

Single Family Residence **RESIDENTIAL**

17193 RIVER ROCK RD

MOUNT VERNON, WA 98274

\$714,731 TopHap Estimate · \$358 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,996 ft²
LIVING AREA

0.34 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$715K

\$680K low

\$749K high

Last Sale

\$710,000 · May 15, 2026

Est. Owner Equity

\$714,731

TAX & ASSESSMENT

Property Tax	\$5,598 (2025)
Assessed Value	\$595,700
Previous Assessed	\$576,100
Assessor Market Value	\$595,700

PROPERTY FACTS

Property Type	Single Family Residence
County	SKAGIT
Lot (acres)	0.34
Construction	Concrete
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 168 ft²

Patio · 341 ft²

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2026	Resale	Warranty Deed	\$710,000	\$356	
Sep 11, 2023	Resale	Warranty Deed	\$665,000	\$333	\$555K
Oct 15, 2019	Quitclaim	Quit Claim Transfer			
Jan 23, 2019	Quitclaim	Quit Claim Transfer			
Feb 8, 2016	Quitclaim	Quit Claim Transfer			
Feb 8, 2016	Financing	Bargain And Sale Deed			\$321K
Jun 26, 2015	Non-arms-length	Trustees Deed	\$307,939	\$154	
Jul 30, 2004	Resale	Grant Deed	\$290,792	\$146	\$200K
Feb 13, 2004	Resale	Grant Deed	\$387,000	\$194	\$310K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Big Lake Elementary School	Elementary	KG–6	0.7 mi
Sedro-Woolley High School	High	9–12	7.2 mi
Cascade Middle School	Middle	7–8	8.0 mi

District: Sedro-Woolley 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 98274

100 CRIME INDEX	101 AIR POLLUTION	20,170 POPULATION	\$93K MEDIAN IN-COME	47°F AVG TEMP	43% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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