

Single Family Residential

RESIDENTIAL

302 RUSTIC RIDGE LN

COUPEVILLE, WA 98239

\$723,034 TopHap Estimate · \$401 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,802 ft²

LIVING AREA

10.63 ac

LOT SIZE

2018

YEAR BUILT

6

PARKING

VALUATION

\$723K

\$610K low

\$836K high

Last Sale

\$725,000 · Apr 22, 2025

Est. Owner Equity

\$56,339

Loan-to-Value

92%

TAX & ASSESSMENT

Assessed Value	\$633,482
Previous Assessed	\$551,051
Assessor Market Value	\$633,482

PROPERTY FACTS

Property Type	Single Family Residential
County	Island
Lot (acres)	10.63
Foundation	Mat/Raft Foundation (Slab)
Roof	Aluminum
Heating	Electric
Garage	Mixed
Pool	No

Porch · 200 ft²

CLIMATE RISK

100
FLOOD

23
WILDFIRE

37
HEAT

43
STORM

12
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2025	Resale	Warranty Deed	\$725,000	\$402	\$661K
Apr 2, 2015	Resale	Warranty Deed	\$90,000	\$50	\$79K
Apr 4, 2006	Resale	Warranty Deed	\$134,000	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Coupeville High School	High	9–12	5.3 mi
Coupeville Middle School	Middle	6–8	5.3 mi
Coupeville Elementary School	Elementary	PK–5	5.6 mi

District: Coupeville 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 98239

130 CRIME INDEX	105 AIR POLLUTION	7,949 POPULATION	\$82K MEDIAN IN-COME	50°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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