

Single Family Residence **RESIDENTIAL**

# 84 RIVER ROCK LN

WOODLAND, WA 98674

**\$346,558** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,433 ft<sup>2</sup>**

LIVING AREA

**1999**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$347K**

\$311K low

\$382K high

Last Sale

**\$349,000 · Feb 11, 2022**

Est. Owner Equity

**\$67,358**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,002 (2025) |
| Assessed Value        | \$304,580      |
| Previous Assessed     | \$304,780      |
| Assessor Market Value | \$304,580      |

## 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jan 27, 2022 | Resale    | Warranty Deed       | \$349,000 | \$244  | \$279K |
| Apr 11, 2020 | Resale    | Warranty Deed       | \$290,000 | \$202  | \$281K |
| Jan 9, 2018  | Quitclaim | Quit Claim Transfer |           |        | \$160K |
| Apr 29, 2011 | Resale    | Warranty Deed       | \$140,000 | \$98   | \$145K |

## 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|