

Single Family Residence **RESIDENTIAL**

1842 S LAKE RIVER TER

RIDGEFIELD, WA 98642

\$843,604 TopHap Estimate · \$344 / ft² · confidence 98 · as of Jul 14, 2026



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BEDS

3.5

BATHS

2,454 ft²

LIVING AREA

0.24 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$844K

\$823K low

\$864K high

Last Sale

\$755,000 · Oct 8, 2021

Est. Owner Equity

\$217,154

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$6,403 (2025)

Assessed Value

\$768,684

Previous Assessed

\$740,882

Assessor Market Value

\$768,684

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.24
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2021	Resale	Warranty Deed	\$755,000	\$308	\$78K
Nov 19, 2015	Resale	Warranty Deed	\$422,289	\$172	\$380K
May 8, 2014	Resale	Warranty Deed	\$1,804,719	\$735	\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	1.1 mi
Ridgefield High School	High	9–12	1.1 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