

Single Family Residence **RESIDENTIAL**

2651 S CORNETT DR

RIDGEFIELD, WA 98642

\$1,025,776 TopHap Estimate · \$276 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,717 ft²

LIVING AREA

0.65 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1M

\$958K low

\$1.1M high

Last Sale

\$950,000 · Jul 8, 2022

Est. Owner Equity

\$375,026

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$8,210 (2025)
Assessed Value	\$983,752
Previous Assessed	\$947,068
Assessor Market Value	\$983,752

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.65
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 180 ft²

Patio · 548 ft²

Porch · 180 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2022	Resale	Warranty Deed	\$950,000	\$256	\$651K
Nov 28, 2017	Quitclaim	Quit Claim Transfer			
Aug 2, 2013	Resale	Grant Deed	\$215,000	\$58	
Jul 29, 2013	Recorded document	Warranty Deed			
Aug 28, 2002	Resale	Grant Deed	\$120,000	\$32	\$499K
Jun 21, 1994	Resale	Grant Deed	\$182,000	\$49	
Nov 24, 1993	Resale	Grant Deed	\$48,500	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.4 mi
View Ridge Middle School	Middle	7–8	0.9 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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