

Single Family Residence **RESIDENTIAL**

1845 S LAKE RIVER TER

RIDGEFIELD, WA 98642

\$2,446,663 TopHap Estimate · \$316 / ft² · confidence 78 · as of Jul 14, 2026



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BEDS

5.5

BATHS

7,741 ft²

LIVING AREA

3.93 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

12

PARKING

VALUATION

\$2.4M

\$1.9M low

\$3M high

Last Sale

\$2,600,000 · May 4, 2021

Est. Owner Equity

\$2,446,663

TAX & ASSESSMENT

Property Tax	\$19,543 (2025)
Assessed Value	\$2,424,306
Previous Assessed	\$2,386,799
Assessor Market Value	\$2,424,306

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Construction	Concrete
Roof	Wood Shingle
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 192 ft²

Patio · 3,000 ft²

Porch · 1,658 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2021	Financing	Intrafamily Transfer			
Apr 1, 2021	Resale	Warranty Deed	\$2,600,000	\$336	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	1.1 mi
Ridgefield High School	High	9–12	1.2 mi
View Ridge Middle School	Middle	7–8	1.6 mi

District: Ridgefield School District



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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 98642

69 CRIME INDEX	112 AIR POLLUTION	25,473 POPULATION	\$111K MEDIAN IN-COME	52°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied