

Single Family Residence **RESIDENTIAL**

## 2035 S LAKE RIVER TER

RIDGEFIELD, WA 98642

**\$1,426,065** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 63 · as of Jul 14, 2026

**5**

BEDS

**5**

BATHS

**4,859 ft<sup>2</sup>**

LIVING AREA

**2.12 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**5**

PARKING

### VALUATION

**\$1.4M**

\$895K low

\$2M high

Last Sale

**\$510,000 · Jul 18, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

### TAX & ASSESSMENT

Property Tax

**\$16,418 (2025)**

Assessed Value

**\$2,062,505**

Previous Assessed

**\$1,973,370**

Assessor Market Value

**\$2,062,505**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLARK                   |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|             |                |              |
|-------------|----------------|--------------|
| 21<br>FLOOD | 28<br>WILDFIRE | 2<br>DROUGHT |
|-------------|----------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|--------|---------------|-------------|--------|--------|
| Jul 15, 2022 | Resale | Warranty Deed | \$510,000   | \$105  | \$1.7M |
| Aug 4, 2021  | Resale | Warranty Deed | \$1,650,000 | \$340  | \$1.2M |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ridgefield High School        | High       | 9–12   | 1.1 mi   |
| Union Ridge Elementary School | Elementary | KG–4   | 1.3 mi   |
| View Ridge Middle School      | Middle     | 7–8    | 1.5 mi   |

District: Ridgefield 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 98642

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>25,473</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|