

Single Family Residence **RESIDENTIAL**

# 75 RIVER ROCK LN

WOODLAND, WA 98674

**\$372,408** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,798 ft<sup>2</sup>**

LIVING AREA

**2,034 ft<sup>2</sup>**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$372K**

\$356K low

\$389K high

Last Sale

**\$373,094 · Jun 12, 2026**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## 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                          |
| 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 12, 2026 | Resale | Warranty Deed | \$373,094 | \$208  | \$381K |
| Apr 29, 2015 | Resale | Warranty Deed | \$143,000 | \$80   | \$146K |
| Mar 30, 2004 | Resale | Grant Deed    | \$122,000 | \$68   | \$98K  |

## 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> |
|-----------|-----------------------|