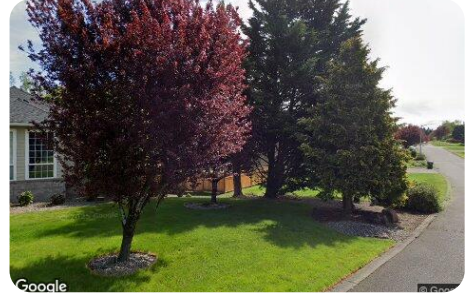


Single Family Residence **RESIDENTIAL**

2730 S CORNETT DR

RIDGEFIELD, WA 98642

\$896,059 TopHap Estimate · \$458 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,957 ft²

LIVING AREA

0.48 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$896K

\$842K low

\$950K high

Last Sale

\$459,000 · Jun 30, 2017

Est. Owner Equity

\$471,959

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,129 (2025)
Assessed Value	\$861,641
Previous Assessed	\$821,578
Assessor Market Value	\$861,641

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.48
Construction	Concrete
Roof	Concrete
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 600 ft²

Porch · 600 ft²

CLIMATE RISK

1

FLOOD

23

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 22, 2017	Resale	Warranty Deed	\$459,000	\$235	\$424K
Mar 17, 2006	Quitclaim	Quit Claim Transfer			
Jun 6, 2003	Financing	Grant Deed			\$71K
Feb 17, 1995	Resale	Grant Deed	\$240,000	\$123	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.3 mi
View Ridge Middle School	Middle	7–8	0.8 mi
Union Ridge Elementary School	Elementary	KG–4	1.6 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	Owner occupied
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