

Single Family Residence **RESIDENTIAL**

312 RIVERVIEW DR

RIDGEFIELD, WA 98642

\$729,489 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,991 ft²

LIVING AREA

0.33 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$729K

\$692K low

\$767K high

Est. Owner Equity

\$489,489

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,835 (2025)
Assessed Value	\$738,255
Previous Assessed	\$668,503
Assessor Market Value	\$738,255

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.33
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 630 ft²

Porch · 80 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

2

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	0.5 mi
Ridgefield High School	High	9–12	1.5 mi
View Ridge Middle School	Middle	7–8	2.0 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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