

Single Family Residence **RESIDENTIAL**

17223 RIVER ROCK RD

MOUNT VERNON, WA 98274

\$811,771 TopHap Estimate · \$394 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,060 ft²

LIVING AREA

0.37 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$812K

\$746K low

\$878K high

Last Sale

\$785,000 · Sep 30, 2025

Est. Owner Equity

\$276,771

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,281 (2026)
Assessed Value	\$656,300
Previous Assessed	\$624,600
Assessor Market Value	\$656,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Skagit
Lot (acres)	0.37
Construction	Concrete
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Mixed
View	Good

Patio · 132 ft²

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2025	Resale	Warranty Deed	\$785,000	\$381	\$535K
Sep 29, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Jul 26, 2004	Resale	Grant Deed	\$625,733	\$304	\$183K
Feb 13, 2004	Resale	Grant Deed	\$387,000	\$188	\$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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