

Single Family Residence **RESIDENTIAL**

75 RIVER ROCK LN

WOODLAND, WA 98674

\$354,667 TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,798 ft²
LIVING AREA

2,133 ft²
LOT SIZE

1997
YEAR BUILT

2
STORIES

VALUATION

\$355K

\$337K low

\$372K high

Last Sale

\$199,900 · Jan 6, 2017

Est. Owner Equity

\$54,367

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,983 (2025)
Assessed Value	\$302,900
Assessor Market Value	\$302,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	COWLITZ
Lot (acres)	0.05
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2017	Quitclaim	Quit Claim Transfer			
Dec 27, 2016	Resale	Warranty Deed	\$199,900	\$111	\$196K
May 12, 2015	Financing	Special Warranty Deed			\$136K
Jan 14, 2014	Recorded document	Grant Deed			
Nov 1, 2013	Foreclosure sale	Trustees Deed	\$133,500	\$74	
May 9, 2006	Resale	Warranty Deed	\$202,910	\$113	\$162K
Jan 26, 2005	Resale	Warranty Deed	\$139,900	\$78	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	1.6 mi
Woodland Middle School	Middle	5–8	12.0 mi
Woodland Primary School	Elementary	PK–1	12.0 mi

District: Woodland 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 98674

100 CRIME INDEX	108 AIR POLLUTION	14,165 POPULATION	\$98K MEDIAN IN-COME	50°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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