

Single Family Residence **RESIDENTIAL**

300 RIVERVIEW DR

RIDGEFIELD, WA 98642

\$726,921 TopHap Estimate · \$395 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

1,838 ft²

LIVING AREA

0.35 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$727K

\$674K low

\$780K high

Last Sale

\$715,000 · Apr 30, 2025

Est. Owner Equity

\$119,171

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,452 (2025)
Assessed Value	\$681,054
Previous Assessed	\$616,871
Assessor Market Value	\$681,054

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.35
Construction	Steel Frame
Roof	Concrete
Heating	Baseboard
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 41 ft²

Porch · 351 ft²

CLIMATE RISK

1

FLOOD

22

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 18, 2025	Resale	Warranty Deed	\$715,000	\$389	\$608K
Jun 30, 2020	Resale	Warranty Deed	\$500,000	\$272	\$485K
Dec 12, 1990	Non-arms-length	Grant Deed	\$110,000	\$60	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	0.4 mi
Ridgefield High School	High	9–12	1.5 mi
View Ridge Middle School	Middle	7–8	2.1 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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