

Single Family Residence **RESIDENTIAL**

12775 RANCH RIDGE CT SW

PORT ORCHARD, WA 98367

\$796,016 TopHap Estimate · \$301 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,643 ft²

LIVING AREA

2.17 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$796K

\$761K low

\$831K high

Last Sale

\$790,000 · Mar 27, 2026

Est. Owner Equity

\$406,016

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,909 (2026)
Assessed Value	\$692,690
Previous Assessed	\$692,690
Assessor Market Value	\$692,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Kitsap
Lot (acres)	2.17
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	Yes
Garage	Mixed
View	Average

Deck · 198 ft²

Patio · 1,076 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2026	Resale	Warranty Deed	\$790,000	\$299	\$390K
Jun 23, 2017	Resale	Warranty Deed	\$460,000	\$174	\$466K
Apr 23, 2008	Quitclaim	Quit Claim Transfer			\$334K
May 20, 2005	Quitclaim	Quit Claim Transfer			
Oct 12, 1999	Resale	Grant Deed	\$177,000	\$67	\$142K
Oct 5, 1994	Resale	Grant Deed	\$152,386	\$58	\$155K
Feb 8, 1994	Resale	Grant Deed	\$27,000	\$10	\$8K
Jul 3, 1990	Resale	Grant Deed	\$25,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burley-Glenwood Elementary School	Elementary	KG–5	3.4 mi
Cedar Heights Middle School	Middle	6–8	6.5 mi
South Kitsap High School	High	9–12	8.6 mi

District: South Kitsap 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 98367

76 CRIME INDEX	109 AIR POLLUTION	32,166 POPULATION	\$101K MEDIAN IN-COME	51°F AVG TEMP	43% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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