

Single Family Residence **RESIDENTIAL**

313 RIVERVIEW DR

RIDGEFIELD, WA 98642

\$751,224 TopHap Estimate · \$540 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

1,392 ft²

LIVING AREA

0.45 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$751K

\$720K low

\$782K high

Last Sale

\$420,000 · Oct 2, 2020

Est. Owner Equity

\$415,224

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,845 (2025)
Assessed Value	\$737,637
Previous Assessed	\$668,861
Assessor Market Value	\$737,637

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.45
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 406 ft²

Porch · 406 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2020	Resale	Warranty Deed	\$420,000	\$302	\$336K
Jun 1, 1988	Resale	Grant Deed	\$86,500	\$62	

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
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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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