIZE

2023
YEAR BUILT

6
ROOMS

2
PARKING

VALUATION

\$434K

\$416K low

\$452K high

Last Sale

\$420,000 · Mar 13, 2026

Est. Owner Equity

\$98,000

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,617 (2026)
Assessed Value	\$405,600
Previous Assessed	\$411,200
Assessor Market Value	\$405,600

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	18 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
Mar 12, 2026	Financing	Intrafamily Transfer			
Mar 13, 2026	Resale	Warranty Deed	\$420,000	\$286	\$336K
Jan 16, 2025	Quitclaim	Quit Claim Transfer			
Oct 6, 2023	Resale	Warranty Deed	\$432,565	\$295	\$425K
Aug 4, 2022	Resale	Warranty Deed	\$3,393,000	\$2314	
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
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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	Owner occupied
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