

Single Family Residential

RESIDENTIAL

363 RUSTIC RIDGE LN

COUPEVILLE, WA 98239

\$977,785 TopHap Estimate · \$363 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,690 ft²

LIVING AREA

9.19 ac

LOT SIZE

2014

YEAR BUILT

5

PARKING

VALUATION

\$978K

\$921K low

\$1M high

Last Sale

\$500,000 · Mar 18, 2016

Est. Owner Equity

\$549,235

Loan-to-Value

40%

TAX & ASSESSMENT

Assessed Value	\$1,040,793
Previous Assessed	\$960,151
Assessor Market Value	\$1,040,793

PROPERTY FACTS

Property Type	Single Family Residential
County	Island
Lot (acres)	9.19
Foundation	Concrete
Roof	Asphalt
Heating	Radiant
Garage	Mixed
Pool	No

Porch · 419 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
Mar 17, 2016	Resale	Warranty Deed	\$500,000	\$186	\$479K
Sep 30, 2009	Resale	Warranty Deed	\$149,000	\$55	
Jan 4, 2006	Quitclaim	Quit Claim Transfer			
Jan 4, 2006	Resale	Warranty Deed	\$142,000	\$53	\$114K

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
---------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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