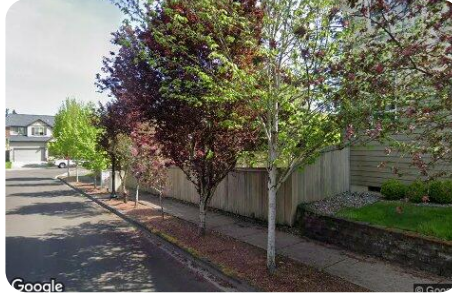


Single Family Residence **RESIDENTIAL**

2206 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$574,894 TopHap Estimate · \$269 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

2,134 ft²

LIVING AREA

0.13 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$575K

\$550K low

\$600K high

Last Sale

\$283,684 · Jan 28, 2010

Est. Owner Equity

\$252,394

Loan-to-Value

52%

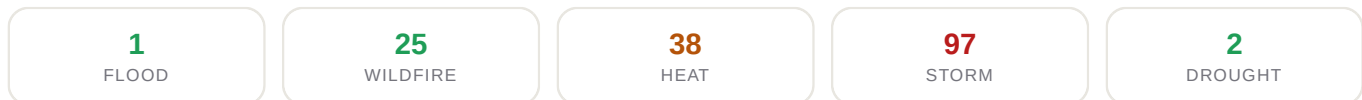
TAX & ASSESSMENT

Property Tax	\$4,687 (2025)
Assessed Value	\$550,430
Previous Assessed	\$530,484
Assessor Market Value	\$550,430

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.13
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 12, 2010	Resale	Warranty Deed	\$283,684	\$133	\$227K
Nov 2, 2009	Financing	Trustees Deed			\$228K
Jun 9, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.5 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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