

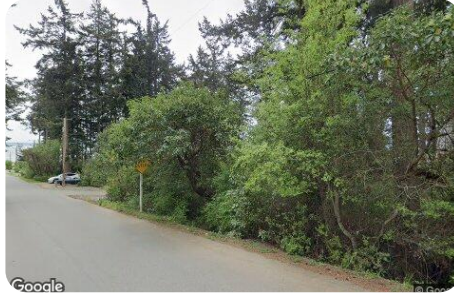
Single Family Residential

RESIDENTIAL

971 RIDGE DR

FREELAND, WA 98249

\$1,024,285 TopHap Estimate · \$404 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,538 ft²

LIVING AREA

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$968K low

\$1.1M high

Last Sale

\$1,025,000 · Dec 16, 2025

Est. Owner Equity

\$541,285

Loan-to-Value

47%

TAX & ASSESSMENT

Assessed Value	\$916,732
Previous Assessed	\$916,732
Assessor Market Value	\$916,732

PROPERTY FACTS

Property Type	Single Family Residential
County	Island
Foundation	Concrete
Roof	Asphalt
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Patio · 60 ft²

Porch · 795 ft²

CLIMATE RISK

70
FLOOD

24
WILDFIRE

39
HEAT

54
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
Dec 5, 2025	Resale	Warranty Deed	\$1,025,000	\$404	\$483K
Mar 9, 2006	Quitclaim	Quit Claim Transfer			
Mar 9, 2006	Quitclaim	Quit Claim Transfer			
Mar 9, 2006	Resale	Warranty Deed	\$515,000	\$203	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Whidbey Elementary School	Elementary	KG–5	7.0 mi
South Whidbey High School	High	9–12	7.1 mi
South Whidbey Middle School	Middle	6–8	7.1 mi

District: South Whidbey 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 98249

146 CRIME INDEX	102 AIR POLLUTION	4,390 POPULATION	\$91K MEDIAN IN-COME	51°F AVG TEMP	33% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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