

Single Family Residence **RESIDENTIAL**

# 84 RIVER ROCK LN

WOODLAND, WA 98674

**\$340,854** TopHap Estimate · \$238 / ft² · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,433 ft²**

LIVING AREA

**1999**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$341K**

\$307K low

\$375K high

Last Sale

**\$254,500 · Jul 23, 2018**

Est. Owner Equity

**\$96,104**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,983 (2025) |
| Assessed Value        | \$302,690      |
| Previous Assessed     | \$302,900      |
| Assessor Market Value | \$302,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cowlitz                 |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 192 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 23, 2018 | Resale    | Warranty Deed       | \$254,500 | \$178  | \$247K |
| Jul 21, 2016 | Resale    | Warranty Deed       | \$200,000 | \$140  | \$206K |
| Dec 28, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$156K |
| Sep 21, 2004 | Resale    | Warranty Deed       | \$143,600 | \$100  | \$115K |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>100</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>14,165</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|