

Single Family Residence **RESIDENTIAL**

84 RIVER ROCK LN

WOODLAND, WA 98674

\$400,490 TopHap Estimate · \$279 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,433 ft²
LIVING AREA

1999
YEAR BUILT

2
STORIES

VALUATION

\$400K

\$364K low

\$437K high

Last Sale

\$370,000 · Jul 31, 2024

Est. Owner Equity

\$35,479

Loan-to-Value

91%

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 29, 2024	Resale	Warranty Deed	\$370,000	\$258	\$362K
Jul 13, 2004	Resale	Warranty Deed	\$145,000	\$101	\$116K

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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