

Single Family Residence **RESIDENTIAL**

2018 S LAKE RIVER TER

RIDGEFIELD, WA 98642

\$1,162,728 TopHap Estimate · \$328 / ft² · confidence 65 · as of Jul 14, 2026

4
BEDS

6.3
BATHS

3,543 ft²
LIVING AREA

0.54 ac
LOT SIZE

2022
YEAR BUILT

4
PARKING

VALUATION

\$1.2M

\$754K low

\$1.6M high

Last Sale

\$285,000 · Nov 17, 2022

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$11,533 (2025)
Assessed Value	\$1,428,784
Previous Assessed	\$1,375,806
Assessor Market Value	\$1,428,784

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.54
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

43 FLOOD	28 WILDFIRE	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2022	Resale	Warranty Deed	\$285,000	\$80	\$1.2M
Aug 4, 2021	Resale	Warranty Deed	\$1,650,000	\$466	\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	1.1 mi
Union Ridge Elementary School	Elementary	KG–4	1.2 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

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	Absentee owner
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