

Single Family Residence **RESIDENTIAL**

8 RIVER RIDGE LOOP

BELLINGHAM, WA 98229

\$396,224 TopHap Estimate · \$238 / ft² · confidence 79 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,663 ft²
LIVING AREA

0.14 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$396K

\$314K low

\$479K high

Last Sale	\$255,280 · Dec 11, 2006
Est. Owner Equity	\$51,224
Loan-to-Value	78%

TAX & ASSESSMENT

Property Tax	\$4,346 (2025)
Assessed Value	\$473,131
Previous Assessed	\$466,138
Assessor Market Value	\$473,131

PROPERTY FACTS

Property Type	Single Family Residence
County	WHATCOM
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 64 ft²

Porch · 40 ft²

CLIMATE RISK

1 FLOOD	23 WILDFIRE	46 HEAT	97 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2026	Financing	Mortgage			\$419K
Dec 7, 2006	Resale	Warranty Deed	\$255,000	\$153	\$204K
Feb 4, 2005	Resale	Warranty Deed	\$233,000	\$140	\$186K
Sep 19, 2002	Quitclaim	Quit Claim Transfer			
Apr 8, 2002	Resale	Grant Deed	\$5,500	\$3	
Jan 11, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Geneva Elementary School	Elementary	PK–5	2.5 mi
Kulshan Middle School	Middle	6–8	3.5 mi

Bellingham High School	High	9–12	5.5 mi
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District: Bellingham 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 98229

82 CRIME INDEX	98 AIR POLLUTION	34,514 POPULATION	\$89K MEDIAN IN-COME	49°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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