

Single Family Residential

RESIDENTIAL

7415 ROCK RIDGE LN

CLINTON, WA 98236

\$739,996 TopHap Estimate · \$855 / ft² · confidence 95 · as of Jul 14, 2026

1

BEDS

1

BATHS

865 ft²

LIVING AREA

0.31 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

VALUATION

\$740K

\$703K low

\$777K high

Est. Owner Equity

\$739,996

TAX & ASSESSMENT

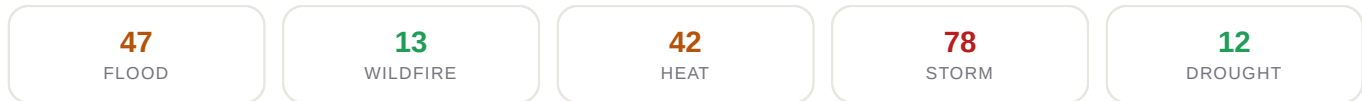
Assessed Value	\$918,104
Previous Assessed	\$908,302
Assessor Market Value	\$918,104

PROPERTY FACTS

Property Type	Single Family Residential
County	Island
Lot (acres)	0.31
Construction	Wood (Unspecified)
Foundation	Concrete
Roof	Aluminum
Heating	Baseboard
Fireplace	Yes
Pool	No
View	Water

Porch · 303 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2024	Financing	Deed Of Distribution			
Feb 10, 2012	Quitclaim	Quit Claim Transfer			
Jan 24, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Whidbey High School	High	9–12	5.0 mi
South Whidbey Middle School	Middle	6–8	5.0 mi
South Whidbey Elementary School	Elementary	KG–5	5.6 mi

District: South Whidbey 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 98236

148 CRIME INDEX	106 AIR POLLUTION	5,871 POPULATION	\$95K MEDIAN IN-COME	51°F AVG TEMP	33% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------