

Single Family Residence **RESIDENTIAL**

# 53932 ROCKPORT CASCADE RD

ROCKPORT, WA 98283

**\$815,000** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**3.8**

BATHS

**4,064 ft<sup>2</sup>**

LIVING AREA

**5.32 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$815K**

\$749K low

\$881K high

Est. Owner Equity

**\$327,000**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,827 (2025) |
| Assessed Value        | \$783,400      |
| Assessor Market Value | \$783,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SKAGIT                  |
| Lot (acres)   | 5.32                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Metal                   |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Deck · 97 ft²

Patio · 97 ft²

Porch · 725 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN   |
|--------------|-----------|----------------------|----------|--------|--------|
| Oct 21, 2025 | Financing | Intrafamily Transfer |          |        | \$123K |
| Oct 1, 2025  | Financing | Intrafamily Transfer |          |        |        |
| May 16, 2008 | Financing | Trustees Deed        |          |        | \$378K |
| Feb 17, 1999 | Resale    | Grant Deed           | \$59,000 | \$15   | \$32K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Concrete High School       | Middle     | 7–12   | 9.7 mi   |
| Concrete Elementary School | Elementary | KG–6   | 9.8 mi   |

District: Concrete 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 98283

|                           |                            |                         |                                |                         |                        |
|---------------------------|----------------------------|-------------------------|--------------------------------|-------------------------|------------------------|
| <b>187</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>40</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-COME | <b>37°F</b><br>AVG TEMP | <b>43%</b><br>SUNSHINE |
|---------------------------|----------------------------|-------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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