

Single Family Residence **RESIDENTIAL**

1922 S LAKE RIVER TER

RIDGEFIELD, WA 98642

\$1,144,480 TopHap Estimate · \$383 / ft² · confidence 69 · as of Jul 14, 2026

3
BEDS

3.3
BATHS

2,985 ft²
LIVING AREA

0.43 ac
LOT SIZE

2022
YEAR BUILT

4
PARKING

VALUATION

\$1.1M

\$788K low

\$1.5M high

Last Sale

\$240,000 · Apr 7, 2022

Est. Owner Equity

\$31,540

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax

\$9,474 (2025)

Assessed Value

\$1,175,180

Previous Assessed

\$1,130,192

Assessor Market Value

\$1,175,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.43
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	2 DROUGHT
------------	----------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2022	Resale	Warranty Deed	\$240,000	\$80	\$1.1M
Aug 4, 2021	Resale	Warranty Deed	\$1,650,000	\$553	\$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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------