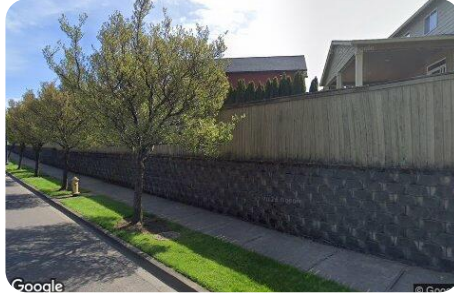
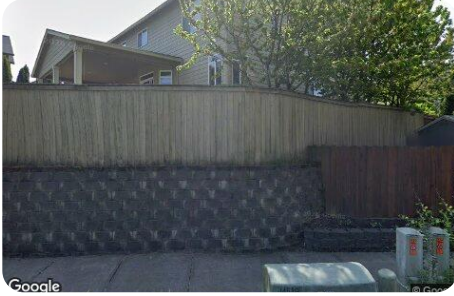


Single Family Residence **RESIDENTIAL**

2118 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$677,955 TopHap Estimate · \$237 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,857 ft²
LIVING AREA

0.2 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$678K

\$649K low

\$707K high

Last Sale

\$120,000 · Sep 6, 2022

Est. Owner Equity

\$72,955

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,300 (2025)
Assessed Value	\$621,697
Previous Assessed	\$600,222
Assessor Market Value	\$621,697

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.20
Roof	Concrete
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	24 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2022	Quitclaim	Quit Claim Transfer	\$120,000	\$42	\$72K
Aug 27, 2020	Resale	Warranty Deed	\$449,900	\$157	\$450K
Feb 22, 2010	Resale	Warranty Deed	\$295,000	\$103	\$290K
Sep 8, 2009	Financing	Trustees Deed			\$267K
Jun 9, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.6 mi
View Ridge Middle School	Middle	7–8	1.0 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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